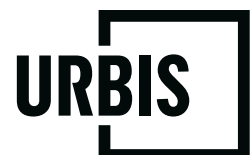




SOCIAL IMPACT ASSESSMENT

Nepean Gardens and Wallacia
Country Club

Prepared for
CATHOLIC CEMETERIES BOARD (CCB)
5 December 2019



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EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) has been prepared for the Catholic Cemeteries Board (CCB) and St Johns Bowling Club to inform the development application (DA) for Wallacia Golf Course (the site). The DA seeks to redevelop the site to include a new cemetery (27,000 burial capacity), a nine hole golf course and the expansion and refurbishment of the existing club house to include a hydrotherapy and learn to swim pool, gym and events space.

Assessing social impacts

An SIA is a specialist study undertaken to identify and analyse the potential positive and negative social impacts associated with a development proposal. Social impacts are those that impact on people's way of life, their culture, community, environment, health and wellbeing, personal and property rights, and their fears and aspirations.

The potential impacts of the proposal are assessed by comparing the consequence of the impact (minimal – extreme) against the likelihood of the impact occurring (rare to very likely). This risk assessment methodology has been used from the International Association for Impact Assessment (IAIA) and the Department of Planning, Industry and Environment (DPI&E) and is outlined below.

Limitations

The risk assessment methodology is a useful tool to assess impacts in a language that can be easily understood. However, this methodology does not reflect the lower level of impact typically associated with urban developments under a DA proposal. The risk assessment matrix used by the IAIA and DPI&E is weighted towards a high to extreme rating. This is likely due to its use in high risk environments where the threat to human health is great, such as mining proposals.

For DA proposals, the likelihood of an impact is typically very likely or almost certain. This results in an impact level that will always be moderate or higher. As such, it is difficult for any positive or negative impacts associated with this proposal to be assessed as a low level impact. Anyone utilising this SIA for the purposes of assessing the proposal should recognise these limitations and not take the assessed impact levels out of context.

			Consequence level				
			1	2	3	4	5
			Minimal	Minor	Moderate	Major	Extreme
Likelihood	A	Very likely	A1	A2	A3	A4	A5
	B	Likely	B1	B2	B3	B4	B5
	C	Possible	C1	C2	C3	C4	C5
	D	Unlikely	D1	D2	D3	D4	D5
	E	Rare	E1	E2	E3	E4	E5

Low		Moderate		High		Very high	
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Potential Social Impacts

Based on the assessment in this report, the key social impacts of the proposal are considered to be:

- Availability of burial space: the provision of burial spaces on site will generate a very high positive impact by increasing supply in an area of identified need. This positive impact is expected to be far reaching, supporting both local and metropolitan needs.
- Provision of services and facilities: the increased availability of local services and facilities is expected to have a high positive impact on the local community by enhancing the site as a place for social interaction and recreation.
- Visual character: the potential change to the visual character of Wallacia is expected to have a low impact on the community. The proposal is very similar to the existing landscape and will have adequate screening to reduce viewpoints from surrounding sensitive receivers.
- Sense of place: the proposal will initially have a high negative impact on the community's sense of place as the proposal represents a change to the area and fear of the unknown is expected to be high. However, longer term it is likely that the community can adapt to this change and the proposal will have a low impact on its sense of place. This is largely influenced by the retention and refurbishment of key facilities on site (club house and golf course) which are valued by the community and the design of the cemetery in line with the rural character. Research also indicates that opposition to cemetery development is often very high in the planning stages, but that residents and visitors able to adapt to this change over time to the point where the cemetery is seen as part of the urban fabric.
- Recreational space: the recreational opportunities provided on site are likely to have a very high positive impact to the community. While there will be a reduction in available land area for recreational activities, the proposal will significantly improve the quality and diversity of recreational offerings, providing a better recreational experience than is presently available.

Recommendations are provided below to help further manage and improve the potential impacts arising from the proposal. Based on this assessment and the recommendations provided, it is likely the proposal will generate a positive impact to the local community and the potential changes to local character can be managed adequately through this proposal.

Recommendations

The following recommendations are provided to further manage the potential impacts from the proposal:

- Provide affordable burial spaces to at-need households within the local residential catchment area.
- Investigate the demand for a shuttle bus service to Nepean Gardens from nearby public transport infrastructure to increase accessibility to Greater Sydney residents. However, it's recognised that most people use private vehicles to attend a funeral service.
- Develop a formal program for the hydrotherapy and learn to swim pool and events hire space to help regulate and maintain access to all user groups.
- Consider providing affordable hire rates for use of Wallacia Country Club to community groups which provide local benefit.
- Prioritise the selection of native species across the site to better integrate with the existing natural landscape.
- Undertake consultation with the community to provide feedback on the proposal and input to the final design.
- Consider using local artists for any proposed sculptures as part of the Nepean Gardens or integrate local history as part of the clubhouse refurbishment to help integrate the cultural values of the area.
- Communicate with local residents throughout the design, construction and opening of the cemetery process, potentially including guided site visits for community members prior to the Nepean Gardens commencing operations.
- Provide pedestrian access to the grounds to enable public access to the open space contained as part of Nepean Gardens.

1. INTRODUCTION

Urbis Pty Ltd (Urbis) was engaged by the Catholic Cemeteries Board (CCB) and St Johns Bowling Club to prepare a Social Impact Assessment (SIA). The SIA is to inform the development application (DA) for the Nepean Gardens and Wallacia Country Club (the proposal) located at 13 Park Road and 512 Mulgoa Road, Wallacia (the site).

1.1. LEGISLATIVE REQUIREMENT

Section 4.15 of the *Environmental and Planning Assessment Act 1979* (EP&A Act) requires the likely impacts of a development, including social impacts in the locality, to be considered and addressed as part of the planning process.

An SIA should also consider any locally produced guidelines or policies. This SIA has been prepared to fulfil the requirements within the *Penrith Development Control Plan 2014* which requires that a social impact assessment is required for any proposed subdivision.

1.2. DEFINING SOCIAL IMPACTS

An SIA is a specialist study undertaken to identify and analyse the potential positive and negative social impacts associated with a development proposal. It involves a detailed and independent study to outline social impacts, identify mitigation measures, and provide recommendations in accordance with professional standards and statutory obligations.

Social impacts are those that impact on people's way of life, their culture, community, environment, health and wellbeing, personal and property rights, and their fears and aspirations. In line with international best practice guidelines, social impacts can involve changes to people's:

- Health and wellbeing
- Economic livelihood
- Safety and security
- Community and belonging
- Environment and surrounds
- Fears and aspirations
- Social equity.¹

1.3. METHODOLOGY

Background review	Impact scoping	Assessment and reporting
<ul style="list-style-type: none">• Review of surrounding land uses• Review of relevant policies and literature to understand potential implications of proposal• Analysis of demographic data to understand the existing community.	<ul style="list-style-type: none">• Review of site plans• Stakeholder mapping• Identification and preliminary assessment of potential impacts.	<ul style="list-style-type: none">• Assessment of significant impacts considering management measures.• Provision of recommendations to enhance positive impacts, reduce negative impacts and monitor ongoing impacts.

¹ Adapted from the International Association for Impact Assessment (IAIA).

2. ASSESSING SOCIAL IMPACTS

The assessment of social impacts can be approached in several ways. The International Association for Impact Assessment (IAIA) highlights a risk assessment methodology, whereby the significance of potential impacts are assessed by comparing the consequence of an impact against the likelihood of the impact occurring. This approach is also used in the Department of Planning, Industry and Environment (DPI&E) *Social Impact Assessment Guidelines for State Significant mining, petroleum production and extractive industry development (2017)*.

This risk assessment methodology is outlined below and has been used in this SIA.

			Consequence level				
			1	2	3	4	5
			Minimal	Minor	Moderate	Major	Extreme
Likelihood	A	Very likely	A1	A2	A3	A4	A5
	B	Likely	B1	B2	B3	B4	B5
	C	Possible	C1	C2	C3	C4	C5
	D	Unlikely	D1	D2	D3	D4	D5
	E	Rare	E1	E2	E3	E4	E5

Low		Moderate		High		Very high	
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2.1. CONSEQUENCE LEVEL

The consequence level of impact considers:

- Who are expected to be impacted, including the volume of people affected and the level of concern they feel about the matter
- When the potential impact will occur and the frequency of potential impacts
- The scale or degree of change from the existing condition as a result of the impact
- The extent to which people or an environment can adapt to or mitigate the impact.²

2.2. MANAGEMENT MEASURES

Social impacts are assessed before and after the implementation of management measures. Management measures are designed to reduce negative impacts and enhance positive impacts. These measures can take different forms and may be incorporated in the planning, construction or operational stage of the proposal.

Section 8 of this report assess potential impacts prior to management measures as part of the impact scoping phase. Impacts which are assessed as moderate or higher are considered significant and included for further assessment in Section 9. The significant impacts are assessed with any planned mitigation measures to determine the residual impact level.

² Adapted from DPI&E SIA Guidelines 2017

2.3. LIMITATIONS

The risk assessment methodology is a useful tool to assess impacts in a language that can be easily understood. However, this methodology does not reflect the lower level of impact typically associated with urban developments under a DA proposal.

The risk assessment matrix used by the IAIA and DPI&E is weighted towards a high to extreme rating. This is likely due to its use in high risk environments where the threat to human health is great, such as mining proposals.

