

DOUGLAS PARK MEMORIAL PARK

430-490 Douglas Park Memorial Park

ARCHITECTURAL DESIGN REPORT



Consultant Declaration Form

CONSULTANT DECLARATION

PROJECT DETAILS	
PROJECT NAME	Douglas Park Memorial Park
Application number	SSD- 68287712
Address of subject land	430-490 Douglas Park Drive, Douglas Park
Lot / DP	Lot 2 in DP 250359.
APPLICANT DETAILS	
Applicant name	Benima Pty Ltd
Applicant address	Lot 2 Douglas Park Drive , Douglas park
REPORT DETAILS	
Name of report this declaration relates	Architectural Design Report Rev 2
Report reference no.	180911
Report date	24.07.2025
Company name (inc. ABN / ACN)	Design Cubicle Pty Ltd (ABN 47 116 316 333)
Author name	Farah Georges
Author qualifications	Design Practitioner
Author address	44 Sorrell Street, North Parramatta
DECLARATION BY CONSULTANT	
Name	Farah Georges
Registration no.	DEP0002168
Organisation registered with	BUILDING COMMISSION NSW
Declaration	The undersigned declares that Architectural Design Report: • has been prepared in accordance with the relevant policy, guidelines, or relevant legislative requirements; • contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the Architectural Design Report relates; • does not contain information that is false or misleading; • identifies and addresses the relevant Planning Secretary’s environmental assessment requirements (SEARs) for the project; • identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments to which the Architectural Design Report relates; • contains a consolidated summary of the proposed or necessary mitigation measures
Signature	
Date	

Executive summary

This Architectural Report has been prepared by Design Cubicle Pty Ltd to support a comprehensive State Significant Development Application (SSDA). The application seeks planning approval for both the overarching concept master plan, the initial Stage 1 detailed design and construction works of a proposed memorial park located in Douglas Park, within the Wollondilly Local Government Area.

The report outlines the design intent, contextual analysis, planning framework alignment, and the architectural response to the site's environmental and cultural characteristics. It serves as a key supporting document in demonstrating the project's vision, feasibility, and compliance with relevant planning and design guidelines.

Introduction

This Douglas Park, Memorial Park report has been prepared by Design Cubicle Pty Ltd on behalf of Benima Pty Ltd for a combined Concept Plan approval and Stage 1 detailed works for a new multi-denominational cemetery at 430-490 Douglas Park Drive, Douglas Park (Douglas Park Memorial Park - Concept Plan and Stage 1).

The site is located at 430-490 Douglas Park Drive, Douglas Park within the Wollondilly Local Government Area (LGA). The site is irregular in shape with a total size of 16,7940m2. It is legally described as Lot 2 in DP 250359. The site is mostly vacant with scattered vegetation and a single, residential dwelling with driveway accessible from Douglas Park Drive. The site comprises two street frontages, to the east is Mitchell Place and to the west is Douglas Park Drive.

This report accompanies a State Significant Development Application that seeks approval for a combined Concept Plan approval and Stage 1 detailed works for a new multi-denominational cemetery.

Concept approval is sought for the use and operation of the site as a cemetery with a maximum, staged capacity of up to 37,107 burial plots including a crematorium, chapel, administration building, vaults, remembrance sanctuaries, general site layout and all associated groundworks, roads, parking, pathways, landscaping and ancillary buildings. Refer to Figure #.

The Stage 1 works comprise the following (refer to Figure #):

- All preparatory site works including vegetation protection, enhancement and removal, demolition of existing structures, bulk excavation for burial zones, general ground works and utility service augmentation;
- Vehicular access / egress from Douglas Park Drive with separate vehicular egress only to Mitchell Place;
- Construction of internal roads, pathways and parking areas for approximately 117 car parking spaces inclusive of 1 hearse car parking space;
- Perimeter memorial pedestrian pathway with remembrance sanctuaries;
- Burial zones with a maximum capacity of 15,447 comprising shallow, single and triple layered burial plots;
- Construction of single storey chapel, single storey administration building and single storey storage shed and garage;
- Site landscaping, fencing, lighting and entry signage; and
- The cemetery operating hours, including public access, will be between the hours of 6:00am and 6:00pm, 7 days a week. The opening hours of the Chapel and Administration Building (including café) will be between 8:00am and 5:00pm, 7 days a week.

The burial zone preparation works within Stage 1 will be carried out sequentially within each burial zone and will be based on the demand for burial plots.

For a detailed project description refer to the Environmental Impact Statement prepared by Ethos Urban.



Figure # - Concept Site Plan
Source : Arcadia Landscape Architecture



Figure # - Extent of Stage 1 Works
Source: Arcadia Landscape Architecture

SEARS SSDA COMMENTS

SECTION – Concept Proposal	SEAR SSDA	ARCHITECTURAL RESPONSE
3. SITE SELECTION AND CONTEXT	Provide a holistic justification to support the selection of the site for the development, having regard to the relationship with existing and future surrounding land uses.	The cemetery proposal aims to redevelop the rural property into an amenity that will service the community needs. The architecture is connected to the ground, the landscape, and the earth. A detailed site analysis has been conducted outlining the reasons of site selection, surrounding context and existing and future land uses. <i>Reference: Section 1 Page 14</i>
4. DESIGN QUALITY	• Demonstrate how the development will achieve: - o design excellence in accordance with any applicable EPI provisions. - o good design in accordance with the seven objectives for good design in <i>Better Placed</i>. • Demonstrate that the development: - o where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or - o in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams.	The Cemetery proposal responds directly to the design excellence requirements set out in relevant planning instruments by incorporating high level of design resolution across all aspects of the project. The design philosophy is informed by “Angel of Peace” while the land contours / Mother Earth ridges & undulating and meandering ‘Burials’ inform building platform layouts. <i>Reference : Section 2 Page 22</i>
5. BUILT FORM AND URBAN DESIGN	• Explain and illustrate the proposed design of the development, including a detailed site and context analysis to justify the proposed site planning and design approach. • Assess how the development complies with the relevant accessibility requirements. • Demonstrate that Aboriginal culture and heritage is considered and incorporated holistically in the design proposal consistent with the Connecting with Country Framework.	A detailed site analysis has been conducted which studies the context. This provides the justification for the site planning and design approach. Refer to Access consultant report for further details. <i>Reference: Section 2 Page 22</i>

SEARS SSDA COMMENTS

SECTION – Concept Proposal	SEAR SSDA	ARCHITECTURAL RESPONSE
6. ENVIRONMENTAL AMENITIES	• Assess amenity impacts on the surrounding locality, including lighting impacts, visual privacy, visual amenity, view loss and view sharing (if applicable) and overshadowing for the proposed concept development. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	Detailed Site Analysis has been conducted to outline the locality and surrounding context. Architectural Plans and shadow analysis diagrams demonstrate the impacts of the proposed Cemetery. <i>Reference : Section 2 Page 22, Architectural Drawing DA:800, DA:801, DA:802</i>
7. VISUAL IMPACT	• Provide a visual analysis of the concept building envelopes from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. • Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the concept development on the existing catchment.	Building photomontages shows the building perspectives from all the directions. The potential views have been identified and indicated on the architectural plans. <i>Reference: Section 3 Pages 32, 34, 43, 45, 53</i>

SEARS SSDA COMMENTS

SECTION – Stage 1	SEAR SSDA	ARCHITECTURAL RESPONSE
3. DESIGN QUALITY	• Demonstrate how the development will achieve: - o design excellence in accordance with any applicable EPI provisions. - o good design in accordance with the seven objectives for good design in <i>Better Placed</i>. • Demonstrate that the development: - o where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or - o in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the <i>NSW SDRP: Guidelines for Project Teams</i>. • Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgment.	The EPI provisions have been extensively followed in providing for a Design excellence strategy. Concepts such as locally sourced materials, maximum use of natural light and ventilation and nestling the design with nature aids in achieving the EPI provisions. <i>Reference: Section 2 Page 22 and Section 3 Pages 27, 28, 38, 39, 48, 49</i>
4. BUILT FORM AND URBAN DESIGN	• Explain and illustrate the proposed design of the development, including a detailed site and context analysis to justify the proposed site planning and design approach. • If buildings are proposed, demonstrate how: - o the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. - o the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services. • Assess how the development complies with the relevant accessibility requirements. • Demonstrate that Aboriginal culture and heritage is considered and incorporated holistically in the design proposal consistent with the Connecting with Country Framework.	A detailed site analysis has been conducted which studies the context. This provides the justification for the site planning and design approach. The building built form, the height and the scale has been informed by “Angel of Peace”, land contours and ascension. <i>Reference: Section 1 Pages 9 & 10 and Section 2 Page 22</i>
5. ENVIRONMENTAL AMENITIES	• Assess amenity impacts on the surrounding locality, including lighting impacts, visual privacy, visual amenity, view loss and view sharing and overshadowing. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	Shadow Diagrams have been prepared to illustrate any overshadowing . Views from Chapel and Administration Building have been explored and shown. <i>Reference : Section 3 Pages 32 and 43,</i> <i>Architectural Drawings DA:800, DA:801, DA:802</i>
6. VISUAL IMPACT	• Provide a visual analysis of the Stage 1 development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. • Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.	Building photomontages shows the building perspectives from all the directions. The potential views have been identified and indicated on the architectural plans. <i>Reference: Section 3 Pages 32, 34, 43, 45, 53</i>

Index

Consultant Declaration	2
Executive Summary/Introduction	3
SEARS Comments	4

01

BRIEF	9
Philosophy and Inspiration	10
Architecture Scope	12
Site Location	15
Site Analysis – Climate - Solar & Wind	16
Better Placed – Seven Design Objectives	17

02

BUILDING RELATIONSHIPS AND SITING	18
Site Masterplan	19
Key Design Principle	
- Siting Orientation, Circulation & Axis	20
- Site Vehicles Movement Plan	21
- Site Pedestrian Movement Plan	22
- Sustainability in Design	24
- Section & Views	25

03

STAGE 1 WORKS	26
CHAPEL	
- Symbolism & Process	27
Key design principle -	
- Siting Orientation, Circulation & Axis	28
- Natural light, natural ventilation & Views	29
- Materiality	30
Mood Board -	
- Internal	31
- External	32
Building Architecture -	
- General Arrangement Plan	33
- Views from the Chapel	34
- Roof Plan	35
- Façade	36
- Internal Sections	37
ADMINISTRATION BUILDING	
Key design principles -	
- Nestled in Nature	38
- Siting Orientation, Circulation & Axis	39
- Natural light, natural ventilation & Views	40
- Materiality	41
Precedents	42

Mood Boards	
- Internal	43
- External	44
Building Architecture	
- General Arrangement Plan	45
- Roof Plan	46
- Façade	47
- Internal Sections	48
STORAGE SHED / GARAGE	
Key Design Principles	
- Nestled in nature	49
- Siting Orientation, circulation & Axis	50
- Materiality & Precedents	51
Mood Board – Internal & External	52
Building Architecture	
- General Arrangement Plan & Roof Plan	53
- Façade	54
- Internal Sections	55

04

FUTURE WORKS	56
CREMATORIUM	
- Concept Floor Plan & brief	57
- Concept 3D massing	58
CRYPTS	
- Concept Floor Plan & brief	59
- Concept 3D massing	60

05

SDRP 2 RESPONSES SUMMARY	61
State Design Review Panel 2 Responses	62
SDRP 2 Responses – Comprehensive Responses References	66

01. BRIEF

Brief

Philosophy & Inspiration

The Cemetery Proposal aims to renew the Rural property into an amenity that will service Community needs. Elegant built form is thoughtfully integrated into the landscape to minimize both visual & environmental impact.

Qualities that enhance the human experience and enhance the character. Opportunity for enhanced individual reflection. Architecture is inspired by the quality of the natural landscape and the meaning of remembrance. Founded on shapes and form, ground and sky as they frame our lives and our passing.

A form and materials that is based on eternal themes common to all faiths.

The architecture is connected to the ground, the landscape, the earth. A concept which respects the land , its landforms, ecology & values.

Connecting the spiritual journey in parallel with the physical journey of natural life and the spiritual after-life through natural and spiritual forms being expressed through contours and parabolic curves.

Artful in the process of vertical and horizontal forms. The vision of ascension and enlightenment within the native and natural environment.

Built Forms such as Curves & settings expressions a direct symbolic experience lift towards the sky and open to natural light for the gathering spaces aspiring and function in the form and meaning to create a memorial harmony that is a unique moving experience.

These element of essential character are also in the built form of the recreational landscape, open and buildings create an overall landscape and architectural harmony, interest and appeal.



