



DIRECTOR SHIRE SERVICES REPORT

14th March 2006

DSS15	YARRAVEL CEMETERY
FILE: 859	MLB {Folio No. * }

SUMMARY:

Reporting on the progress of the Yarravel Cemetery.



In September 2005 Council approved the development of a cemetery at Crotty's Lane, Yarravel.

The consent issued for the development had a number of conditions which impacted on both the external environment of the Yarravel area and the internal cemetery site establishment.

In accordance with the Development Consent, approval will only be sought for the construction of stage 1 of the cemetery.

Management Plans / Community Consultation

As a result of significant community interest in the cemetery the Development Consent included a number of plans of management and consultative arrangements to be undertaken. These plans include: -

Overall Site Plan of Management

This included the preparation of an overall Site Plan of Management covering both the 7(B) and 1(D) zoned land. This Plan of Management is to be prepared by an independent facilitator in consultation with a community committee comprising of a least one representative from: -

- Kempsey Shire Council,
- Senior staff member of Kempsey Shire Council,
- An adjoining land owner or resident within the Crotty's Lane locality,
- A member of the wider Kempsey community,
- Environmental Scientist or Ecologist, and

- A Bushfire Management Specialist.

Traffic Management Plan

The preparation of a Traffic Management Plan will need to be established for all major funeral events. This plan of management will need to take into consideration local school bus operations as well.

Detailed Landscaping Plan

The preparation of a detailed Landscaping Plan incorporating landscaping and / or re-vegetation of the site in accordance with the Ecological studies. This has already been completed.

Stormwater Management Plan

A Management Plan on both soil, water and storm water management on the site is required.

External Works – Crotty's Lane

The Development Consent also included a number of conditions that need to be undertaken external to the cemetery site.

This included the upgrading of Crotty's Lane from Armidale Road to the Cemetery site entrance. This consent included both the construction of the works and the making of financial contributions to the Section 94 Plans for the area.

Internal Works – Cemetery Site construction

The internal works for the site include the clearing of vegetation, re-vegetation works as described in the various plans of management, provision of water and power, construction of the internal road system and the provision of the cemetery infrastructure (plots, toilets, landscaping) for stage one (1).

Stage one (1) will consist of 325 grave sites giving a life span of approximately 9 years based on current interment rates.

Preliminary Costing

A Preliminary costing of the works has been undertaken based on the conditions of consent issued with the Development Approval.

As the consent requires various Plans of Management to be undertaken over the site, these plans may raise issues that were not seen at the time of the development consent. The additional issues may impact on the overall cost of the project for which they are unknown at this stage.

The preliminary costs are as follows: -

External works to the Cemetery Site

Upgrade Crottys Lane	\$303,240
Cemetery Management Plan	\$30,000
Contributions to Roadworks	\$38,154
Stormwater Management Plan	\$7,500
Sub-total	\$378,894

Internal works to the Cemetery Site

Traffic Management Plan	\$7,000
Tree clearing and re-vegetation	\$10,617
Entrance road construction	\$171,853
Provision of water	\$54,618
Provision of power	\$31,000
Cemetery Infrastructure (plots, toilets, landscaping)	\$124,245
Sub-total	\$399,333
Design Services (2%)	\$15,565
Miscellaneous/contingency (20%)	\$162,846
TOTAL	\$956,638

Historical Costings and past impacts

At the Council meeting of the 8th June 1999 the original budget for the proposed Cemetery was \$555,500.

To date \$272,522.42 has been spent on the acquisition and development application for the Yarravel Cemetery.

Council has insisted that the DA be prepared "out of house" by independent consultants (GeoLINK) and that the DA also be assessed by independent consultants "All About Planning". Council has left nothing uninvestigated to ensure that the DA is sound and the concerns of the objectors addressed. The total area available for the siting of the graves is not as large as intended because of the fauna protection areas and landscape screening to placate the concerns of the adjoining owners.

The project has \$311,580 left in the budget and will require \$645,058 allocated in the 2006 / 2007 financial year budget to meet these costs.

REPORT IMPLICATIONS:

▪ Environmental

The Cemetery development application has addressed a number of environmental concerns. The preparation of the Site Management Plan will further identify any environmental issues

- *Social*

Cemeteries represent a social area where people come to pay respects to the deceased.

- *Economic (Financial)*

The financial impacts are outlined in the body of the report. This development will require the allocation of \$645,058 in the 2006 / 2007 Financial year budget.

- *Policy or Statutory*

Work will be required to be completed in accordance with the Development consent.

- *Acting Director's Review*

This project needs to be progressed due to limited life span of the East Kempsey Cemetery.

RECOMMENDATION:

That \$645,058 be placed in the 2006 / 2007 budget for the construction of the Yarravel Cemetery.

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G R Whelan
Acting DIRECTOR SHIRE SERVICES