For DA proposals, the likelihood of an impact is typically very likely or almost certain. This results in an impact level that will always be moderate or higher.

As such, it is difficult for any positive or negative impacts associated with this proposal to be assessed as a low level impact. Anyone utilising this SIA for the purposes of assessing the proposal should recognise these limitations and not take the assessed impact levels out of context.

3. PROPOSED DEVELOPMENT

This DA seeks approval for the following specific uses and works for the site:

- Nepean Gardens:
 - Use and operation of 21.37ha of the site for a cemetery, with 27,000 burial plots and associated publicly accessible parklands and recreation areas
 - A chapel building with refrigerated holding facility
 - A single-storey administration building
 - New internal roads
 - Site landscaping and plantings
 - Remediation of existing ponds and a wetland/detention basin
 - Burial areas and memorialisation guides
 - On-site formal car parking for up to 50 cars
 - Kerbside shoulder carparking throughout the internal road network
- Nepean Golf Course:
 - An international standard 9-hole golf course
 - A practice putting green and community putting course
- Wallacia Country Club:
 - Alterations and additions to the existing Wallacia Country Club building, including:
 - Expanded kitchen and dining area
 - Expanded gaming facilities
 - Function rooms
 - Additional parking area
 - A synthetic bowling green
 - A new hydrotherapy and learn to swim pool and gym complex
- Tree removal associated with the new golf course and Nepean Gardens
- Stormwater infrastructure and other site services
- Subdivide Lot 2 in DP 1108408 into two allotments.

An existing maintenance building, and telecommunications tower are located on the site and will remain unchanged as part of this proposal.

Figure 1 overleaf outlines the site masterplan.

Figure 1 – Site masterplan

Nepean Gardens Masterplan

PARK ROAD, WALLACIA
21 Ha 9-HOLE GOLF COURSE



Source: Florence Jaquet Landscape Architect

3.1. CONTEMPORARY CEMETERY DESIGN

Cemetery designs have evolved significantly over the past 30 to 40 years. Modern cemeteries, often referred to as memorial parks or lawn cemeteries, are landscaped parks where modest headstones are set out in a lawn and laid out in a grid pattern. Modern cemetery design has a more subtle and considered visual impact compared with older cemeteries, which are usually characterised by large headstones and concrete.

Typically, older Victorian era cemeteries have become neglected as sites reach capacity and the ability to generate income ceases. Modern cemetery design has sought to overcome this by:

- Finding more sustainable and environmentally friendly burial solutions. This has been assisted by changes in legislation to incorporate renewal and land re-use.
- Better integrating cemeteries into the community so they can continue to be relevant when full.
- Designing cemeteries as parkland so they can continue to be used as open space even when full.

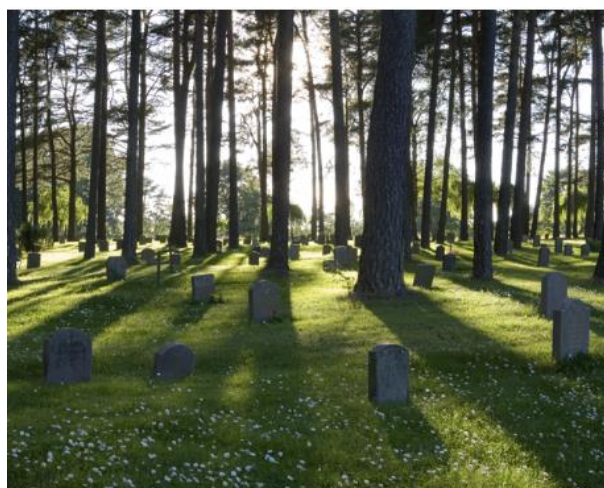
As shown in the masterplan, Nepean Gardens has been designed in accordance to these modern cemetery design principles.

Figure 2 – Examples of contemporary cemeteries



Picture 1 – Pinnaroo cemetery, WA Australia

Source: Metropolitan Cemeteries Board



Picture 2 – Woodland cemetery, Sweden

Source: Susanne Hallmann



Picture 3 – Nieuwer Oster Cemetery, Netherlands

Source: FJ Landscape Architects



Picture 4 – Chiltern Natural Burial, UK

Source: Greenacres Chiltern

4. SITE CONTEXT

4.1. LOCAL CONTEXT AND CHARACTER

The site is located approximately 18km south of the Penrith Central Business District in the suburb of Wallacia (Figure 3). Wallacia is identified as part of Penrith's Rural South West Precinct and is generally described as a rural village. The suburb is known for its natural scenery and bushland, which includes the Nepean River and viewpoints to the Blue Mountains. The current golf course complements this landscape and provides an area of open space along the northern edge of the town.

Wallacia is a relatively small suburb and currently has limited supporting infrastructure. The facilities in the surrounding area (Figure 3) primarily serve Wallacia residents and have limited capacity for larger groups or diversity of use. The village centre is located at the intersection of Mulgoa, Silverdale, Greendale and Park Roads and comprises a group of local shops, Wallacia Public School (a local primary with 85 students), Wallacia Hotel and the golf course.

While the facilities in Wallacia primarily serve residents, the suburb also contains supporting tourism infrastructure. Wallacia Caravan Park, Wallacia Hotel and Blaxland Crossing Reserve are all identified in Penrith's *Rural Lands and Villages Strategy* (2019) as supporting tourism and recreation in the LGA. However, tourism is generally undeveloped in most rural areas in Penrith LGA.

The suburb is serviced by a single bus route which provides connectivity to Penrith CBD and to the surrounding suburbs of Warragamba, Mulgoa and Jamisontown.

Figure 3 – Site context



Source: Urbis 2019

4.2. REGIONAL CONTEXT

Penrith's rural areas are currently undergoing a period of change in response to population growth and the need for infrastructure. Western Sydney Airport is located 9.3km from the site and is a key piece of new infrastructure which is currently under construction. Construction of the airport will result in the provision of new public transport, residential, employment and entertainment infrastructure to the immediate airport site and broader area. Given Wallacia's proximity to the airport (less than 30-minute drive), the rural characteristics of the suburb may change with the construction of new development to serve workers and visitors to the airport.

Figure 4 – Site photos



Picture 5 – Existing golf course landscape
Source: Urbis



Picture 6 – View of the golf course from Park Road
Source: Google Earth



Picture 7 – Wallacia Hotel, Mulgoa Road
Source: Google Earth



Picture 8 – Wallacia Shops, Mulgoa Road
Source: Google Earth



Picture 9 – Entry to the site, Park Road
Source: Google Earth



Picture 10 – Residences on Mulgoa Road, adjoining the golf course site
Source: Google Earth

5. SITE HISTORY

5.1. PREVIOUS DEVELOPMENT APPLICATION

A development application (DA17/1092) was lodged by Catholic Metropolitan Cemeteries Trust (CMCT) in November 2017 to Penrith City Council (Council) for the redevelopment of the site from an 18-hole golf course into a Memorial Park (cemetery). The cemetery was proposed to be completed over three stages, with eventual capacity for 88,000 burial plots. This application (DA17/1092) was considered by the Independent Planning Commission (IPC) and was recommended for refusal on 12 July 2019.

The refusal determination weighed heavily on the impact the application would have on the local character of Wallacia. The IPC found that:

- *the key impacts of the Application on the natural and built environment including visual amenity, traffic and access, soil and contamination, biodiversity and flooding and stormwater can be managed and or mitigated to an acceptable level*
- *the Application will have significant social impacts on the community, specifically it will have a permanent impact on the existing local character of the village of Wallacia and the community's sense of place.*
- *there are issues around the suitability of the site. Specifically, the proposed scale of the development is too large in the context of the locality being the village of Wallacia and the site is relatively removed from the population base it is proposed to serve (catchment area) and is not easily accessible via public transport.*
- *the proposed benefits associated with publicly accessible open space are unlikely to be realised by the local community*
- *the Application will limit the opportunity for alternate uses of the land specifically those that are more consistent with existing character of Wallacia, may that be for recreation or other another use, and*
- *the Application will provide for public benefit including the provision of burial space and the rehabilitation of Jerry's Creek, however on balance it is not in the public interest given the unsuitability of the site and social impacts that cannot be mitigated and have not been addressed by the Applicant.*

In assessing social impacts, the IPC had regard to public submissions which were received (see Section 5.2.2 below) and the Department of Planning and Environment's *Local Character and Place Guideline* (2019). This guideline has been reviewed as part of the Policy and Literature review contained in Section 7 of this report.

5.2. PREVIOUS CONSULTATION

5.2.1. During exhibition

Consultation was undertaken with the community and local stakeholders while the proposal (DA17/1092) was on public exhibition. This consultation was undertaken by Urbis Engagement and included the following activities:

- distribution of a project factsheet to approximately 700 households
- two community information and feedback sessions attended by approximately 50 residents
- separate briefings with members of the Wallacia Progress Association and Wallacia Golf Club members.

Key feedback which was raised as part of the consultation included:

- general opposition to the location of a cemetery in the town centre, and its proximity to surrounding households and land uses
- concern the proposal is not compatible with the rural amenity of the area and will impact on residents' rural lifestyles
- concerns around potential flooding and traffic impacts associated with the cemetery use

- questions regarding the previous sale of the site and the potential impact on residential land values
- support for the refurbishment of the club house and the continued use of the site as a golf course
- support for the proposal as means to keep the golf club operating.