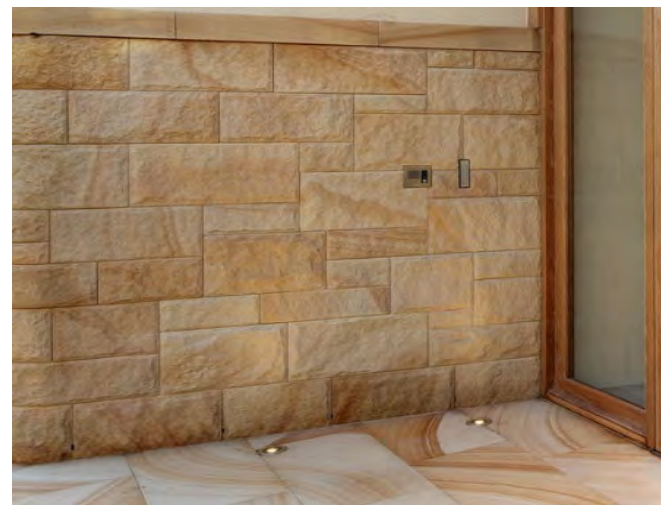
Built-forms thoughtfully integrated into the landscape and natural environment



Architecture forms inspired by the quality of the natural landscape & parabolic curves



A concept which respects the land and its landforms and natural contours



Materials based on native and natural environment symbolising architecture connected to the ground, the landscape and the earth



Connecting the spiritual journey with the physical journey of natural life and after-life



Built forms a direct symbolic experience of lift up to sky and open to natural light

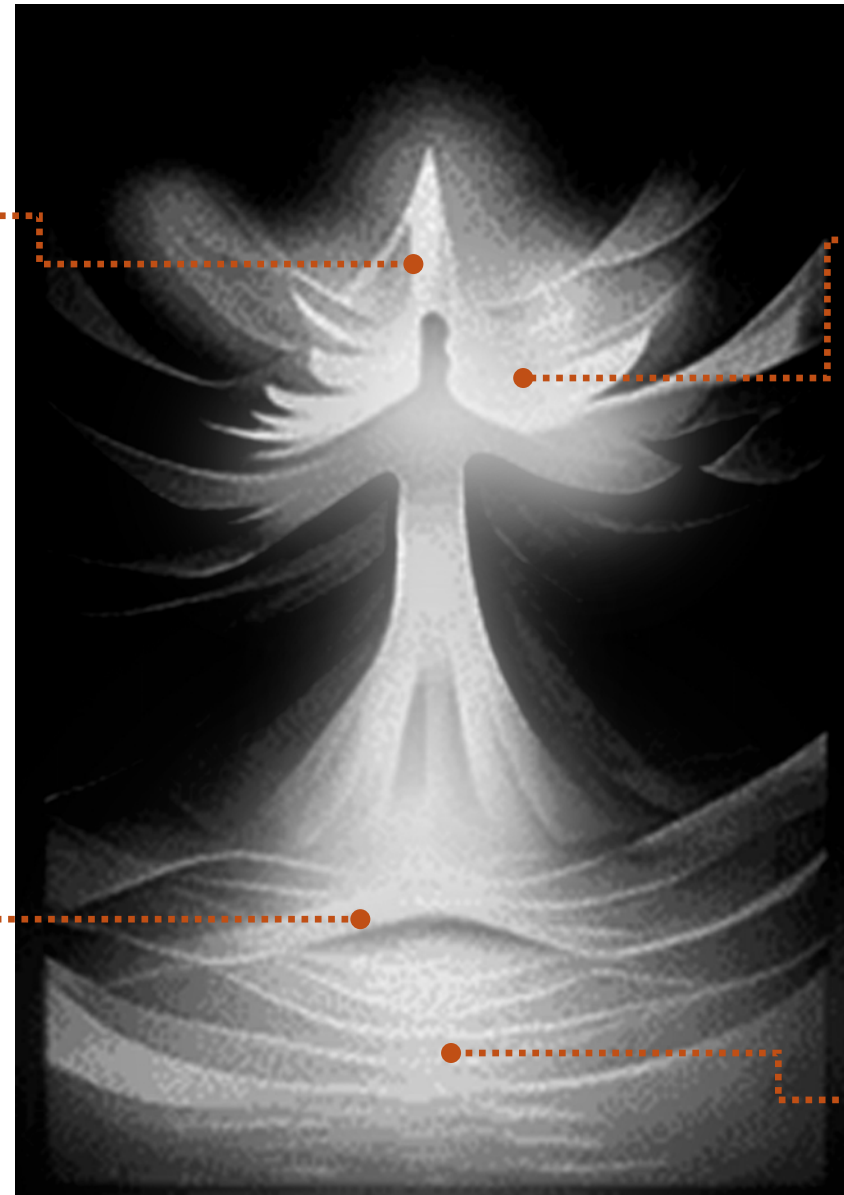
Brief

Philosophy & Inspiration

Ascension to the universe
symbolising spiritual pathway to
Sunlight & Enlightenment Inform
Built Forms

Land Contours / Mother Earth
ridges & Valleys Undulating &
Meandering 'Burials' inform
building platform layouts

ASCENSION



ENLIGHTENMENT

Sky Contour to Sunlight –
Symbolic passing through the
sky ascending to the Universe
maximise light penetration into
buildings

Spiritual Angel symbolising
Spiritual Peace, Protection &
Guidance inform rising roof
shapes over Chapel

Brief

Architecture Scope

The aim is to minimise the impact on existing environment. Incorporate inviting design elements. Spaces that flow together. Visible form and function. Ceremonial function that is understood. Reflect beliefs and traditions. A respectful space and scenic route, open to all. Parabolic curves of nature and the spiritual realm.

Cemeteries involve more than traditional structures & headstones; it is a place to connect & should provide a positive impact on the environment & the locality. Hence, an aesthetically pleasing cemetery increases both acceptance and viability.

The geographical location & topography of the site makes an ideal location for the proposal for reasons including: the site is gently undulating & meandering allowing for a re-development that has minimal impact to the environment & will result in a development that is fit for purpose. The site is bounded by public roads & in essence, "an island site". Therefore, separating the proposed use from surrounding site uses, which in turn offers zero impact to neighbours.

The site's geographical setting & the proposed cemetery landscape will maintain the rural & indigenous setting of the locality. As well as connecting with aboriginal significance and values.

There are different values to be represented within the proposal, including: The community, the multi denomination beliefs. Connecting with country, Aboriginal Heritage. Religious beliefs & representation or symbolic applications.

The Environment design & Layout that minimize impact.

Infrastructure & utilities services to cater for the long term

Indigenous heritage and value represented throughout the site. The future ongoing uses & catering for a growing community.



Brief

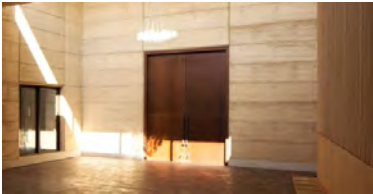
Architecture Scope

CHAPEL (STAGE 1)

Constructing places of worship that religious buildings possess similar characteristics: monolithic material, natural elements & a plan that compliments an individual’s circulation through the space & response to our site. The main building facing east towards the rising sun placed at the higher point of the site.



External Finishes blending into site Contour



Stone Finishes to internal Walls



Dominant Timber Entry Doors

ADMINISTRATION BUILDING/CAFÉ FLOWER SHOP (STAGE 1)

Contains facilities consisting of Operational amenities, multi-Purpose rooms, multiple roles, from selling grave sites & burial spaces, to coordinating cemetery maintenance & operations, placed near main entry as well as offering everyday visitors a café & flower shop.



Low-scale Building Nestled into Landscaping



Fully openable Café Doors



Earthy tones Colours
Bushey Cemetery by Waugh Thistleton Architects

STORAGE SHED/GARAGE (STAGE 1)

Grounds maintenance, waste area & machinery is to be placed in an area on the site so that it is "tucked away" & has easy access to the surrounding site, so that activity will not interfere with the functions of the Cemetery whilst providing the daily service.



Low-scale Building Nestled into Landscaping
Loenen Pavilion by KAAAN



Modern and easily maintained facilities



Visual Barrier with Landscaping
Human Crematorium

CREMATORIUM BUILDING (CONCEPT)

Design of crematoriums & cemeteries requires adequate visual barriers to shield the proceedings from prying spectators & vice-versa. Inward-looking spaces, buffered from the surrounding neighborhood landscape can facilitate a serene and respectful space and provide for visual barrier using landscape foliage.



Industrial Type Façade recycled sandstone
cladding by Robinson Architects



Timber finishes compatible with
landscape setting



Timber finishes compatible with landscape setting
blending in with natural surroundings

FAMILY CRYPTS (CONCEPT)

Family Crypts are designated burial spaces for family members combining functionality with deep sense of reverence. Situated deep into the Landscaping and nature, provides a serene ambience to personalise the space as a Family Memorial.



Modern Family Crypts
Source: obitofarch.blogspot.com



Modern Family Crypts
Source: obitofarch.blogspot.com



Modern Family Crypts
Source: obitofarch.blogspot.com

Brief

Architecture Scope

Nestle the **Admin, Crematorium and storage shed / garage buildings** within the existing & proposed landscape setting so that low/horizontal/rectilinear elements are incorporated. Therefore, giving dominance to the landscape setting and the Chapel Building.

Thoughtful movement layouts and arrangements. To maximise views to & from buildings. Maximise natural light into the buildings and maximise views from the buildings towards the landscape settings. The selection materials is to be recycled, durable & easily maintained and sustainable.

Use of earthy tones in colour selection to be compatible with the proposed landscape setting. Selection of vegetation for climate control, evergreen & deciduous tree planting around buildings.

Interphase buildings with the landscape and memorial gardens Use of earthy tones in colour selection to be compatible with the proposed landscape setting.

Focal points for Café – High ceiling Spaces – Penetration of light through grazed walls – Openness and light.

Day light Penetration – Use of louvred glass for natural air cross flow and natural ventilation

Timber horizontal lines to show Rectilinear built form – low-scale built massing.

Interface/Nestle buildings in Landscaping in Connection to Memorial Gardens

Day light penetrations, air cross flow for natural ventilation with glazed panels. Earthy Tones to metal roof linings and wall finishes.

Natural exposed finishes such a granite, terracotta or concrete put together in a neutral palette imply a warm atmosphere as opposed to loud & opulent alternatives (bright paints, marble, tiles, etc

The site will employ sustainable architecture and systems, including solar PV and battery storage for energy self-sufficiency, an energy-efficient design, and a renewable energy contract to minimize its carbon footprint. The site will employ sustainable architecture and systems, including solar PV and battery storage for energy self- sufficient and energy efficient design to minimise the sites carbon footprint

Water efficiency will be achieved through low-flow fixtures, drought-tolerant landscaping, and rainwater harvesting.

Daylight access and natural ventilation will be prioritized to reduce artificial lighting and cooling needs, while smart metering will enable real-time energy management. The use of low off-gassing materials, such as low-VOC paints and formaldehyde-free composite timbers, will ensure a healthy indoor environment.

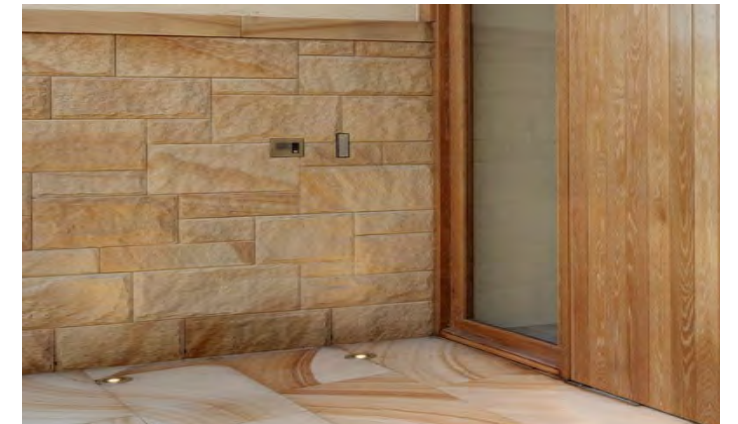
Embodied carbon will be minimized through sustainable material selection and circular economy principles, and construction waste will be minimized through efficient design, standardization, and a target of 90% diversion from landfill. The overall design will prioritize occupant health and wellbeing, offering high indoor environmental quality and user amenity throughout.

Changing climate addressed through a fossil-free in operation development through on-site energy generation and renewable energy contracts along with sitewide water efficient considerations through low water use fixtures, drought tolerant planting and rainwater capture/reuse.

As a minimum, 20% each buildings annual energy consumption to be off-set through onsite solar power generation. With the intent to further maximise solar PV extent on available roof space.



Maximise views from Buildings – Highlight Glazing



Use of Earthy tones in colours and materials selection – Compatible with site Landscape and rural setting



Natural Light Penetrations from Roof and high-level glazing



Earthy tones to metal roof lining for natural light penetration



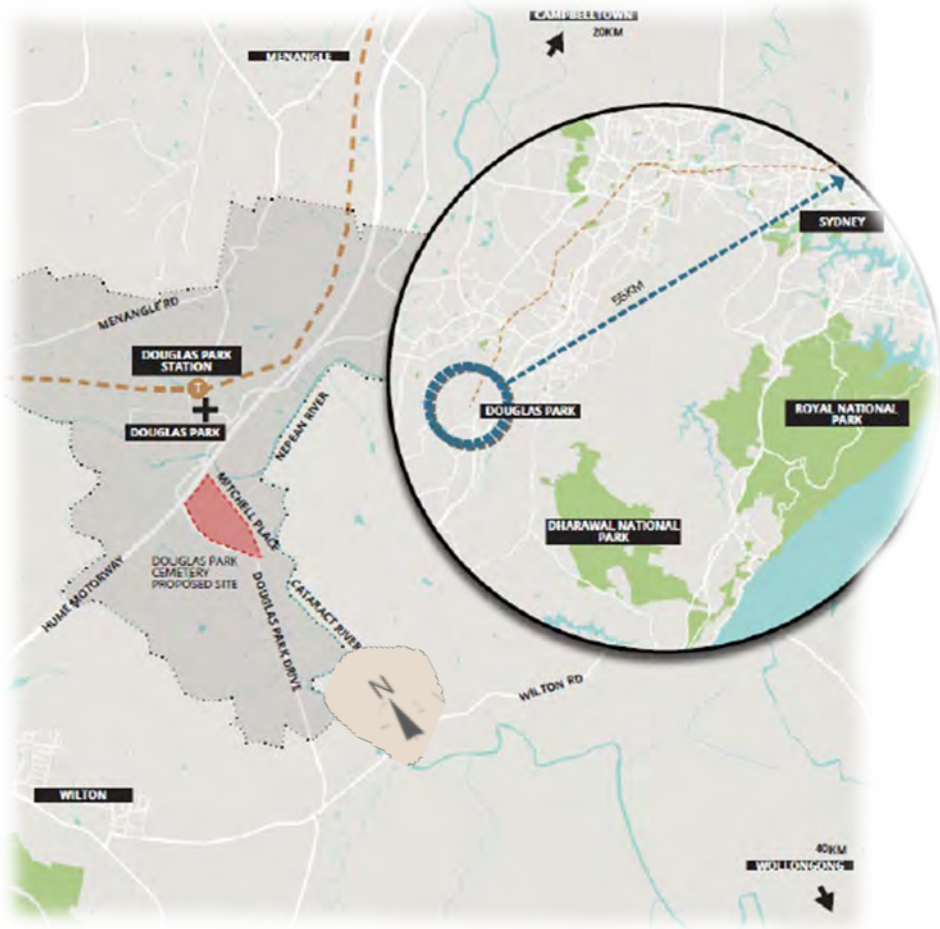
Nestle Building with Landscape & Nature – Low scale form
Loenen Pavilion by KAAAN



Use of Awning Glass Windows for Cross Air Flow

Site Location

Douglas Park is a centre catering for convenience needs of the surrounding residential developments. It includes a primary school and a railway station. There is potential for residential development on large existing residential allotments and land zoned Medium Density Residential adjacent to the rail line. There are vacant premises on commercial zoned land in the centre, and potential for intensification of commercial land. The railway station, the community hall and sports facilities and access to the Nepean River with its high biodiversity and scenic values will be the points of difference which can potentially sustain activity and growth in Douglas Park as the region grows.



Surrounding Registered Aboriginal Sites

An extensive AHIMS search was undertaken on 14 May 2024 by Travers Bushfire & Ecology. There are no recorded sites within 1150 m of the study area. This is *Dharawal* Country. *Dharawal* people are the Traditional Owners of this Country - sharing boundaries with the *Darug* and *Gandangarra* peoples. Important places include Mount Annan to the north and Appin to the east. The landscape at Douglas Park is significant because it is surrounded by hills and ridges with what would have been clear views for wayfinding, hunting or spotting dangers. To the north and east of the site is the Nepean River. Native plants include paperbarks, iron barks, grey gums, kangaroo grass and acacias.

- SITE BOUNDARY
- DOUGLAS PARK LGA
- SOUTH HIGHLANDS TRAIN LINE
- TRAIN STATION
- NEAREST CITY/TOWN CENTRE
- OPEN SPACE/NATIONAL PARKS

Site Analysis

- Climate – Solar and Wind

SUMMER SOLSTICE

WINTER SOLSTICE

HOT SUMMER SUN

WARM SUMMER SUN

PREVAILING WINDS



Scale : NTS

Better Placed

Seven Design Objectives

Better Fit	Better Performance	Better for Community	Better for People	Better working	Better Value	Better look and feel
contextual, local and of its place Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting. Response :- The cemetery proposal is inspired by its natural setting, integrating the buildings seamlessly into the landscape. This creates a strong sense of belonging and imparts a distinctive character, reflected in both the design and the materials used. Reference Page No. 19,26,29,35,38,36,49,50,51	sustainable, adaptable and durable Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design. Response :- The cemetery proposal embraces sustainability through the integration of ESD principles, utilizing excavated sandstone as a natural building material. Thoughtfully designed for passive ventilation and shading, the built form maximizes energy efficiency while minimizing environmental impact. Reference Page No. 23,34,36,45,47,50	inclusive, connected and diverse The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities. Response :- The cemetery proposal aims to engage diverse community groups by accommodating the customs, religions, and beliefs of individuals, allowing for inclusive and respectful use of the space.	safe, comfortable and liveable The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people. Response :- The proposal thoughtfully addresses the need for inclusive public spaces by incorporating accessible pathways and designated parking areas. Special consideration is given to visitors with physical disabilities, ensuring they can comfortably and respectfully visit their loved ones. Reference Page No. 18,19,21 & 22	functional, efficient and fit for purpose Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised. Response :- The buildings within the cemetery are thoughtfully designed and strategically positioned to maximize functionality and efficiency. For instance, the chapel is envisioned as a versatile space, accommodating multiple gatherings both indoors and outdoors. Similarly, the administration block is planned to serve various purposes, including consultation rooms and a cafeteria. Together, these elements ensure the optimal use of space while enhancing the overall visitor experience. Reference Page No. 28,29,32,33,44,45	creating and adding value Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry Response :- Douglas Park Cemetery is well-designed and creates lasting value by offering a peaceful, respectful space for remembrance while serving the community as a green, reflective environment. It enhances quality of life, preserves cultural heritage, and minimizes long-term maintenance costs—delivering both social and economic return. Reference Page No. 18,19,24	engaging, inviting and attractive The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement. Response :- The built environment of the cemetery is thoughtfully designed to highlight the architectural elements, encouraging visitor engagement and creating a welcoming atmosphere through its orientation and layout. The use of natural, aesthetically pleasing materials both inside and outside the buildings further enhances the serene and harmonious character of the space. Reference Page No. 29,38,46,53

02.BUILDING RELATIONSHIPS & SITING



Building Relationships and Siting

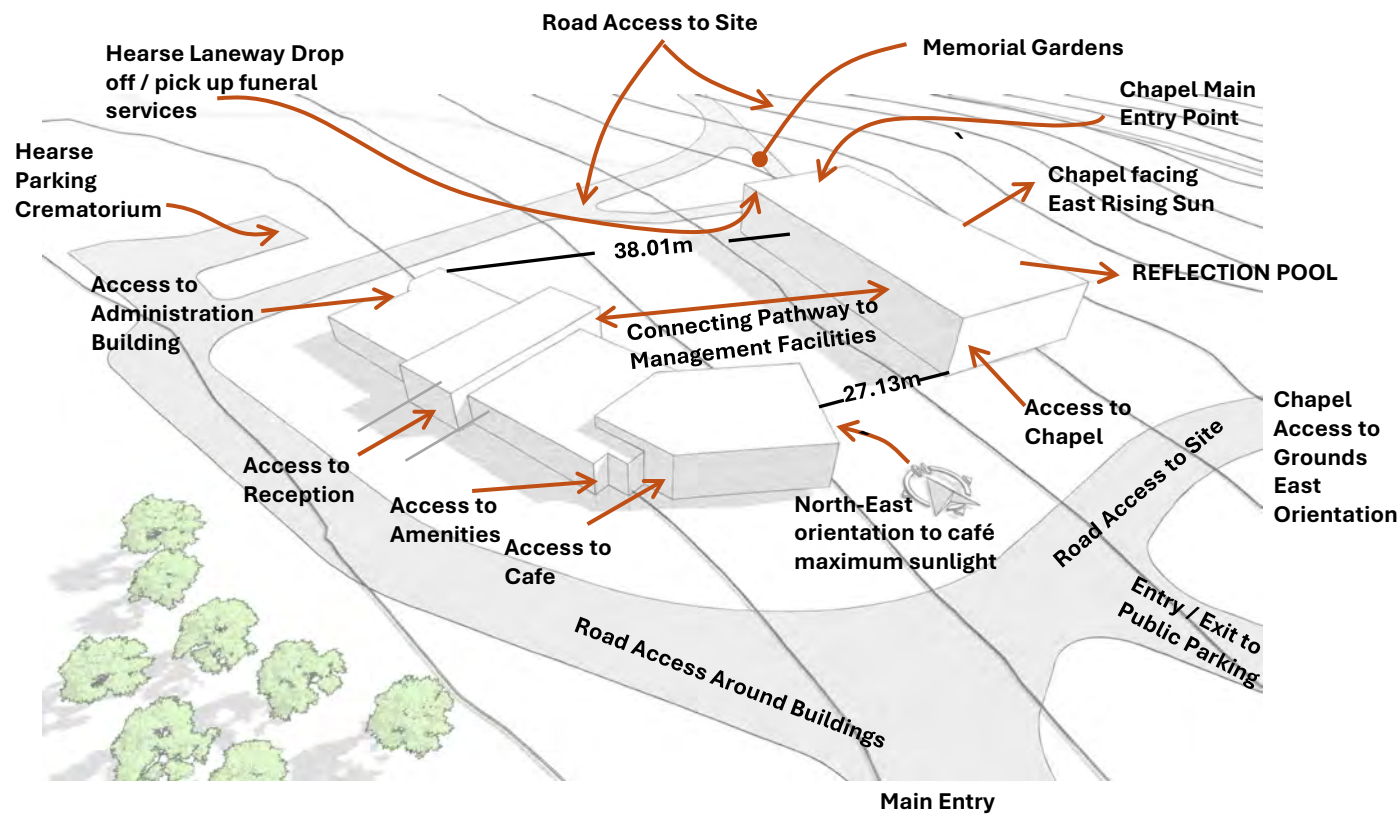
Site Masterplan



Site Masterplan

Building Relationships and Siting

Key Design Principle 1: Siting – Orientation, Circulation & Axis



Building oriented along contour lines. Orientation of the building is in such a way to receive maximum Eastern and North-Eastern light. Buildings arrangement and setting impose hierarchy of Chapel from the Reflection pool and Memorial gardens.

Chapel positioning with respect to other buildings represents utmost importance in terms of Architecture and hierarchy.

Administration Building has been proposed with darker colours and shades to make the building submissive and nestle into nature. Gate positioned to allow public visitors as well as memorial events and Café can be used separately to other building uses



Pedestrian and Vehicular circulation around Chapel and Administration building



Low scale rectilinear building



Nestle Building with Landscape & Nature.



Building Oriented along Contour lines



Maximise views from Buildings



Darker colours for Administration building
Decorative timber wall slates blending in with nature



Building oriented along the contours

Building Relationships and Siting

Key Design Principle 2: Site Vehicles Movement Plan

Rationale/Principles

Multiple entry and exit points into the site to facilitate seamless movement of all vehicles including Hearse.

Parking provided near the key buildings as well as distributed along the roads across the site.

Roads have been designed to reduce their impact on the landscape, protect ecological areas, and preserve significant culture heritage values.



Building Relationships and Siting

Key Design Principle 3: Site Pedestrians Movement Plan

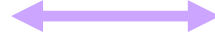
Rationale/Principles

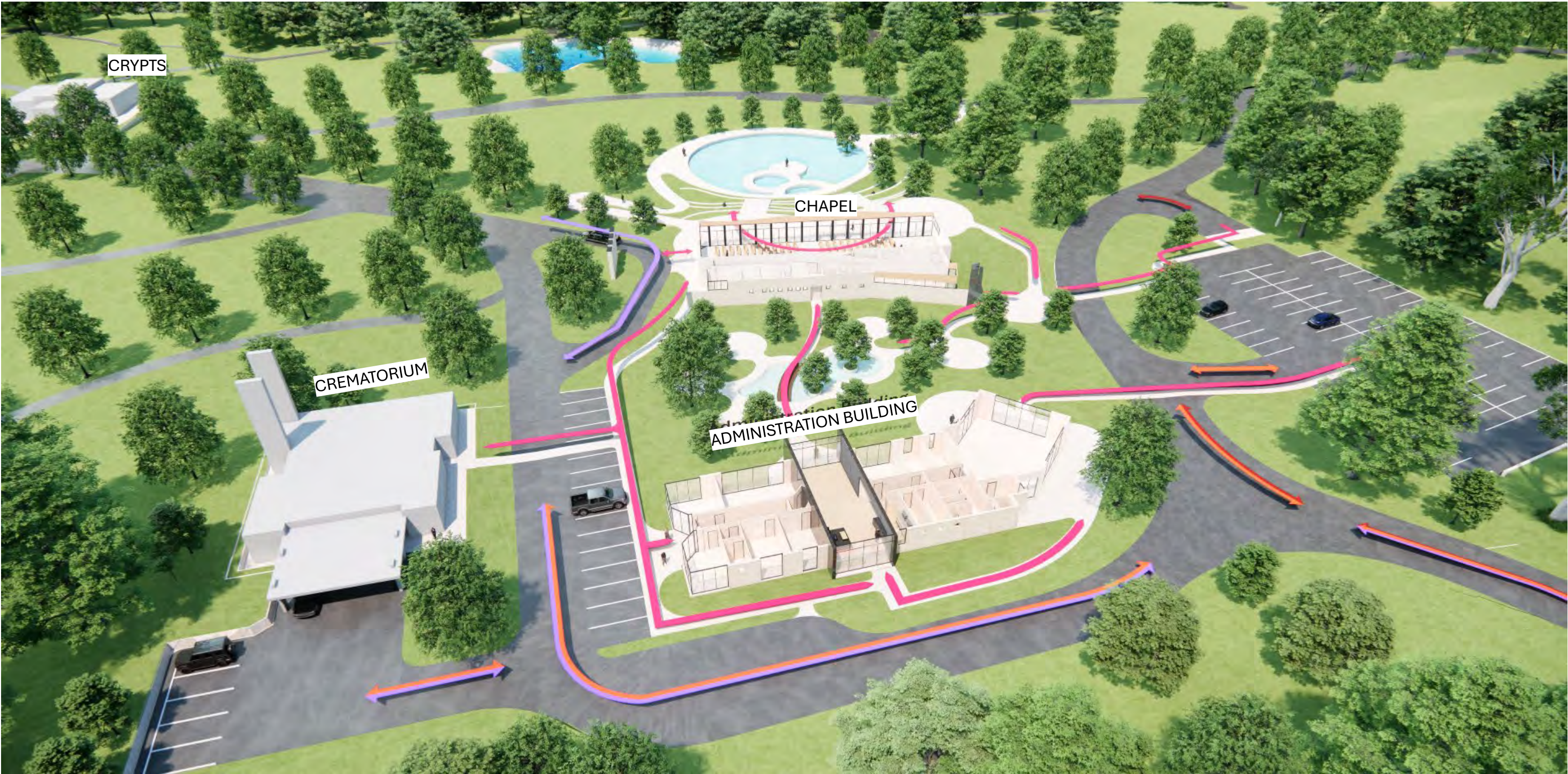
Pedestrian movement is seamlessly integrated across the site, allowing free and intuitive access around buildings and throughout the grounds. Clearly defined walkways connect car parking areas to the respective burial zones, ensuring safe and convenient navigation for visitors.