5.2.2. During IPC assessment

As part of the IPC assessment, a public meeting was undertaken to provide the community with the opportunity to comment on the proposal. This is documented in the IPC Advice Report: Wallacia Crown Cemetery Development (2019).

The main issues raised across submissions from the public included:

- scale of the development
- loss of existing recreational space (existing golf club)
- flooding and stormwater impacts
- negative impacts on property values
- visual amenity impacts
- contamination impacts
- proximity of development to Wallacia village
- impacts on the rural character of Wallacia village.

Submissions in support of the proposal raised the following:

- the proposal would allow for the revitalisation and continuation of the golf club, and
- the golf club would close if the development does not go ahead.

6. SOCIAL BASELINE

A social baseline identifies the demographic and social characteristics of the existing community. It is an important tool in understanding how a community currently lives and that community's potential capacity to adapt to changes arising from a proposal.

6.1. COMMUNITY PROFILE

A community profile has been developed for Wallacia suburb based on demographic data from the Australian Bureau of Statistics (ABS Census 2016) and population projections from DPI&E. The demographic characteristics of Penrith LGA and Greater Sydney have been used for comparison purposes. The complete demographic table is contained in Appendix A.

Key characteristics of the suburb are summarised below:

- Wallacia has a relatively small population of 1,627 people. The suburb's population has decreased slightly from 1,700 in 2011 but has generally remained stable, with over 60% of the suburb having the same residential address for the past 5 years.
- The majority (76%) of the community own their homes (outright or with a mortgage) and less than 20% of the population live in a rented property.
- Wallacia has an older population with a median age of 40 compared to 36 for Greater Sydney. The rural-residential character of the area has likely attracted retirees to the suburb, with a fifth (22%) of the population aged over 60. This is also shown through the available housing in the area, with the Regal Oaks retirement village for over 55s located opposite the site.
- Wallacia is moderately advantaged, residing in the top 30% of suburbs for socio-economic advantage and disadvantage.
- The majority of people were born in Australia (78%). The main places of birth other than Australia were England and New Zealand.
- In terms of religion, the largest proportions of residents identified as being Christian (64%), Catholic (38%) or Anglican (23%).
- Over 70% of the population use cars to travel to work while only 5% use public transport, a rate which is significantly lower than Greater Sydney (23%).
- The broader area is growing, with population projections indicating Penrith LGA will experience considerable population growth, increasing by 32% from 2016 to 2036.
- The LGA will also experience an ageing population over the next 10 years (2016 to 2036). The proportion of people aged 75 years and over is expected to grow by 191% while the number of people aged 25 – 34 is only expected to grow by 8%.

Key implications

Based on the site context and the community profile, the key aspects of the suburb's social baseline are:

- Wallacia is generally home to an older, stable population who are likely to have strong community ties. It is likely the area's rural amenity and natural landscapes have attracted people to age in place and generated a larger retiree population.
- The suburb has historically not been a growth area and has experienced a small decrease in population since the last census. Future growth and development in Wallacia is likely to be influenced by the nearby Western Sydney Airport.

7. POLICY AND LITERATURE REVIEW

A review of relevant state and local policies was undertaken to understand the strategic context of the proposed development and any potential impacts. Relevant Australian and international literature was also reviewed to understand the potential social impacts, both positive and negative, related to the development and use of cemeteries in existing communities. The complete policy and literature review is contained in Appendix A.

7.1. KEY FINDINGS

A summary of the key findings from the policy and literature review, as it relates to the proposal, are outlined below:

Table 1 – Policy and literature review impact scoping

Theme	Summary of findings
Shortage of burial space	<p>Metropolitan and Greater Sydney are facing an imminent shortage of burial spaces, with cemetery capacity expected to be exhausted by 2051. The supply of burial space in the Wallacia catchment area (Blue Mountains, Penrith and Liverpool LGAs) is anticipated to run out earlier than this, with local burial spaces expected to reach capacity by 2048.</p> <p>The purchasing of pre-sale burial plots is expected to further accelerate the burial shortage in Sydney. This will reduce the current availability of burial plots, which is expected to particularly impact lower income families and religious groups who prefer burial to cremation. Action is required now to secure additional land for cemeteries and burial spaces to help meet this need.</p>
Cemeteries as social infrastructure	<p>Cemeteries are critical community infrastructure which are necessary for the health and wellbeing of the community. Cemeteries are more than a place to bury the dead, they provide a public service, a place for reflection and contribute to open space.</p> <p>However, planning for cemeteries has generally lacked a strategic, co-ordinated approach from planning authorities which has limited the opportunities for new cemeteries. Contemporary well-planned cemeteries can provide for a range of benefits for communities including environmental conservation and low-impact recreation, such as walking, running and cycling.</p>
Compatibility with rural land	<p>Wallacia is identified as a rural area and is located in Penrith's South West Rural Precinct. Rural areas provide important social, scenic, recreational and environmental benefits to residents and also the broader community.</p> <p>In a growing population, rural areas also play an important role in accommodating housing and infrastructure to meet the changing needs of the community. Essential infrastructure, including burial, waste and utility services, tends to be located in rural areas to accommodate their larger footprint and separation management requirements. Penrith's <i>Rural Lands and Villages Strategy</i> aims to continue to identify suitable rural lands which can accommodate infrastructure to serve the metropolitan area.</p>
Relative permanence of cemeteries	<p>Contemporary social views of cemeteries as a sacrosanct place have rendered them a relatively permanent land use. In contrast to land uses which may be redeveloped at the end of their useful life, cemeteries are likely to remain in situ and may experience incremental neglect or abandonment as they reach capacity and direct family ties</p>

	diminish. Relatively recent changes to the <i>Cemeteries and Crematoria Act 2013</i> have sought to change this by allowing for renewable interment rights to help extend the life of cemeteries and maintain financial sustainability.
Local versus regional needs	The permeance and scale of contemporary cemeteries can create local amenity impacts which are at odds with the broader regional need for additional burial space. This tension between local and regional needs is not unique to cemeteries but is heightened due to the contentious natures of the land uses and the associations with death. This tension can be ameliorated by increasing the local benefit of the cemetery, such as by incorporating recreational or cultural uses as part of the site.

8. IMPACT SCOPING

A proposal may cause a range of direct and indirect social impacts which can have a positive, negative or neutral impact on the existing environment and community. A SIA should assess the impacts which are considered to have the most significant impacts on the community and identified stakeholder groups.

The following section outlines the impact scoping considerations which were used to inform the determination of significant social impacts. The assessment process used to determine each impact level is described in Section 2.

8.1. IMPACTED COMMUNITIES

Based on the local context and community profile, the following individuals and communities are likely to be impacted by the proposal:

- Wallacia residents
- Residents on Park Road, Mulgoa Road, Greendale Road and Donohoes Avenue with potential views to the proposal
- Wallacia Country Club members
- Businesses in Wallacia town centre
- Western Sydney community, particularly including:
 - Religious groups who preference burial over cremation
 - Lower socio-economic families.

8.2. PRELIMINARY ASSESSMENT

Table 2 outlines the social impacts which were considered as part of this SIA. These social impacts have been informed by the contextual information presented in Section 2 to Section 7 of this report.

The social impacts in Table 2 were assessed against the SIA criteria contained in Section 2 without considering management measures.

Any impacts which were assessed as having a moderate or higher impact are considered significant and included for further assessment in Section 9. Social impacts which were assessed as having a low or neutral impact are described below and are not included for further assessment.

Table 2 – Impact scoping

Potential impacts	Potentially impacted communities	Preliminary assessment
Neutral to low impacts: not included for further assessment		
Availability of gaming machines	Wallacia residents	<p>The proposal includes the relocation of the electronic gaming machines (EGM) from the Wallacia Bowling Club to the site. This will result in a higher concentration of gaming licences on site but will not increase the overall number or density of EGMs available in Wallacia.</p> <p>The gaming area will be enclosed and will include perimeter landscaping to restrict any views from the carparking and public areas, in line with gaming regulations.</p>

		<p>The NSW Office of Liquor and Gaming rates local areas on their level of gaming risk. Wallacia has been assessed as a 'Band 1 – Low Risk' area.</p> <p>As a result, the proposal is not considered to change the existing gaming environment and will have a neutral impact on the community.</p>
Employment opportunities	<p>Wallacia residents</p> <p>Businesses in Wallacia Town Centre.</p>	<p>Wallacia Golf Club currently employ 16 people on-site and it is expected the number of positions will be retained with the new proposal. The cemetery will create approximately five new positions, which are expected to be largely filled by CCB operations. Additional jobs may also be serviced by external suppliers as part of the function space.</p> <p>As a result, the proposal will create minimal change to employment opportunities and will have a low positive impact on the community.</p>
Cumulative impact of cemetery approvals	Wallacia residents	<p>There are no active cemeteries in Wallacia. Two cemeteries had previously been approved within the Catchment Area (Blue Mountains, Penrith and Liverpool LGAs) at Elizabeth Drive and Greendale Road. The owner of the Elizabeth Drive property has advised that the cemetery will not be proceeding and the development approval for the Greendale Road cemetery has lapsed.</p> <p>The Garden Cemetery is the only other recently approved cemetery in the Catchment Area. This cemetery is located well away from the site (9.8km) and the Wallacia suburb boundary. Due to this distance, the approval of Nepean Gardens will not create a visual concentration of cemeteries to residents and/or visitors travelling within Wallacia and will have a neutral impact on the community.</p>
Transport access to cemetery	Western Sydney community	<p>The IPC stated the scale of the previous proposal (88,00 burial plots) was relatively removed from the catchment area it was proposed to serve and was not easily accessible via public transport.</p> <p>In regard to travel patterns, research indicates visitation rates to cemeteries are low, with higher visitation numbers associated with remembrance days (e.g. Mother's Day) and from people attending a burial/funeral service. Consultation with CCB indicates most visitors travel to cemeteries by car. This is largely influenced by the location of funeral church services, time constraints from service to burial and the habit of car-sharing with family members. The Transport Impact Assessment considers there is adequate carparking provision on site and the road network can accommodate the predicted travel patterns.</p>