These paths are carefully designed to minimize environmental impact, protect ecological areas, and preserve culturally significant features, promoting a respectful and harmonious relationship between the built environment and the natural landscape.



Building Relationships and Siting

- LEGEND
-  Pedestrian Movement
 -  Hearse Movement
 -  Vehicular Movement
 -  Services Movement (Bin Truck)



Building Relationships and Siting

Key Design Principle 4: Sustainability in Design

ESD INITIATIVES

- Solar PV + Batteries
- Energy efficient built form and infrastructure, all electric and fossil fuel free.
- Powered by renewable energy contract
- Water efficient through low water use fixtures, drought tolerant planting, and rainwater capture/reuse
- Daylight access is prioritised to regularly occupied areas, reducing the reliance on artificial lighting.
- Room design allows for natural ventilation through appropriately located openable windows
- Smart metering to be installed for energy management
- Using paints, sealants, adhesives, carpets, coverings, furniture and composite timbers that have low off-gassing properties (low voc, low formaldehyde)
- Built form considerations to reduce embodied carbon footprint, with procurement promoting circular economy principles
- Highlight quality indoor environment and high user amenity throughout, supporting the health and wellbeing of occupants and staff
- Construction waste will be minimised through efficient design techniques, including
- Standardisation and wherever practicable off-site fabrication and recycling. A minimum 90% diversion from landfill rate will be targeted.
- High energy performance level windows & ceiling skylights to maximise natural light penetration into buildings.
- Ceiling fans & awning windows to allow cross flow ventilation & air movement to minimise energy use.
- Efficient LED lighting strategically placed to minimise energy use.
- Evergreen or deciduous tree planting to provide for climate control.
- Using natural & recycled materials have minimal carbon use like sandstone recycled & timber internal finishes.
- Build comfortably into the Canopy low maintenance & reduced waste.



Recycled Sandstone - low maintenance and durable



Earthy Toned recycled External materials



Recycled Timber Internal Finish



Outdoor Seating Spaces - Natural airflow & natural light



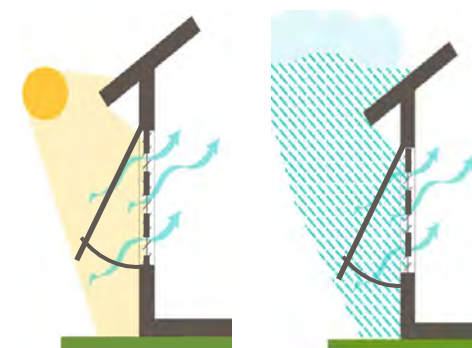
Outdoor Seating Spaces with Eastern views
Natural airflow & natural light



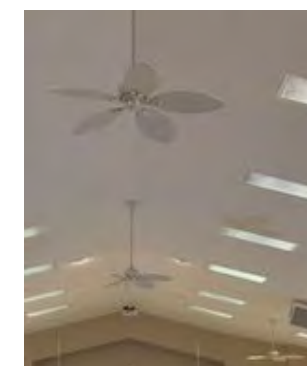
Evergreen / Deciduous Trees
Setting for climate control



Full Height Glazing to maximise natural lighting internally



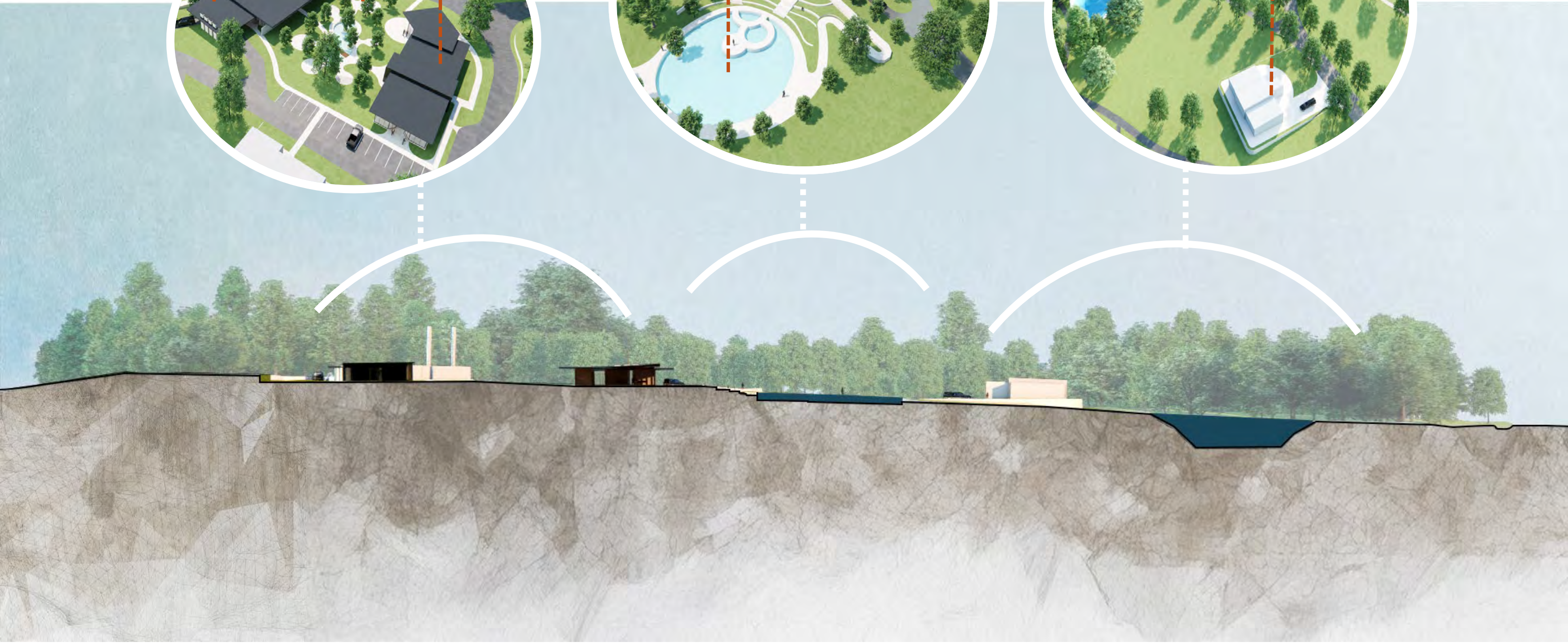
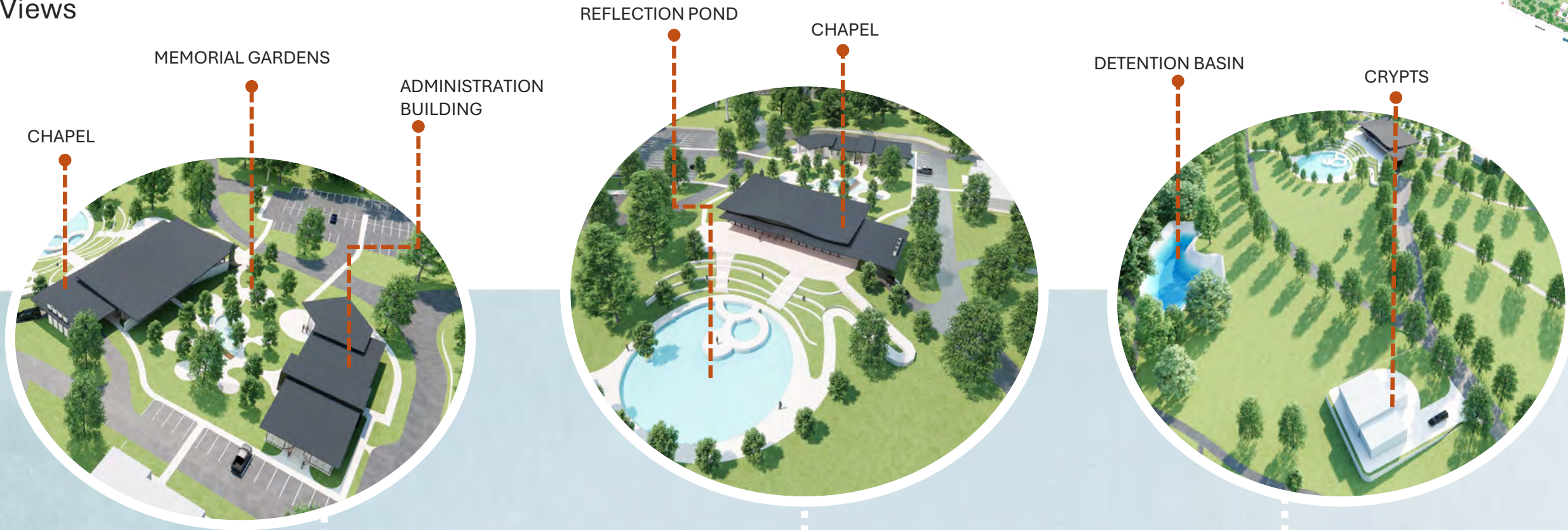
Glass awning windows to allow Cross Flow of natural air and ventilation



Ceiling Fans for Cross Ventilation and natural air flow

Building Relationships and Siting

Section & Views



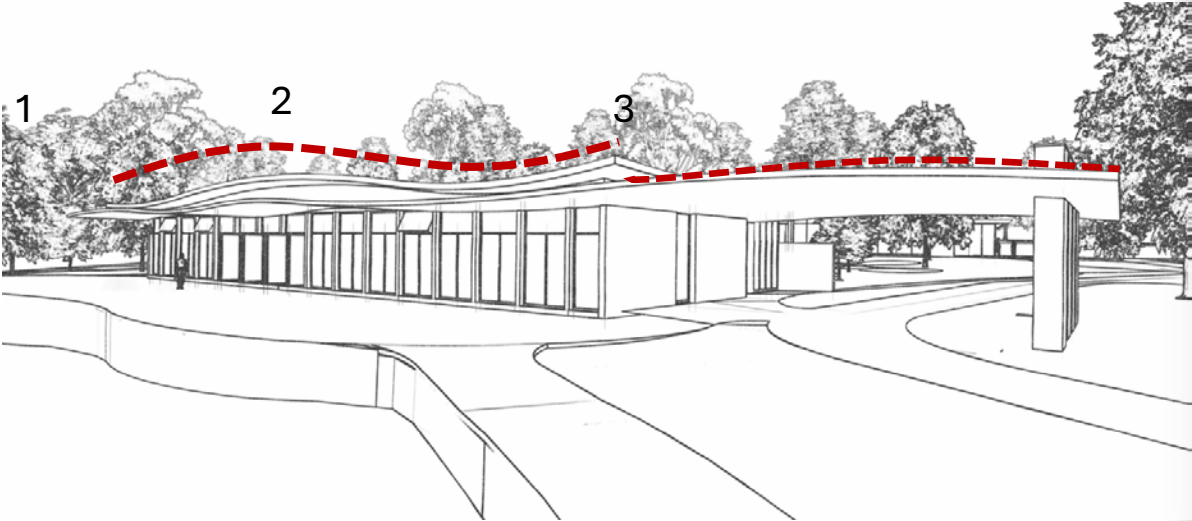
Section AA

03.STAGE 1 WORKS

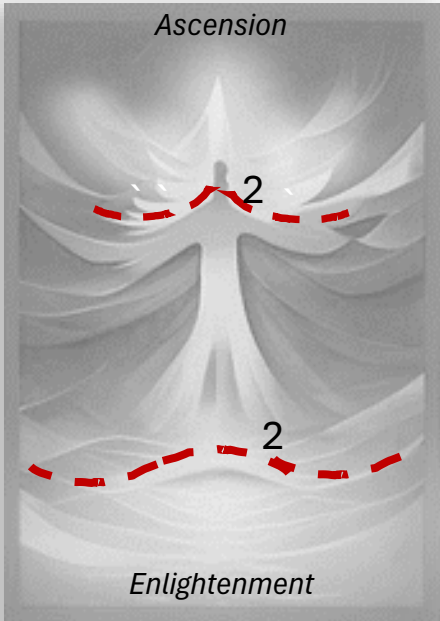
Chapel

Symbolism and Process

The buildings’ functions are informed by the contours of the land, views & vistas, the ceremonial uses, memorial settings & the integration of the landscape settings around the built footprints.