		<p>The size of the proposal has also significantly reduced since the IPC considerations (88,000 burial capacity to 27,000) and therefore the catchment area comments are considered less applicable.</p> <p>It is also noted that new cemeteries require large lot sizes which are typically found in rural areas. By nature, many rural areas do not have immediate public transport access. However, the site is located in proximity to the Western Sydney Airport and is expected to benefit from the increased transport infrastructure as part of this development.</p> <p>Based on the visitation trends and reduced proposal size, the most significant impacts of a considered lack of public transport access would be on the Wallacia community who may experience an increase in vehicle movements and parking. As the Transport Impact Assessment considers this is addressed appropriately by the proposal, the limited availability of public transport to the site is expected to have a low to neutral impact on the community.</p> <p>To help further manage potential impacts, this SIA also recommends CCB investigate the use of a shuttle bus between the site and public transport connections based on market demand. Further details are contained in Section 9.1.</p>
<p>Moderate to Very high impacts: significant impacts, assessed further in Section 9</p>		
Availability of burial space	Western Sydney community	<p>Evidence indicates that Greater Sydney is experiencing an imminent shortage of burial spaces which will impact on a wide range of people across the region. The proposal will increase the supply of multi-denominational burial plots in Greater Sydney and is likely to have significant positive impact.</p> <p>This impact has been included for further assessment in Section 9.</p>
Provision of services and facilities	Wallacia residents	<p>Wallacia has access to a limited range of local social infrastructure. The proposal will introduce new facilities to the area, including a hydrotherapy and learn to swim pool, gym and events space, which will increase the accessibility of local services to the community.</p> <p>This impact has been included for further assessment in Section 9.</p>
Visual character	Wallacia residents Residents on Park Road, Mulgoa Road, Greendale Road and Donohoes Avenue	<p>The proposed cemetery (Nepean Gardens) will introduce a new land use to the area and represents a relatively large area of land within the context of the Wallacia village setting. The proposed design will be similar to the existing landscape but will represent a visual change to a small number of immediate residents.</p>

		This impact has been included for further assessment in Section 9.
Sense of place	Wallacia residents	<p>Wallacia is home to a small population and is valued by residents for the scenic landscape and rural amenity. The proposed Nepean Gardens will be a new land use in the suburb and will likely represent a change to the community's connection to place due to the association with death and relative permanence as land use. However, cemeteries can also provide important recreational, environmental and cultural services to communities which can help alleviate change impacts.</p> <p>This impact has been included for further assessment in Section 9.</p>
Recreation space	Wallacia residents	<p>Wallacia has limited formal recreation facilities, with the current 18-hole golf course representing the largest recreation site in the suburb. The proposal will reduce this land size by converting half the site to Nepean Gardens and the other half to an international standard 9-hole golf course. The proposal represents a change in available land area to recreation space but will integrate and formalise new passive and active recreation opportunities in the club house to improve its financial sustainability and the quality of recreational facilities.</p> <p>This impact has been included for further assessment in Section 9.</p>

9. ASSESSMENT OF SIGNIFICANT IMPACTS

The following section provides a detailed assessment of the significant social impacts to the proposal, as identified in Table 1. The significant impacts are assessed with any planned mitigation measures to determine the residual impact level. The assessment process used to determine each impact level (low to very high) is described in Section 2.

9.1. AVAILABILITY OF BURIAL SPACE

Description of impact	Impacted groups
Increased supply of burial space in Western Sydney.	<ul style="list-style-type: none"> Western Sydney community
Current environment	
<p>Cemeteries are a critical form of social infrastructure which are necessary for the health and wellbeing of society. Burial space is of particular significance for religious and cultural groups where in-ground burial is an established part of death and mourning rituals.</p> <p>Evidence from Cemeteries and Crematoria NSW (see Appendix B) indicates that Greater Sydney is experiencing an imminent shortage of burial spaces which will impact on a wide range of people across the region. Cemetery capacity is expected to be exhausted by 2051 across Greater and Metropolitan Sydney. The local demand is expected to be greater, with burial spaces in the Wallacia Catchment Area (Blue Mountains, Penrith and Liverpool LGAs) estimated to run out by 2048. Cemeteries could reach capacity sooner, due to the increasing rates of people pre-purchasing burial plots to secure services before demand runs out. This shortage will particularly impact families in lower socio-economic households who may not be capable of financing plots in advance, and religious groups who preference burial over cremation.</p>	
Impact of the proposal	
<p>The establishment of Nepean Gardens in Wallacia will provide 27,000 additional burial plots to help meet the imminent shortage of burial space in Greater Sydney. It is expected the proposal will provide in-ground burial supply for the next 50 years and cremated internment for the next 100 years to help meet the needs of Greater Sydney into the future. The development of Nepean Gardens as a non-denominational cemetery will provide broad community benefit and accessibility to a range of community groups, not limited to a particular religion.</p>	
Management measures	SIA recommendations
<ul style="list-style-type: none"> Operation of Nepean Gardens as a non-denominational cemetery, providing greater opportunities for all people to access the cemetery services. Management of Nepean Gardens in perpetuity by CCB to ensure the grounds remain well maintained and looked after for future generations. 	<ul style="list-style-type: none"> Provide affordable burial spaces to at-need households within the local residential catchment area. Investigate the demand for a shuttle bus service to Nepean Gardens from nearby public transport infrastructure to increase accessibility to Greater Sydney residents.
Residual impact (considering management measures)	
Likelihood: Very likely	Consequence: Major

Based on the assessment above, it is expected the provision of burial spaces on site will generate a very high positive impact by increasing supply in an area of identified need. This positive impact is expected to be far reaching, supporting both local and metropolitan needs.

9.2. PROVISION OF SERVICES AND FACILITIES

Description of impact	Impacted groups
Increased provision and availability of local services and facilities.	<ul style="list-style-type: none"> Wallacia residents Wallacia Country Club members
Current environment	
<p>Wallacia is a small village with limited social infrastructure, which is generally the case for villages of this size and rural location. Residents would typically need to travel to Penrith (a 30-minute drive) to access a diversity facilities and services.</p> <p>Previous community consultation indicated that Wallacia Country Club and golf course are well regarded facilities within the community and provided a place for social connection and recreation. The previous proposal to remove these facilities represented a significant loss to the community.</p>	
Impact of the proposal	
<p>The proposal will improve the accessibility and quality of social and recreational infrastructure in the area by providing a hydrotherapy and learn to swim pool, gym, for-hire events space and international standard nine hole golf course. These improvements to the Wallacia Country Club and golf course will increase the diversity of uses on site to appeal to a broader range of residents and maintain the site as a community gathering space. Without the proposal, the Wallacia Country Club and golf course are likely to close as they are currently financially unviable.</p>	
Management measures	SIA recommendations
<ul style="list-style-type: none"> Future management of the Wallacia Country Club hydrotherapy and learn to swim pool, gym and events space to allow access to club and non-club members as well as other community groups (e.g. the local primary school). The hydrotherapy and learn to swim pool and gym will have separate entrances to avoid people needing to sign in at the club. Availability of the events space within Wallacia Country Club to be hired for a range of uses including community gatherings, celebrations and wakes. Location of the new Wallacia Country Club next to Wallacia town centre to provide greater access opportunities to residents and visitors. 	<ul style="list-style-type: none"> Develop a formal program for the hydrotherapy and learn to swim pool and events hire space to help regulate and maintain access to all user groups. Consider providing affordable hire rates for use of Wallacia Country Club for community groups which provide local benefit.

Residual impact (considering management measures)	
Likelihood: Likely	Consequence: Moderate
Based on the above assessment, the increased availability of local services and facilities is expected to have a high positive impact on the local community by enhancing the site as a place for social interaction and recreation.	