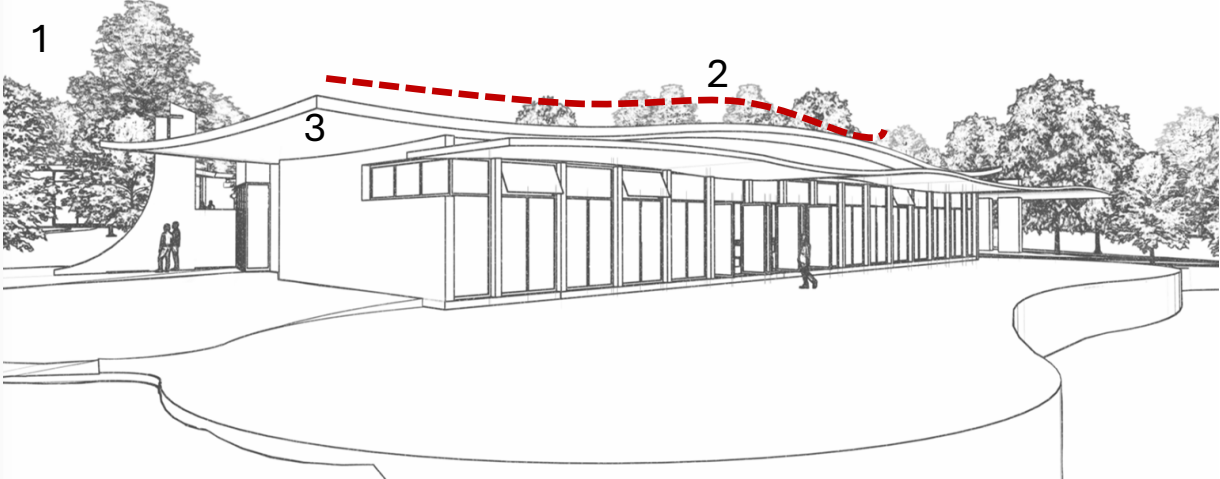


1. Selected vegetation climate control - Evergreen or Deciduous tree planting to Western façade – Strategic Landscape design.



ANGEL OF PEACE INSPIRATION

- 2. Building focal point for Chapel Building: ascending roof – Parabolic form.
- 3. Rising roof ridges and East-facing Chapel Spiritual Symbolism – the Rising Sun in the East. Contours influencing roof forms .



Integration with landscape setting and natural site contours



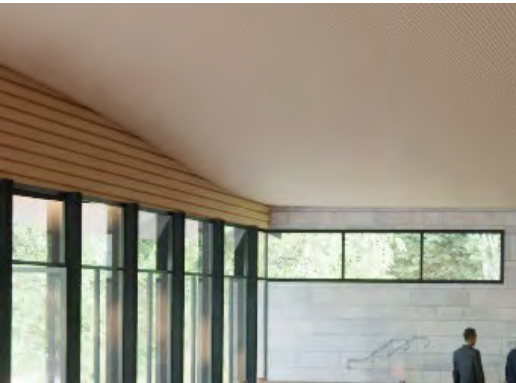
Interface/Nes tle buildings in Landscaping & Connecting buildings with landscaping & Natural environment.



Day light penetrations , air cross flow for natural ventilation with glazed panels



Earthy Tones to facade.



Timber lined ceilings for earth and spiritual contours.



Granite external all finishes



Sandstone external all finishes

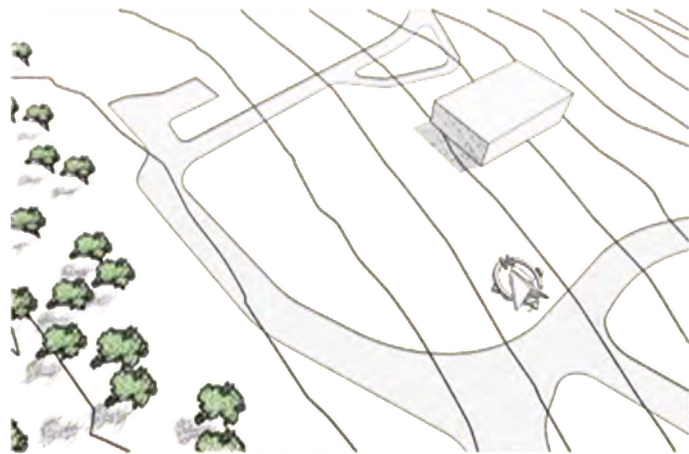


Aspect of sacred spaces is natural light.

Chapel

Key Design Principle 1: Siting – Orientation, Circulation & Axis

OPTION A



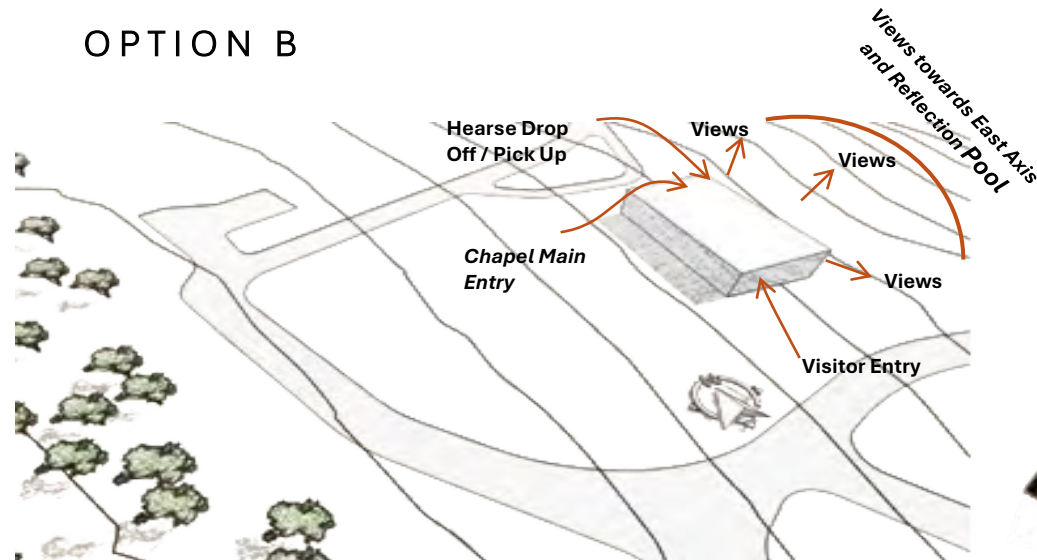
Building Oriented against Contour lines.

Building Oriented to receive maximum harsh sunlight all through the day including Western afternoon light.

Chapel Building orientation has restricted views to memorial gardens and almost no views to nature.

Hierarchy is not efficiently portrayed in this orientation

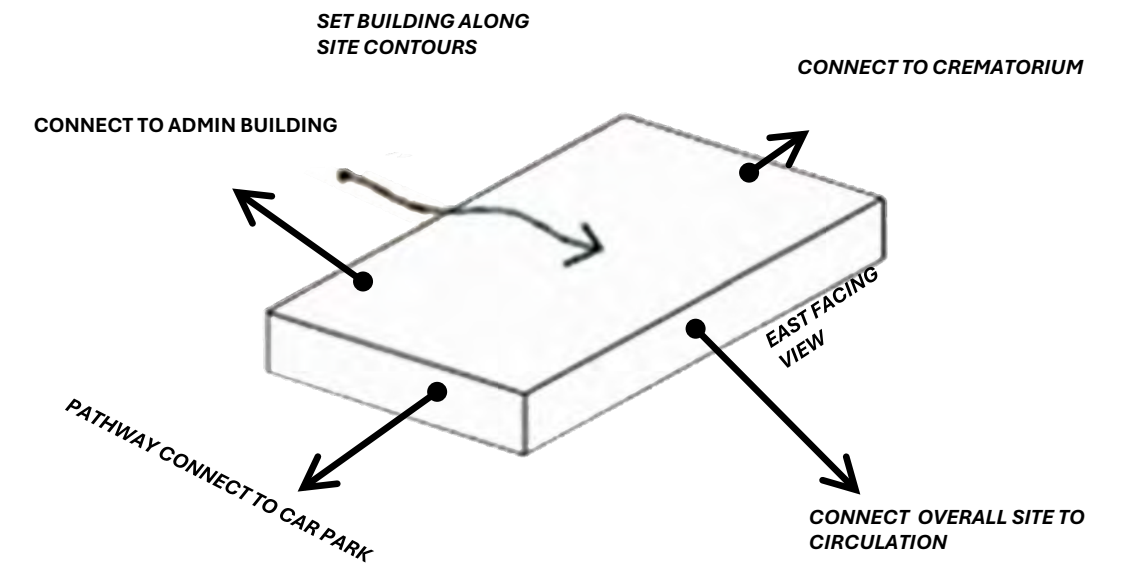
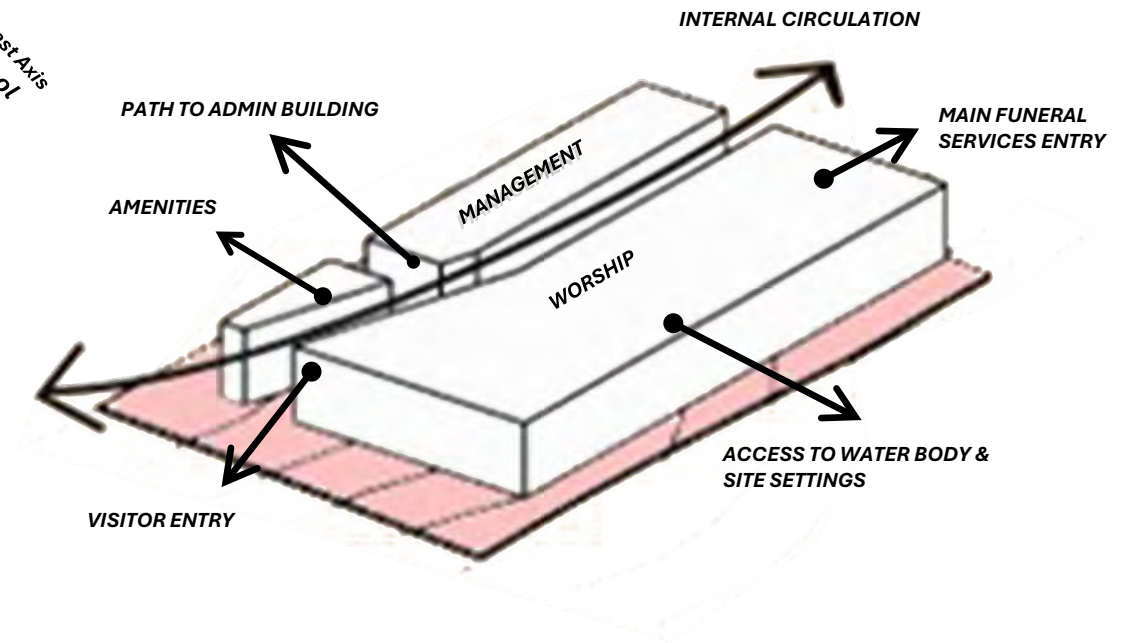
OPTION B



Chapel building is the hierarchy building – to express parabolic curves of nature and the spiritual realm – symbolism of light and ascension which drives the built Roof form. Although differing façade options to allow visual dominance of the hierarchy building being the Chapel. Further simple identification of the old and the new.

Building Oriented along Contour lines – Ease of Transitions
Building Oriented is such a way to receive maximum Eastern and North-Eastern Light – creating a spiritual Eastern Rising sun light penetration.