9.3. VISUAL CHARACTER

Description of impact	Impacted groups
Potential change to the visual character of Wallacia village and the existing site	<ul style="list-style-type: none"> Wallacia residents Residents on Park Road, Mulgoa Road, Greendale Road and Donahoes Avenue
Current environment	
<p>The visual character of Wallacia is characterised by a semi-rural landscape. The current golf course on site provides a green open space setting which extends along the suburb's northern border, while the Nepean River provides an open space corridor along the town's western boundary.</p> <p>The built form in Wallacia is generally one to two storeys, with most residents living in detached, suburban lots along Greendale and Mulgoa Roads. There is a small cluster of local shops which make up the Wallacia town centre at the intersection of Mulgoa, Park, Greendale and Silverdale Road. The main built form on site (the existing club house and carpark) is located next to the town centre setting. Moving away from the town centre along Park Road, the lot sizes increase to semi-rural properties with larger green spaces.</p>	
Impact of the proposal	
<p>The Landscape and Visual Impact Assessment (LVIA) prepared by Urbis for the site considers that most of the proposal will be very similar to the existing golf course landscape. The landscape of the proposed golf course and Nepean Gardens is very similar to the current golf course, with both predominately consisting of grassed open space and an undulating, natural landform. The LVIA considers the proposed built form will be consistent with the character of the setting and with the scale and form of the existing building.</p> <p>Nepean Gardens is proposed to be a predominately modern lawn cemetery, with minimal ornamentation or decoration. The headstones on site will be up to 1.5 meters in height and be set back from the road. Only 14% of headstones on site will reach the maximum height (1.5m), with the majority consisting of un-raised lawn plaques (30%) or lawn graves with low (700mm max) headstones (56%).</p> <p>The LVIA considers the proposal will have an overall negligible to low visual impact on surrounding sensitive uses and viewpoints. Views to the proposal are typically screened by either perimeter or on-site vegetation, intervening elevated topography or built form along its western and south western interfaces. Extensive perimeter landscaping is also proposed to restrict the views of headstones from Park Road and from the golf course. Key sensitive land uses are screened as follows:</p> <ul style="list-style-type: none"> Views from the southern boundary of the site along Park Road are typically screened or filtered by vegetation. Limited locations on Park Road will allow for unobstructed views to the foreground, however banded vegetation within the site prevents more extensive views. 	

- Views from Mulgoa Road and Greendale Road are screened by built form from existing residential fencing and canopy vegetation.
- There is potential the site may be seen from a limited number of residences at the eastern end of Donohoes Avenue, 1.8km from the site. Based on distance and the presence of on-site vegetation, any visual impacts are considered to be limited.

Nepean Gardens will be managed in perpetuity by CCB. Perpetual management of the site will include ongoing maintenance and caretaking to avoid decline and abandonment which can create negative visual associations with cemeteries.

Management measures	SIA recommendations
<ul style="list-style-type: none"> • Management of Nepean Gardens in perpetuity by CCB to avoid decline and abandonment which can create negative visual associations with cemeteries. • Design of the buildings on site to include non-reflective and subdued colours that mimic the landscape and urban setting, reducing the visual impact. Bright, un-natural colours have been avoided. • Location of Nepean Gardens away from the Wallacia town centre to minimise the visual impact to residents and visitors to Wallacia. • Provision of all external lighting on site to comply with Australian Standards to manage and reduce potential obtrusive effects of outdoor lighting. 	<ul style="list-style-type: none"> • Prioritise the selection of native species across the site to better integrate with the existing natural landscape.
Residual impact (considering management measures)	
Likelihood: Unlikely	Consequence level: Minimal
<p>Based on the assessment above, the potential change to the visual character of Wallacia is expected to have a low impact on the community. The proposal is very similar to the existing landscape and will have adequate screening to reduce viewpoints from surrounding sensitive receivers.</p>	

9.4. SENSE OF PLACE

Description of impact	Impacted groups
Potential change to the community's sense of place	<ul style="list-style-type: none"> • Wallacia residents • Residents on Park Road
Current environment	
<p>The concept of 'place' is difficult to define and measure as it is largely subjective. The definition of place is generally linked to the relationship of people and the social, environmental and economic factors of place.</p> <p>Wallacia is a small rural suburb, valued by residents for its rural landscapes and quieter lifestyle. It has a small but relatively stable population that has strong ties to the local area. The area has seen limited development over the last decade and the character of the urban fabric has seen little change. Consultation on the previous proposal indicated the community felt the scale of the cemetery (proposed 88,000 burial plots) and loss of the golf course would considerably impact on the character of the town.</p> <p>Regionally, there has been greater levels of change and this is likely to accelerate with the development of the Western Sydney Airport. This is likely to have some influence on the character of Wallacia, as development and population increase significantly in the Penrith LGA.</p>	
Impact of the proposal	
<p>The proposal will introduce a cemetery as a new land use into the rural setting of Wallacia. Cemeteries can be a contested land use due to their connection to death, mourning and relative permanence. Cemeteries are also special places for quiet reflection, celebration of life and connection to family and the past. Research and past practice indicate cemetery value can be extended to provide for important recreational, environmental and cultural space, which are similar to the core values of rural areas.</p> <p>The proposed Nepean Gardens has been designed to reflect rural values through the protection of environmental amenity on site. This includes the rehabilitation of Jerry's Creek, retention of parts of the Cumberland Plain Woodland, formalising passive open space access and a significant reduction in cemetery space compared to the previous proposal. The proposed Nepean Gardens has also been located away from the town centre to reduce the visual connection and mental association of the town centre with a cemetery.</p> <p>Previous consultation in Wallacia found there was tension with residents in accommodating the regional needs for burial spaces within the suburb and the perceived impact this would have on everyday community life. Cemeteries can create this 'us' versus 'them' mentality where existing residents are concerned around the nature and volume of people coming to use the space. The proposal has sought to minimise this by providing a non-denominational space which can be used by both locals and visitors and includes benefits to the community through the refurbishment of the Wallacia Country Club and golf course.</p> <p>The cemetery is not intended to be a destination for large numbers of people, with the club services and passive recreation spaces expected to serve the local catchment only. By nature, cemeteries are quiet places and generally do not attract large numbers of visitors to a town. Past practice indicates that cemetery visitation numbers are relatively low except on major remembrance holidays (e.g. Mother's Day) and it is expected this pattern will be repeated at Wallacia.</p>	
Management measures	SIA recommendations

<ul style="list-style-type: none"> • Design of the entire site area to incorporate a range of uses, including a cemetery, golf course and club house to make the site a place of remembrance, social connection and celebration. This helps to integrate the proposal with the existing values and character of the area and reduces the opportunity for the site to be isolated for the sole use of funerals and mourning. • Provision of 2km of walkways on site within bushland settings to help better integrate with the environmental and open space values of rural areas. • Design of Nepean Gardens as a modern cemetery, which is intended to be experienced as open space and gardens. As such, the design will not look like the traditional image of a cemetery, helping to better integrate with the existing visual character of the area. • Perimeter screening to reduce viewpoints from nearby residences to the site, as described in the LVIA report. • Provision of on-site carparking at Nepean Gardens with appropriate provision, as described in the Transport Impact Assessment, to reduce the potential reliance on off-street parking and the resulting change to the streetscape. • A Plan of Management (POM) has been prepared for the site which covers site maintenance, security, operational details and communication protocols to help reduce any amenity impacts on neighbours. The POM also details the long-term vision and care for Nepean Gardens, ensuring a continuing high level of site management into the future. 	<ul style="list-style-type: none"> • Undertake consultation with the community to provide feedback on the proposal and input to the final design. • Consider using local artists for any proposed sculptures as part of the Nepean Gardens or integrate local history as part of the clubhouse refurbishment to help integrate the cultural values of the area. • Communicate with local residents throughout the design, construction and opening of the cemetery process, potentially including guided site visits for community members prior to the Nepean Gardens commencing operations.
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Residual impact (considering management measures)

Likelihood: Likely (short term) to Possible (long term)	Consequence: Moderate (short term) to Minimal (long term)
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Based on the above assessment, it is expected the proposal will initially have a high negative impact on the community's sense of place. The proposal represents a change to the area and fear of the unknown is expected to be high.

However, longer term it is likely that the community can adapt to this change (as is the case with similar facilities) and the proposal will have a low impact on its sense of place. This is largely influenced by the

retention and refurbishment of key facilities on site which are valued by the community (club house and golf course) and the design of the cemetery in line with the rural character. Research also indicates that opposition to cemetery development is often very high in the planning stages, but that residents and visitors are able to adapt to this change over time to the point where the cemetery is seen as part of the urban fabric.

9.5. RECREATION SPACE

Description of impact	Impacted groups
Change to the available land area dedicated to recreation and potential increase to the quality and diversity of recreational offering.	<ul style="list-style-type: none"> • Wallacia residents • Wallacia Golf Club members and players
Current environment	
<p>The golf course is the largest recreational facility in Wallacia by land area and is privately operated. Previous consultation indicates the golf course is highly valued by residents as a local source for active recreation opportunities and to informally use the course for passive recreation (e.g. walking). The current 18-hole golf course is not designed to international standards and requires upgrades to maintain site longevity. The financial sustainability of the club in its current form is low.</p> <p>Nationally, golf clubs are facing increasing challenges in attracting memberships and maintaining financial sustainability. As discussed in Appendix B, participation in golf declined by 6.0% last year and club membership was down by 1.6%. With time being a key barrier to participation, Golf Australia considers clubs need to make the game more fun and enjoyable, such as by utilising multiple tee options and shorter courses.</p> <p>State recreation participation rates also indicate there is a general trend away from formal sports to informal recreation, particularly in older communities. As discussed in Appendix B, Ausplay data shows walking, fitness/gym and swimming are the top recreational activities for adults in NSW.</p>	
Impact of the proposal	
<p>The proposal will result in the reduction of the current land area dedicated to the golf course, with half of it to be redeveloped as Nepean Gardens. However, the proposal will significantly increase the quality and diversity of recreational opportunities on site through the design of an international standard nine hole golf course, hydrotherapy and learn to swim pool, gym, bowling green and community putting course. The provision of these facilities will provide a higher quality recreational experience and enable greater opportunities for residents to access facilities close to their homes.</p> <p>It is understood that the current golf course is not financially viable and requires considerable investment to operate into the future. The proposed nine hole design is consistent with national golf directions to help improve the financial stability of clubs by attracting new users through shorter, more enjoyable golf options. The proposed golf course has been designed to maximise interest for both social and professional users and to improve safe interaction between golfers. The golf course is unlikely to operate without further investment, which may be not be realised if the proposal does not proceed. This would represent a loss of a key recreational facility to the community.</p> <p>The recreational facilities on site align with the recreational trends of NSW and are ‘whole of life sports’, supporting the needs of the older community based in Wallacia. Nepean Gardens will also formalise passive recreation on site through the provision of publicly accessible walkways and open space. This represents a change to the current site, where the golf course did not formalise access for passive recreation opportunities.</p>	

Management measures	SIA recommendations
<ul style="list-style-type: none"> • Future management of the Wallacia Country Club hydrotherapy and learn to swim pool and gym to allow access to club and non-club members as well as other community groups (e.g. the local primary school). • Design of the golf course to an international standard to enable a better playing experience and allow competitions to be held on site. 	<ul style="list-style-type: none"> • Provide pedestrian access to the grounds to enable public access to the open space contained as part of Nepean Gardens. • Undertake consultation with the community to provide feedback on the proposal and input to the final design.
Residual impact (considering management measures)	
Likelihood: Very likely	Consequence: Moderate
<p>Based on the above assessment, the recreational opportunities provided on site are likely to have a very high positive impact to the community. While there will be a reduction in available land area for recreational activities, the proposal will significantly improve the quality and diversity of recreational offerings, providing a better recreational experience than is presently available.</p>	

10. CONCLUSION

This SIA has been undertaken to assess the potential social impacts arising from the redevelopment of Wallacia Golf Course (the site) to include a new cemetery (27,000 burial capacity), a nine hole golf course and the expansion and refurbishment of the existing club house to include a hydrotherapy and learn to swim pool, gym and events space.

Based on the assessment in this report, the key social impacts of the proposal are considered to be:

- **Availability of burial space:** the provision of burial spaces on site will generate a very high positive impact by increasing supply in an area of identified need. This positive impact is expected to be far reaching, supporting both local and metropolitan needs.
- **Provision of services and facilities:** the increased availability of local services and facilities is expected to have a high positive impact on the local community by enhancing the site as a place for social interaction and recreation.
- **Visual character:** the potential change to the visual character of Wallacia is expected to have a low impact on the community. The proposal is very similar to the existing landscape and will have adequate screening to reduce viewpoints from surrounding sensitive receivers.
- **Sense of place:** the proposal will initially have a high negative impact on the community's sense of place as the proposal represents a change to the area and fear of the unknown is expected to be high. However, longer term it is likely that the community can adapt to this change and the proposal will have a low impact on its sense of place. This is largely influenced by the retention and refurbishment of key facilities on site (club house and golf course) which are valued by the community and the design of the cemetery in line with the rural character. Research also indicates that opposition to cemetery development is often very high in the planning stages, but that residents and visitors able to adapt to this change over time to the point where the cemetery is seen as part of the urban fabric.
- **Recreational space:** the recreational opportunities provided on site are likely to have a very high positive impact to the community. While there will be a reduction in available land area for recreational activities, the proposal will significantly improve the quality and diversity of recreational offerings, providing a better recreational experience than is presently available.

Section 10.1 below contains recommendations to help further manage and improve the potential impacts arising from the proposal. Based on this assessment and the recommendations provided, it is likely the proposal will generate a positive impact to the local community and the potential changes to local character can be managed adequately through this proposal.

10.1. RECOMMENDATIONS

The following recommendations are provided to further manage the potential impacts from the proposal:

- Provide affordable burial spaces to at-need households within the local residential catchment area.
- Investigate the demand for a shuttle bus service to Nepean Gardens from nearby public transport infrastructure to increase accessibility to Greater Sydney residents. However, it's recognised that most people use private vehicles to attend a funeral service.
- Develop a formal program for the hydrotherapy and learn to swim pool and events hire space to help regulate and maintain access to all user groups.
- Consider providing affordable hire rates for use of Wallacia Country Club to community groups which provide local benefit.
- Prioritise the selection of native species across the site to better integrate with the existing natural landscape.
- Undertake consultation with the community to provide feedback on the proposal and input to the final design.
- Consider using local artists for any proposed sculptures as part of the Nepean Gardens or integrate local history as part of the clubhouse refurbishment to help integrate the cultural values of the area.

- Communicate with local residents throughout the design, construction and opening of the cemetery process, potentially including guided site visits for community members prior to the Nepean Gardens commencing operations.
- Provide pedestrian access to the grounds to enable public access to the open space contained as part of Nepean Gardens.

DISCLAIMER

This report is dated 5 December 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Catholic Cemeteries Board (CCB) (**Instructing Party**) for the purpose of Social Impact Assessment (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A DEMOGRAPHIC PROFILE

Demographic table

Data item	Wallacia	Penrith LGA	Greater Sydney (GCCSA)
Population	1,627	196,066	4,823,991
Median age	40	34	36
Average people per household	2.9	2.9	2.8
Age distribution (%)			
Aged 0-4	6.3%	7.4%	6.4%
Aged 5-9	5.9%	7.2%	6.4%
Aged 10-14	7.3%	6.5%	5.8%
Aged 15-19	7.1%	6.6%	6.0%
Aged 20-24	6.3%	7.2%	7.1%
Aged 25-29	5.6%	7.7%	7.9%
Aged 30-34	6.4%	7.8%	8.1%
Aged 35-39	4.9%	7.1%	7.4%
Aged 40-44	6.6%	6.9%	7.1%
Aged 45-49	7.6%	6.5%	6.7%
Aged 50-54	7.1%	6.2%	6.3%
Aged 55-59	7.1%	6.1%	5.8%
Aged 60-64	6.3%	5.2%	5.0%
Aged 65-69	6.9%	4.5%	4.4%
Aged 70-74	3.7%	2.9%	3.3%
Aged 75-79	3.1%	1.9%	2.4%
Aged 80-84	1.0%	1.2%	1.8%
Aged 85+	1.0%	1.2%	2.0%
Country of birth and Indigenous identification (%)			
Australia	77.9%	72.4%	57.1%
Born overseas country #1	England: 3.2%	England: 3.1%	China: 4.7%
Born overseas country #2	New Zealand: 1.2%	New Zealand: 2.0%	England: 3.1%

Data item	Wallacia	Penrith LGA	Greater Sydney (GCCSA)
Born overseas country #3	China: 0.7%	Philippines: 1.9%	India: 2.7%
Aboriginal or Torres Strait Islander	3.6%	3.9%	1.5%
Religious affiliation (%)			
Religious affiliation #1	Catholic: 37.6%	Catholic: 32.1%	Catholic: 25.1%
Religious affiliation #2	Anglican: 23.4%	Anglican: 18.4%	Anglican: 12.0%
Religious affiliation #3	Christian (no further details): 2.6%	Christian (no further details): 2.3%	Islam: 5.3%
No religion	17.7%	21.1%	24.6%
Language spoken at home (%)			
English only	84.1%	77.2%	58.4%
Language other than English #1	Maltese: 1.6%	Arabic: 1.6%	Mandarin: 4.7%
Language other than English #2	Italian: 1.1%	Tagalog: 1.1%	Arabic: 4.0%
Language other than English #3	Greek: 0.7%	Hindi: 0.9%	Cantonese: 2.9%
Family composition (%)			
Couple family without children	35.4%	30.3%	33.4%
Couple family with children	49.3%	48.8%	49.5%
One parent family	13.0%	19.3%	15.2%
Other family	2.3%	1.5%	1.8%
Household composition (%)			
Family households	75.5%	78.2%	73.6%
Lone person households	23.1%	19.2%	21.6%
Group households	1.3%	2.6%	4.7%
Dwelling structure (%)			
Separate house	84.6%	81.5%	56.9%

Data item	Wallacia	Penrith LGA	Greater Sydney (GCCSA)
Semi-detached	0.0%	11.8%	14.0%
Flat or apartment	8.5%	6.0%	28.1%
Other dwelling	5.2%	0.4%	0.6%
Tenure (%)			
Owned outright	34.5%	26.0%	29.1%
Owned with a mortgage	41.8%	40.7%	33.2%
Rented	18.6%	30.2%	34.1%
Other tenure type	0.6%	0.5%	0.9%
Employment (%)			
Unemployed	4.0%	5.7%	6.0%
Occupation (%)			
Professionals	10.4%	14.8%	26.3%
Technicians and Trades Workers	18.8%	14.8%	11.7%
Clerical and Administrative Workers	19.0%	17.8%	14.6%
Managers	13.9%	10.1%	13.7%
Sales Workers	7.8%	9.6%	9.0%
Labourers	9.3%	9.7%	7.5%
Community and Personal Service Workers	6.7%	10.5%	9.6%
Machinery Operators and Drivers	11.9%	10.8%	5.6%
Income (\$)			
Median personal weekly income	\$723	\$728	\$719
Median family weekly income	\$1,941	\$1,858	\$1,988
Median household weekly income	\$1,729	\$1,658	\$1,750