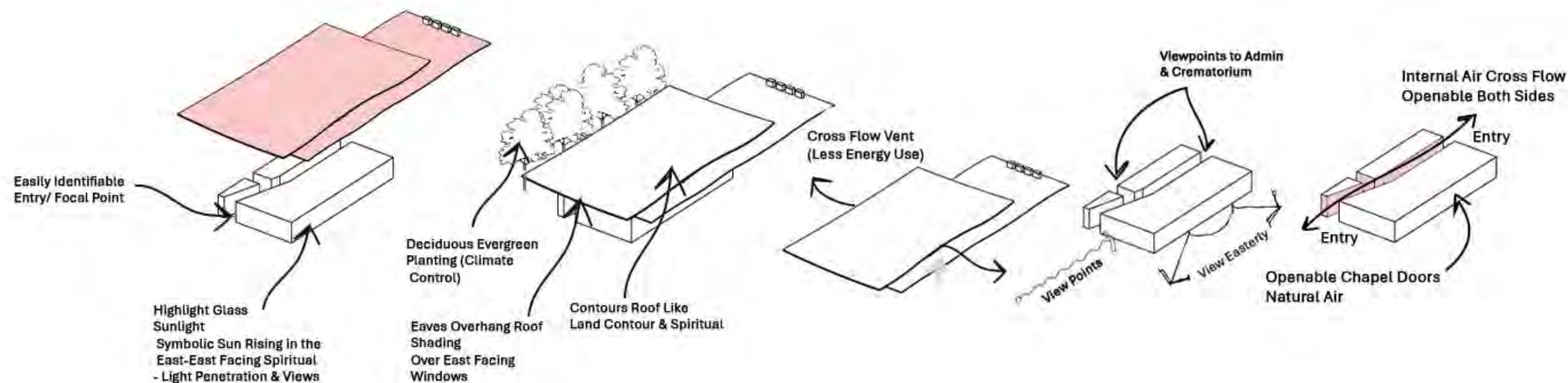
This Chapel Building orientation maximises views to Memorial Gardens, while creating equally high views to the natural setting of the site. Positioned directly across from Reflection Pool and Easterly Axis with maximum spread of the building line facing the pool, interfacing with the landscaping.



The illustrations effectively convey both the form and function of the building, highlighting its crucial role in articulating spatial relationships and facilitating circulation within the interior, as well as establishing seamless connections to adjacent structures and the surrounding site.

Chapel

Key Design Principle 2: Natural Light, Natural Ventilation & Views



The illustration showcases the roof structure, is thoughtfully designed to echo the natural contours of the site, creating a harmonious relationship between the building and its landscape.. Additionally, it shows the building is strategically oriented to maximize views toward the east, enhancing the overall spatial experience and connection to the surrounding environment.



Highlight Glass Symbolises East facing façade – ‘Rising Sun’



Maximise views from Buildings



Awning Windows for cross air flow



Roof Contours informed by Land contours



Outdoor Chapel Patio View



Deciduous Evergreen Planting

Chapel

Key Design Principle 3: Materiality

Patio follows earthy curves



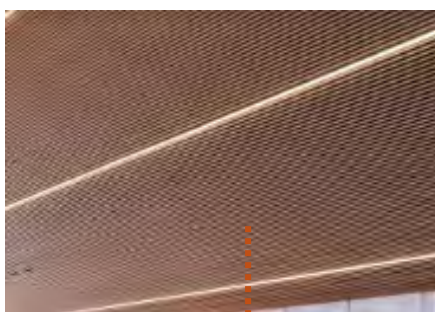
External Walls Set in with Natural Contours



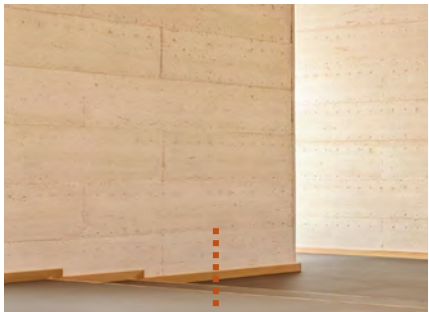
Awning Windows



Timber Roof



Sandstone Walls



Lower and more shallow curve radius of roof



Full Height Vertical Glazing



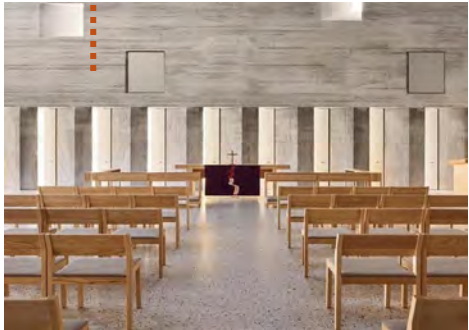
Earthy tones to walls



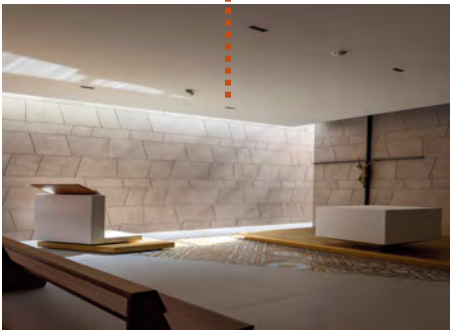
Floors



Main Aisle with seating

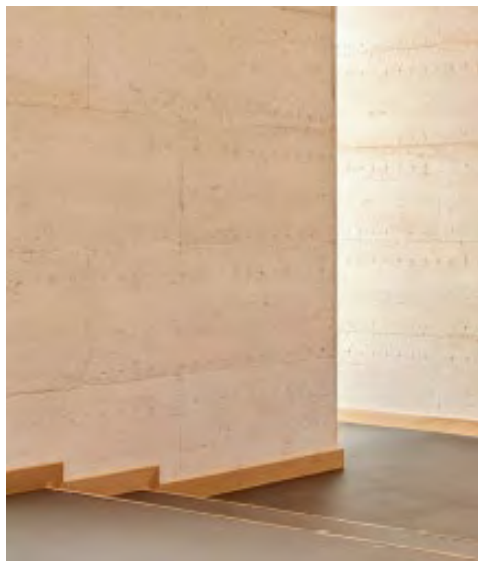


Altar



Chapel

Mood Board - Internal



Floors Hallways
Easily maintained tiles & durable



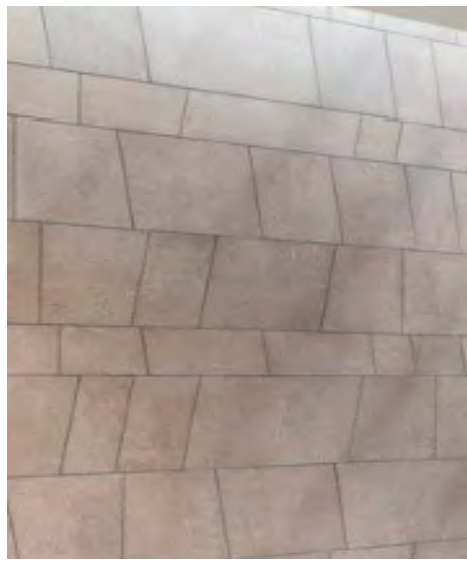
Floors internal chapel
Sandstone floor tiles durable & easily maintained



Internal Corridors
Spacious & natural light



Management office
Natural light view of site & Surroundings



Internal Walls
Easily maintained, use of recycled materials



Openable doors
Seamless transitions from indoor to Outdoor spaces



Windows
Highlight internal windows maximise natural light ventilation



Ceiling
Use of natural timber materials

Chapel

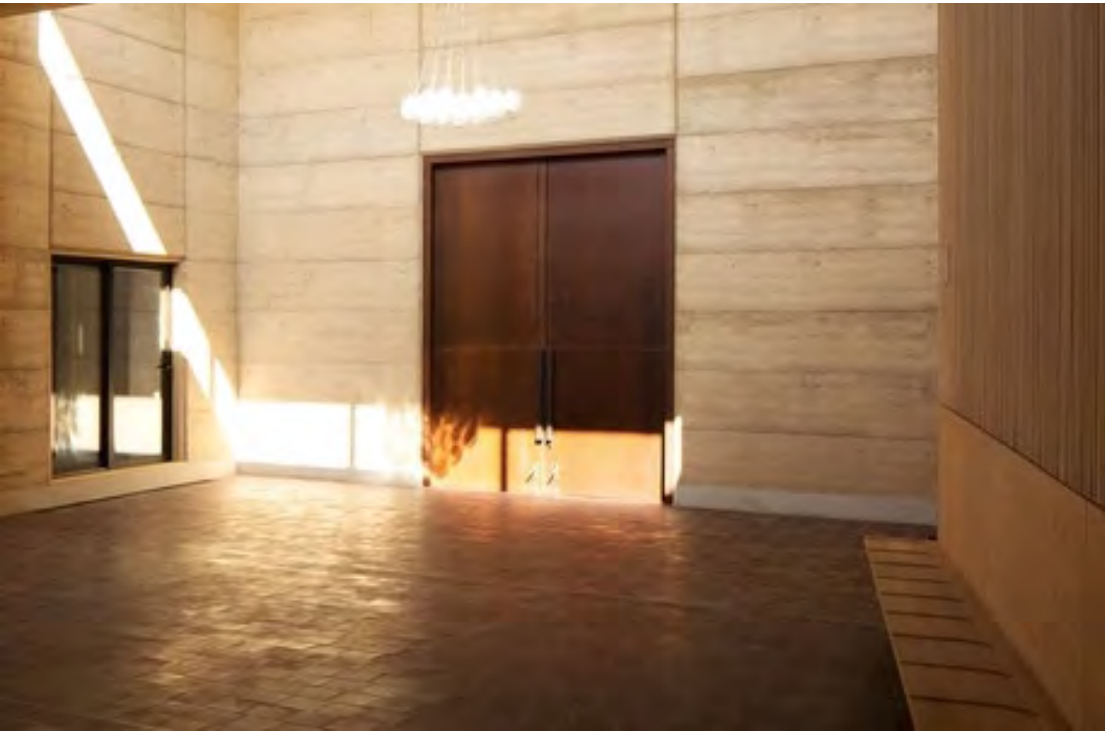
Mood Board - External



External walls set in with contours & varying existing ground levels



External walls set along contours & landscape settings



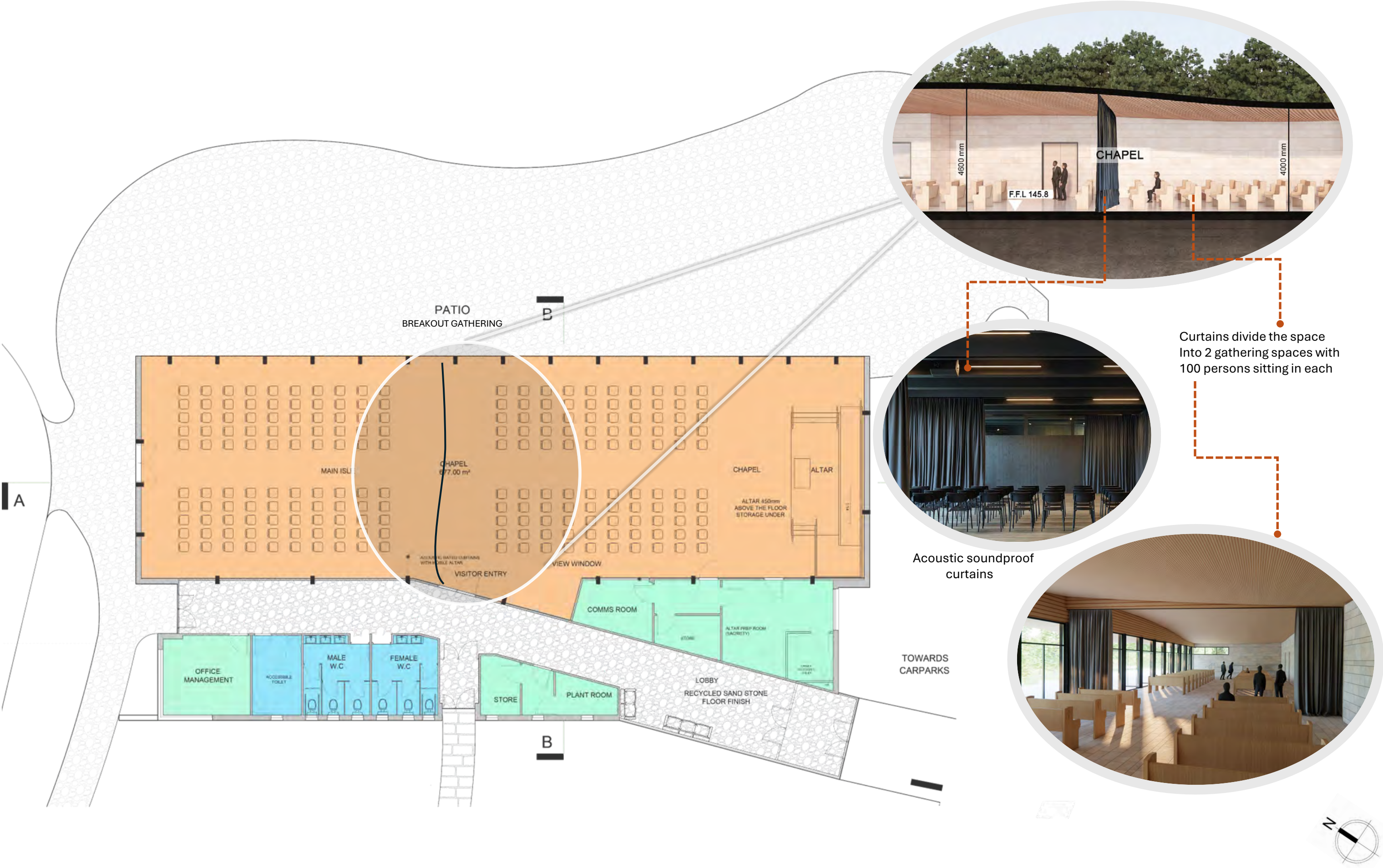
Timber external Doors/ floor and wall tile cladding durable & ease of maintenance