Data item	Wallacia	Penrith LGA	Greater Sydney (GCCSA)
Level of highest educational attainment (%)			
Year 9 or below	9.1%	9.4%	7.1%
Year 10	16.9%	16.1%	9.4%
Year 11	4.2%	4.2%	3.1%
Year 12	13.8%	15.6%	17.3%
Certificate level I-IV	24.1%	19.6%	12.2%
Advanced Diploma and Diploma level	7.1%	8.4%	9.3%
Bachelor Degree level and above	10.4%	13.4%	28.3%
Motor vehicles (%)			
None	2.8%	6.1%	11.1%
1 motor vehicle	23.9%	30.9%	37.1%
2 motor vehicle	31.6%	37.1%	32.8%
3 or more vehicles	36.3%	22.4%	15.7%
Travel to work (%)			
Travel to work by public transport	4.5%	11.4%	22.8%
Travel to work by car as passenger or driver	75.3%	75.1%	59.8%

Source: ABS 2016

Socio Economic Indexes for Areas (SEIFA)

The Socio-Economic Indexes for Areas (SEIFA) has been developed by the Australian Bureau of Statistics (ABS) to provide an overview of social and economic wellbeing and welfare of communities across a range of spatial scales. Four indices have been developed:

- Index of Relative Socio-Economic Disadvantage: focuses primarily on disadvantage, and is derived from Census variables like low income, low educational attainment, unemployment, and dwellings without motor vehicles.
- Index of Relative Socio-Economic Advantage and Disadvantage: is a continuum of advantage (high values) to disadvantage (low values), and is derived from Census variables related to both advantage and disadvantage.
- Index of Economic Resources: focuses on financial aspects of advantage and disadvantage, using Census variables relating to residents' incomes, housing expenditure and assets.

- Index of Education and Occupation: includes census variables relating to the educational attainment, employment and vocational skills.

Scores: A lower score indicates that an area is relatively disadvantaged compared to an area with a higher score. The area with the lowest score is given a decile of 1, the area with the second lowest score is given a decile of 2 and so on, up to the area with the highest score is given the highest decile.

Table 3 – SEIFA index. Source: ABS 2016

	Advantage and Disadvantage	
	Score	Decile
Penrith LGA	988	8
Wallacia	1020	7

Source: ABS 2016

Population projections

Penrith LGA	Year						
	2016	2021	2026	2031	2036	% of 2036 population	% change 2016 - 2036
Aged 0 to 4	15,700	17,100	17,450	17,650	18,400	6.8%	17.2%
Aged 5 to 9	14,450	15,900	17,150	17,650	18,050	6.7%	24.9%
Aged 10 to 14	13,400	14,750	16,150	17,450	18,050	6.7%	34.7%
Aged 15 to 19	13,500	13,900	15,250	16,700	18,050	6.7%	33.7%
Aged 20 to 24	14,700	14,300	14,800	16,250	17,850	6.6%	21.4%
Aged 25 to 29	16,350	15,650	15,450	16,100	17,700	6.5%	8.3%
Aged 30 to 34	16,050	16,900	16,350	16,300	17,150	6.3%	6.9%
Aged 35 to 39	14,550	16,500	17,300	16,850	17,050	6.3%	17.2%
Aged 40 to 44	13,900	14,850	16,800	17,550	17,300	6.4%	24.5%
Aged 45 to 49	13,000	14,050	15,000	16,950	17,750	6.6%	36.5%
Aged 50 to 54	12,400	12,900	13,950	14,950	16,850	6.2%	35.9%
Aged 55 to 59	12,350	12,150	12,650	13,700	14,700	5.4%	19.0%
Aged 60 to 64	10,500	11,750	11,650	12,200	13,250	4.9%	26.2%
Aged 65 to 69	9,250	10,000	11,250	11,200	11,800	4.4%	27.6%
Aged 70 to 74	6,100	8,750	9,500	10,750	10,850	4.0%	77.9%
Aged 75 to 79	3,900	5,600	8,000	8,800	10,050	3.7%	157.7%
Aged 80 to 84	2,600	3,400	4,850	7,000	7,800	2.9%	200.0%
Aged 85 +	2,450	3,100	4,000	5,650	8,200	3.0%	234.7%
Total persons	205,150	221,600	237,500	253,600	270,750	-	32.0%
Change	20,550	16,450	15,850	16,100	17,150	-	-
Growth rate (%)	2.1%	1.6%	1.4%	1.3%	1.3%	-	-

Source: Department of Planning, Industry and Environment

APPENDIX B POLICY AND LITERATURE REVIEW

POLICY REVIEW

STATE GOVERNMENT

Greater Sydney Commission – Western City District Plan (2018)

The *Western City District Plan (2018)* (the District Plan) is a 20-year plan to manage growth in the context of economic, social and environmental matters. The District Plan identifies Wallacia as a Metropolitan Rural Area.

The District Plan notes that cemeteries and crematoria are key social infrastructure that also need to be accessible geographically and economically, and reflective of a diversity of cultures and backgrounds. It is recognised that a growing Greater Sydney requires additional land for burials and cremations with associated facilities such as reception space and car parking.

The District Plan also aims to protect the environmental, social and economic values of rural areas. Rural-residential development is generally not supported in these areas, unless these values can be enhanced, such as through the protection of scenic landscapes.

Local Character and Place Guidelines (2019)

The Department of Planning, Environment and Industry (DPE&I) *Local Character and Place Guidelines (2019)* (the Guidelines) aim to support communities and government to define what's important in a local context and to establish a desired future character that aligns with the strategic direction of the area.

The Guidelines define local character, stating "Character is what makes a neighbourhood distinctive and is the identity of place". Local character includes a person's sense of belonging they feel to a place, how it impacts their mood and their emotional response to that place. The Guidelines state that character should be understood in a holistic way, examining the relationship with people and the social, environmental and economic factors of place.

In considering these Guidelines, the IPC generally found that:

- a key component of the existing local character and sense of place is associated with the real and perceived value the existing golf club offers in terms of providing for both active and passive recreation.
- the Application will result in the sterilisation of the real and perceived passive and recreation currently offered by the site.
- the likely change to the existing character and sense of place that will occur because of the Application is an impact that cannot be easily mitigated or managed and has not been adequately addressed by the Applicant.

LOCAL GOVERNMENT

Penrith City Council – Community Plan (2017)

Penrith's *Community Plan (2017)* outlines the vision for the Penrith LGA for the next 20 years (2017 – 2027) based on extensive community engagement. Key outcomes and strategies of relevance to this proposal are summarised below.

- 2.3. Ensure services, facilities and infrastructure meet the changing needs of our City
- 4.3. Work with our communities to improve wellbeing and infrastructure in their neighbourhoods
- 6.1. Provide opportunities for our community to be healthy and active

Penrith City Council – City Strategy (2013)

Penrith's *City Strategy (2013)* examines the long-term issues facing the local community and provides directions in response to these issues to guide the LGA's future over the next 20 years. Key outcomes of relevance to this proposal include:

- Population growth has resulted in lack of available local jobs. Council aim to diversify its local employment base and create an additional 40,000 jobs from 2009 to 2031, predominately targeted in the CBD and new housing areas.

- Over the next 20 years there will be demand for more open space which is accessible and meets the needs of different age groups.
- Penrith LGA generally has sufficient numbers of neighbourhood centres, community halls and youth centres. However, there is an opportunity to meet future needs by introducing additional facilities, such as youth centres, but funding is currently un-available.
- An aging population will create increased demand for appropriate infrastructure and services, particularly facilities and events that promote recreation, mental wellbeing and connectedness.
- Penrith's 2003 settlement hierarchy defines Wallacia as Rural Centre. Rural Centres generally have limited planned expansion opportunities and focus on protecting the scenic and rural landscape values of the areas. A lack of public transport infrastructure is also a key challenge for these centres.
- Considering the additional proposed supply throughout Western Sydney, the total demand for burial plots will exceed supply by approximately 2070.

Penrith City Council – Draft Rural Lands and Villages Strategy (2019)

Penrith's Draft *Rural Lands and Villages Strategy (2019)* was developed as part of Council's Local Strategic Planning Statement and supports the goals of Penrith's *City Strategy (2013)*. The strategy aims to guide long term planning and plan making for Penrith's rural lands, including the preparation of future planning controls. The strategy is structured around five Rural Planning Outcomes and relevant Place-based frameworks which illustrate how these outcomes will be applied on the ground.

Rural Planning Outcome 5 is to "*provide for the housing and services that support communities' changing needs*". Outcome 5.3 is to "*identify rural lands suitable for infrastructure*". This action identifies that rural areas can also accommodate infrastructure that serve the broader metropolitan area including:

- Waste
- Utilities (e.g. water supply, sewerage, electricity, etc.)
- Corrections (e.g. prisons and detention centres)
- Defence
- Burial (cemeteries and crematoria)
- Emergency response (e.g. Rural Fire Service, Ambulance and State Emergency Service).

The strategy notes that these type of land uses tend to rely on rural areas to accommodate their larger footprint and separation requirements to assist with managing potential issues (e.g. odour). The strategy notes that regular engagement with infrastructure providers will assist with the process of managing existing assets and, where necessary, identifying a suitable location for new uses or facilities.