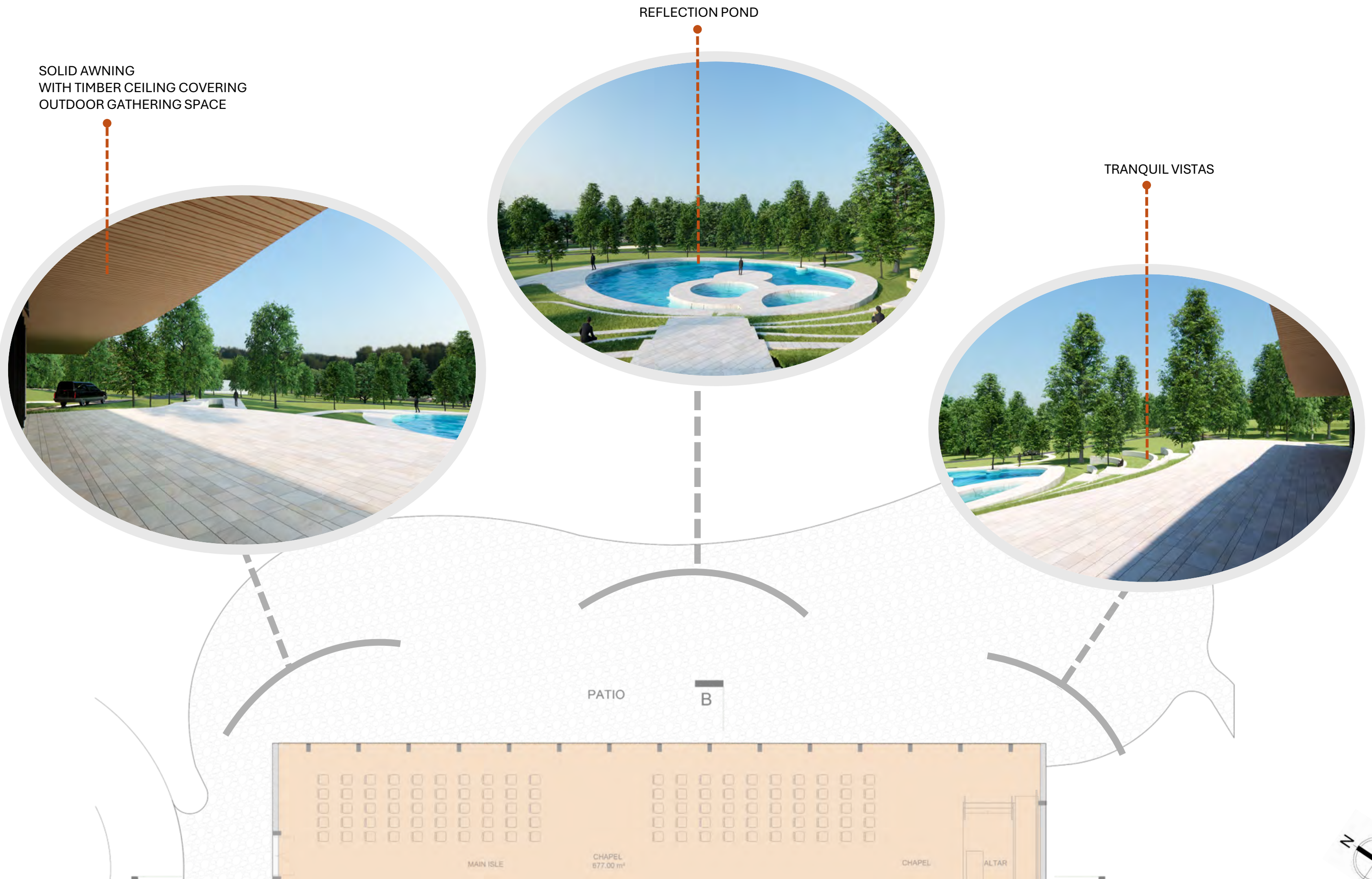
External Doors (recycled timber)



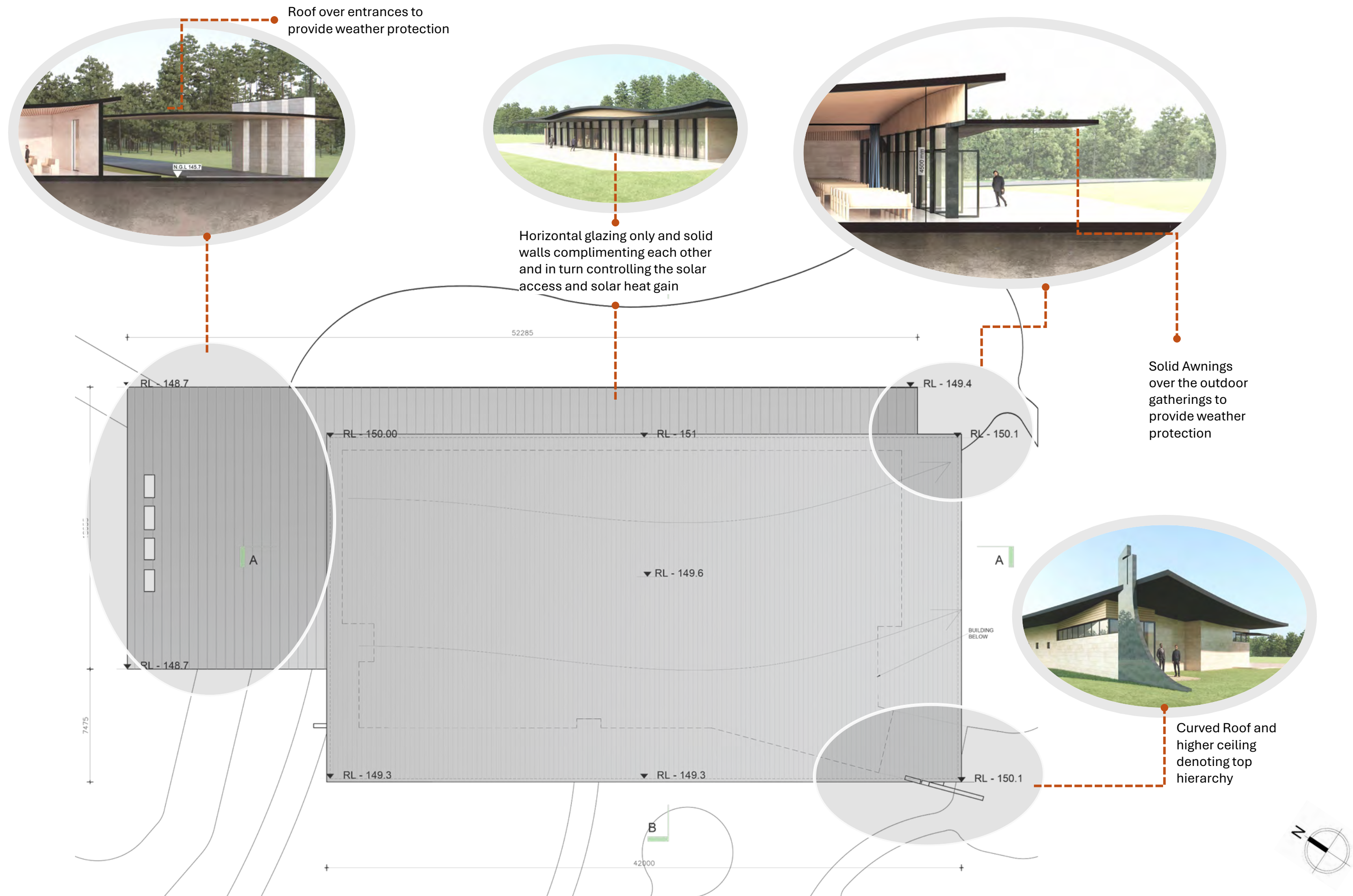
External Walls (recycled sandstone cladding)



Chapel- General Arrangement Plan



Views from the Chapel



Chapel- Roof Plan

Chapel

Building Architecture - Facade



VIEW FROM NORTH



VIEW FROM SOUTH



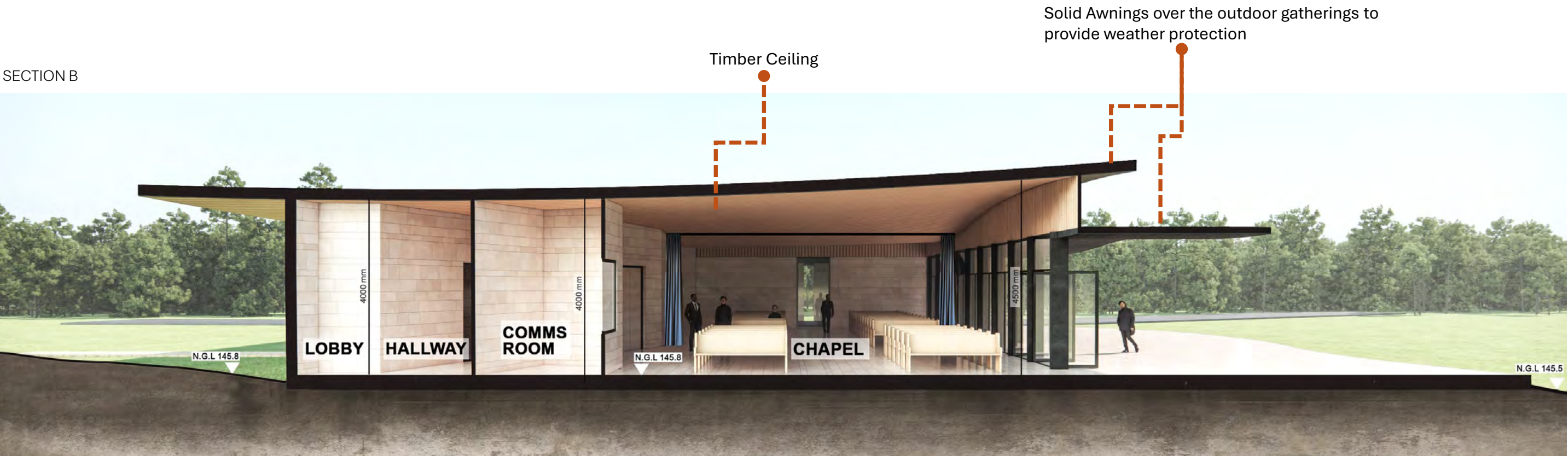
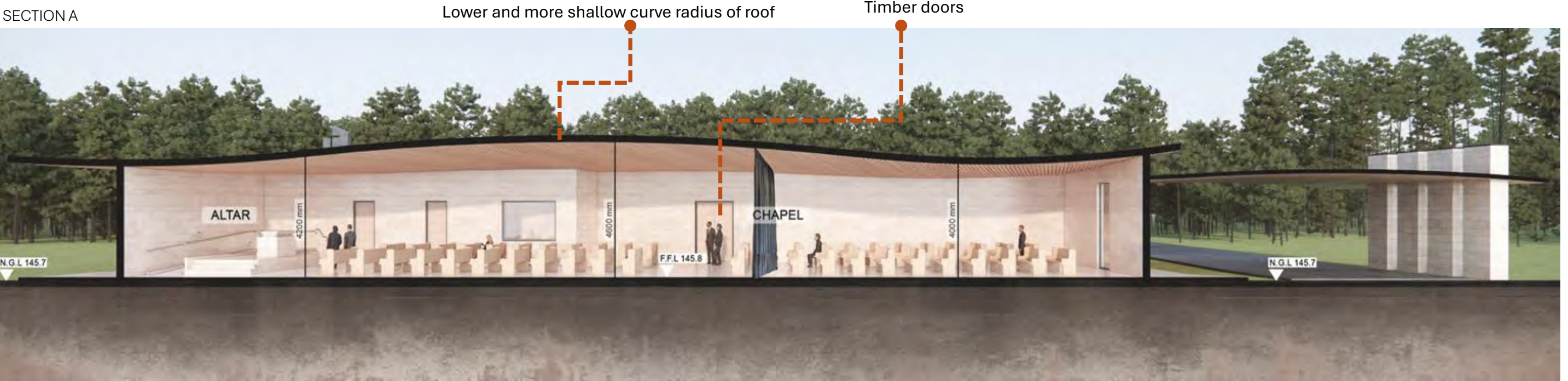
VIEW FROM WEST



VIEW FROM EAST

Chapel

Building Architecture – Internal Section



Administration Building

Key Design Principle 1: Nestled in Nature

Nestle the **Administration, Crematorium and Storage shed / garage buildings** within the existing & proposed landscape setting so that low horizontal rectilinear elements are incorporated. Therefore, giving dominance to the landscape setting and the Chapel Building.

Thoughtful movement layouts and arrangements. To maximise views to & from buildings. Maximise natural light into the buildings and maximise views from the buildings towards the landscape settings.

The selection materials is to be recycled, durable & easily maintained and sustainable.

Use of earthy tones in colour selection to be compatible with the proposed landscape setting. Selection of vegetation for climate control, evergreen & deciduous tree planting around buildings.

Interphase buildings with the landscape and memorial gardens.