Wallacia is located in Penrith's Rural South West Precinct and is a recommended focus area for place-based planning efforts. The study identifies the following actions for Wallacia:

- Opportunities for people to interact with the Nepean River's edge will be protected and enhanced. This recognises that Wallacia is one of the few places where this is possible upstream from the Nepean River's confluence with the Warragamba River, and so offering an opportunity for a unique river experience.
- Opportunities to attract visitors will be supported, including through the provision of visitor accommodation and activities, and the adaptive re-use of heritage properties within the township.
- Development surrounding the visual gateways of Wallacia village north, Wallacia village east and Wallacia village south will be managed to maintain a positive impression of the village and assist with wayfinding. New location-specific guidelines for development will be prepared as a basis for assessment.
- Opportunities for housing diversification and, where appropriate, housing growth within the township will be investigated. This should focus on the provision of housing types that are suitable for the area's aging population. It will also support renewal and re-development to balance priorities for protecting the township's rural setting, as well as flood and other environmental management requirements.

CEMETERIES AND CREMATORIA NSW

Cemeteries and Crematoria NSW – Metropolitan Sydney Cemetery Capacity Report 2017

The *Metropolitan Sydney Cemetery Capacity Report 2017* (the report) provides a range of expected scenarios of the capacity and lifespan of Sydney cemeteries, based on available burial spaces, death projections and burial trends.

In general, the report found that:

- There is an imminent need for increased burial spaces. Provided there is no change to cremation and grave occupancy rates, cemetery capacity will be exhausted by 2051 in metropolitan Sydney.
- The purchasing of pre-sale grave plots is expected to exhaust at-need grave plots well before 2051. The unavailability of at-need grave plots is expected to particularly impact lower socio-economic families and communities with cultural and/or religious beliefs which preference burial to cremation.
- The imminent burial shortage is expected to disproportionately impact different communities. Negative impacts are expected to be concentrated in religious communities where burial is preference to cremation, and in the central, north and south Sydney regions where burial spaces are expected to be exhausted before 2036.

Cemeteries and Crematoria NSW – Strategic Plan 2015-20

The *Strategic Plan 2015-20* provides a five year action plan for Cemeteries and Crematoria NSW to help meet the community needs and expectations for internment.

Key findings of relevance to this proposal include:

- Cemeteries are critical community infrastructure which are necessary for the health and wellbeing of the community. However, planning for cemeteries has generally been neglected in the planning process.
- There is a need for additional cemetery space in Greater Sydney, with 2001 estimates predicting burial spaces will be exhausted by 2050. Proposals for new cemeteries should be encouraged to increase additional capacity.
- There is a community expectation that cemeteries (and associated operations) will remain accessible and be maintained for indefinitely as places for remembrance and reflection. The cemetery market will need to respond by providing greater burial availability, affordability and environmentally sustainable internment practices.

CATHOLIC CEMETERIES TRUST

Urbis – Strategic Demographic Assessment (2017)

Urbis was commissioned by the Catholic Metropolitan Cemeteries Trust (CMCT) to undertake an independent Strategic Demographic Assessment (the study) to understand the need for a potential cemetery in Wallacia. The study assessed the existing and projected supply and demand of burial sites within the Catchment Area (Blue Mountains, Liverpool and Penrith LGA) and Metropolitan Sydney to determine the need for additional supply in the future. The study found that:

- The 20 cemeteries in the catchment area have an estimated 25,000 unused burial plots, representing approximately 8.5% of all available burial plots in Metropolitan Sydney.
- Based on the projected number of deaths in Metropolitan Sydney from 2017, approximately 116,000 burial sites are needed for the next 15 years (2017 – 2032). This represents 40% of the current supply and 21% of the current and proposed supply. The current stock of burial plots in Metropolitan Sydney would be fully absorbed in approximately 35 years.
- Based on the projected number of deaths in the catchment area and assuming all residents are buried within the area, 10,370 burial spaces will be required in the catchment area over the next 15 years (2017 – 2032). This represents around 41% of the current supply and 6% of the current and proposed supply. The current stock of burial plots in the catchment area would be fully absorbed in approximately 31 years.

RECREATIONAL TRENDS

Australian Sporting Commission – AusPlay Recreational Preferences (2018)

The following section outlines state recreational trends to understand how people engage in recreation activities and the likely impact on future infrastructure provision. Recreational trends currently aren't available at a suburb level, however these trends provide a broader context as to the likely recreational needs of the Wallacia community.

The ABS 2013 – 2014 Participation in Sport and Physical Recreation catalogue published national data on current recreation trends. This data found that:

- Participation in organised and non-organised sport and physical activity generally decreases with age.
- People aged 15 – 17 have the highest participation rate in sport and physical recreation and involvement in organised sport.
- People over 65 have the lowest participation rates in physical exercise.

The findings from ABS are supported by AusPlay, a government organisation that provides state and national survey data on sport and physical activity participation rates. Ausplay data indicates there is a general trend away from formal sports to informal recreation. This is reflected in the top activities for NSW adults which are summarised below.

Table 4 – Participation by activity, NSW adults January 2018 – December 2018

Adult males	Adult females
<ul style="list-style-type: none"> • Walking (33.4%) 	<ul style="list-style-type: none"> • Walking (54.7%)
<ul style="list-style-type: none"> • Fitness/Gym (32.0%) 	<ul style="list-style-type: none"> • Fitness/Gym (38.7%)
<ul style="list-style-type: none"> • Swimming (16.5%) 	<ul style="list-style-type: none"> • Swimming (19.5%)
<ul style="list-style-type: none"> • Athletics, track and field (16.5%) 	<ul style="list-style-type: none"> • Athletics, track and field (12.9%)
<ul style="list-style-type: none"> • Cycling (12.6%) 	<ul style="list-style-type: none"> • Yoga (9.0%)

Source: Ausplay

Golf Australia – Golf Club Participation Report of Australia (2018)

The Golf Club Participation Report outlines the participation rates of golf across Australia and the current trends impacting further involvement. This report found that:

- Club membership has been declining at an average rate of 0.8% over the past five years and membership rates are down 1.6% from 2017.
- Golf participation rates have also been declining. The total number of golf participants (over 15 years) has decreased 6.0% from 2017.
- Fun/enjoyment and social reasons were the key motivations for golf participation.
- Poor health/injury and time were the key barriers to participation.

Golf Australia provides a series of recommendations based on participation and market trends to help improve the sustainability of the sport. Key recommendations of relevance to this study include:

- Make the game more fun and enjoyable by utilising multiple tee options and shorter courses
- Keep your members – investing in the new members and low users is a great way to reduce your membership attrition.
- Become a leader in environmental sustainability on the course and in the clubhouse.

LITERATURE REVIEW

Article	Key findings
<p>Planning, provision and perpetuity of deathscapes—Past and future trends and the impact for city planners</p> <p>P.J. Davies*, G. Bennett</p> <p>2016</p>	<ul style="list-style-type: none"> • Cemeteries are an essential piece of social infrastructure. Cemeteries are more than a place to bury the dead, they provide a public service, contribute to open space and provide a place for sorrow. • An emerging shortage of burial space has created a demand for intensification of use such a renewable tenure and cremations. • The relative permanency of cemeteries due to the high community value and sensitivity within an otherwise fluid urban landscape can create long-term impacts. • Cemeteries may become abandoned when they reach capacity and visitation decreases. Once full, the ability for cemeteries to generate revenue is limited and incremental neglect may occur.
<p>Urban cemetery planning and the conflicting role of local and regional interests</p> <p>G.Bennett, P.J. Davies*</p> <p>2015</p>	<ul style="list-style-type: none"> • Contemporary social and political views generally oppose the reuse of cemeteries. This results in cemeteries generally becoming permanent fixtures in a local area. • Sydney’s aging population, combined with increasing life expectancy and cultural diversity, creates a need for additional burial space that responds to this demand. • Planning for cemeteries is overshadowed by retirement living and aged care planning and development. • Cemeteries often represent a new land use in an otherwise homogenous urban or peri-urban landscape. This can cause tension between the interests of the local community and the longer-term needs of broader society. • Changes to the <i>Cemeteries and Crematoria Act</i> enable renewable interment rights. Remains may now be left undisturbed for an initial period of 25 years to a maximum of 99 years. If a renewable

Article	Key findings
	<p>interment right is not renewed, the grave may be re-used subject to a range of conditions.</p> <ul style="list-style-type: none"> • Cemeteries can be compatible with a rural landscape and they are relatively benign rural land use in terms of physical nuisance and amenity, compared to other odorous or noisy land uses on rural land. Cemeteries may also protect rural land from urban encroachment. • There are historic environmental and public health concerns, relating to inadequate drainage, odour and poor siting of cemeteries.
<p>Beyond burial: researching and managing cemeteries as urban green spaces, with examples from Canada</p> <p>Jessica M. Quinton and Peter N. Duinker</p> <p>2018</p>	<ul style="list-style-type: none"> • The ageing of the baby boomer generation will mean an increase in the elderly population and increase in demand for cemetery space. • Proposals for new cemeteries often encounter community opposition. This is typically due to an aversion towards death and the idea of living next to a burial site, which is a visual reminder of death. • Communities may object to changes to the visual landscape, increased traffic or noise. • Cemetery designs that accommodate multiple uses and conservation space might help bring burial space back into community life and contribute to green infrastructure. • Cemeteries often possess local and historical cultural significance worth preserving, but maintenance of the grounds can be very expensive. • Through careful planning, cemeteries can serve the living and help meet demand for open space, environmental preservation and economic development. In areas where recreation space is limited, cemeteries can provide for low impact activities like walking, running and cycling. • Accurate predictions of mortality in an area, and the associated capacity for burial space, can be challenging.