Nestle Building with Landscape & Nature – Low scale form - Loenen Pavilion by KAAN



Nestle Building with Landscape & Nature – Low scale form - Loenen Pavilion by KAAN



Nestle Building with Nature using darker tones thereby making building submissive and blending in with surrounding landscape settings

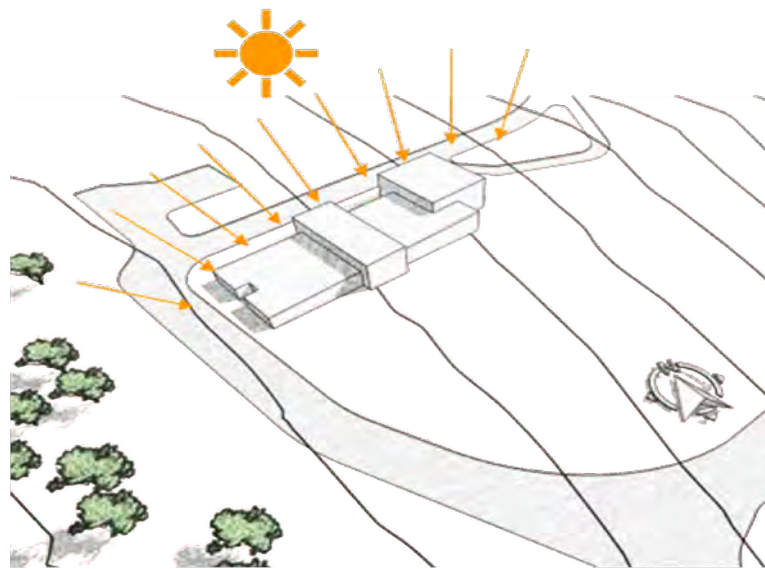


Nestle Building with Nature by creating a seamless flow in movement between external and internal areas

Administration Building

Key Design Principle 2: Siting – Orientation, Circulation & Axis

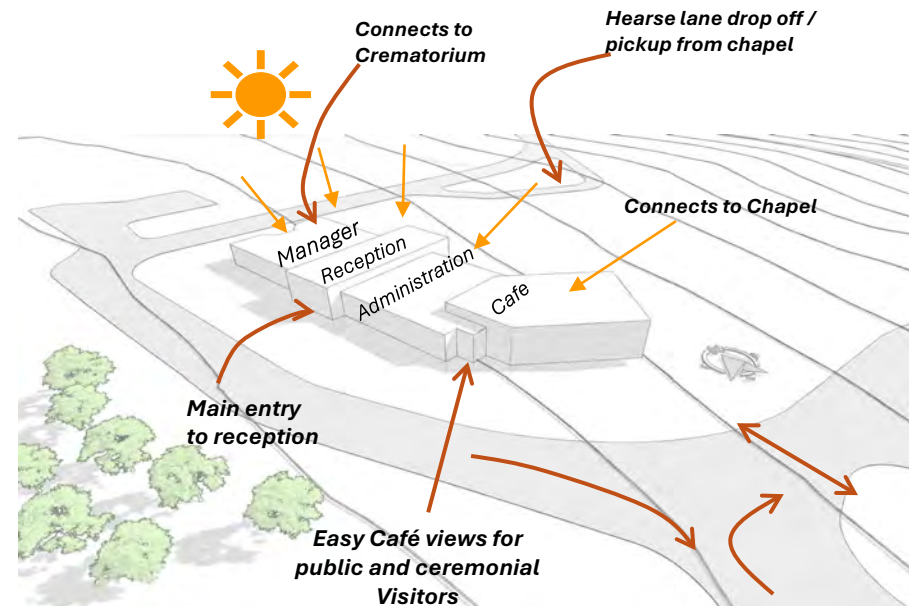
OPTION A



Building Oriented along Contour lines – Rectilinear Layout giving the impression of low, simple built form buildings nestled in the landscape giving importance to foliage surrounds
Building Oriented in such a way to receive maximum Eastern and North-Eastern Light.

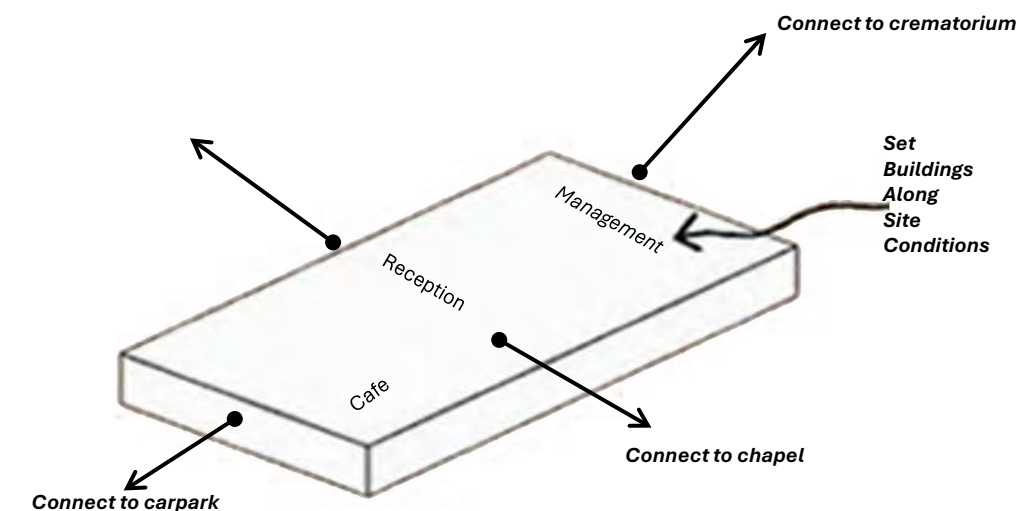
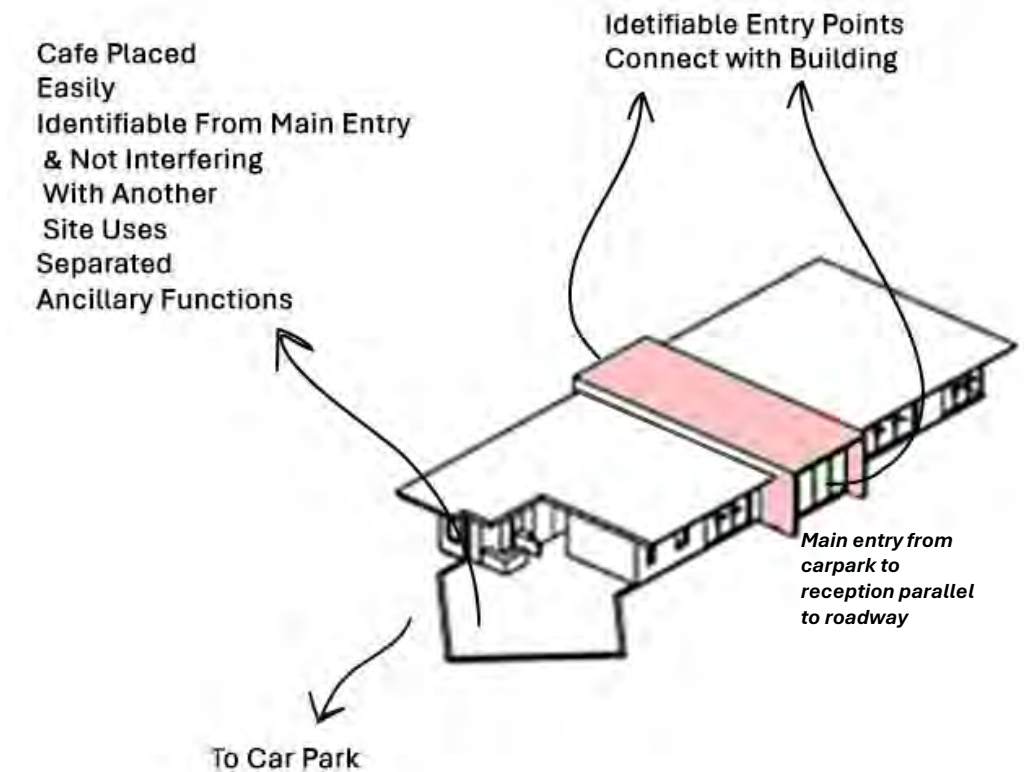
This Admin Building and Cafe orientation maximises views to Memorial Gardens, while creating equally high views to natural environment.

OPTION B



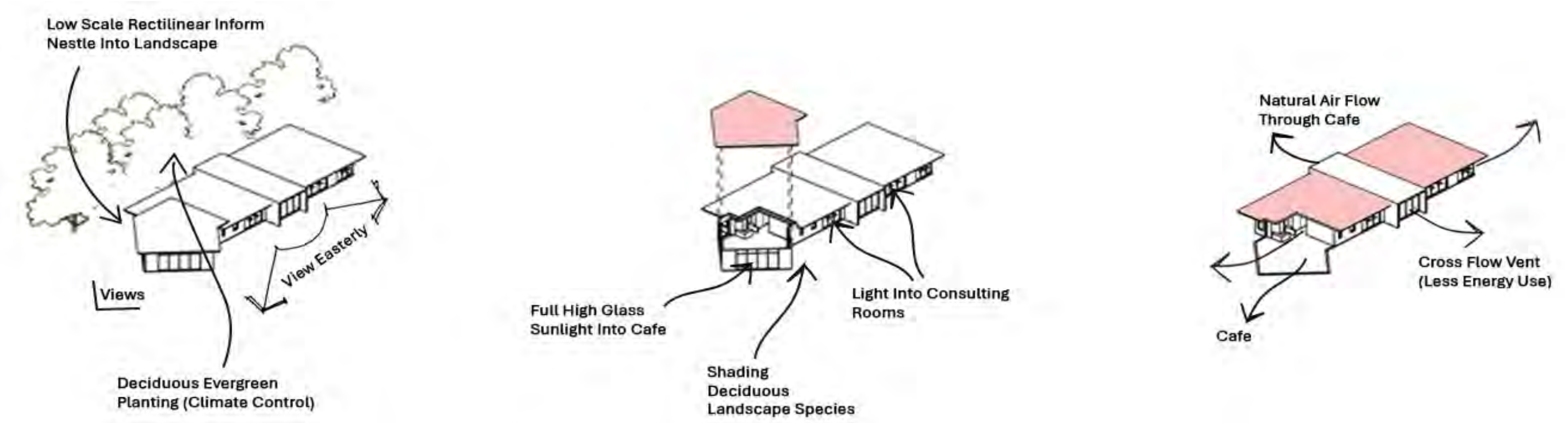
Building Oriented against Contour lines. Building Oriented to receive harsh sunlight all through the day including Western afternoon sun.

Admin Building and cafe orientation has restricted views to memorial gardens and almost no views to nature and the site.



Administration Building

Key Design Principle 3: Natural Light, Natural Ventilation & Views



Full Height glass sunlight into cafe



Awning windows for cross air flow



Light into Consulting rooms

Administration Building

Key Design Principle 4: Materiality



Patio follows earthy curves



Full Height Glazing



Recycled Sandstone Walls



Awning Windows



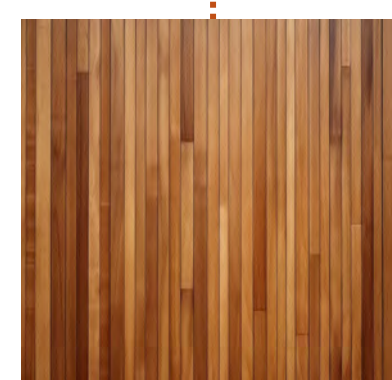
Walls Tiles



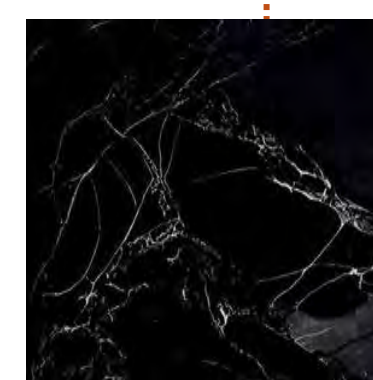
Timber Cladding on the ceiling



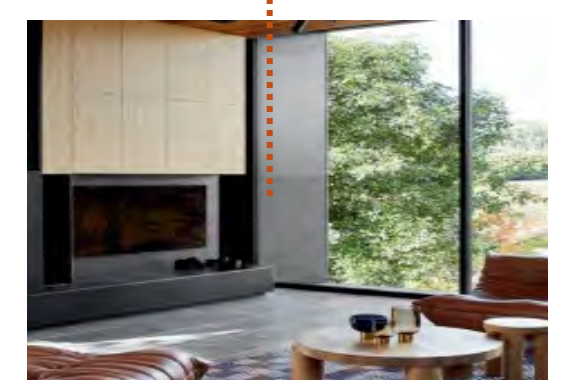
Earthy tones to walls



Recycled Timber Floors



Granite



Comfortable Seating in Waiting Areas and Consultation Rooms

Administration Building

Precedents

Precedents for **Administration Building**, showing low scale buildings, blending with nature

Low scale buildings blending with nature



Netherlands American Cemetery by KAAN



Netherlands American Cemetery by KAAN



Netherlands American Cemetery by KAAN

Nestled in landscaping



Loenen Pavilion by KAAN



Loenen Pavilion by KAAN



Loenen Pavilion by KAAN

Rectilinear form Low scale and Earthy tones external materials



Bushey Cemetery by Waugh Thistleton Architects



Bushey Cemetery by Waugh Thistleton Architects

Administration Building

Mood Board - Internal



Café / Flower shop
Enjoyable comfortable space



Café
Internal dining views allow offsite landscape settings



Staff lunchroom
Adequate staff amenities with maximum views to outdoor spaces



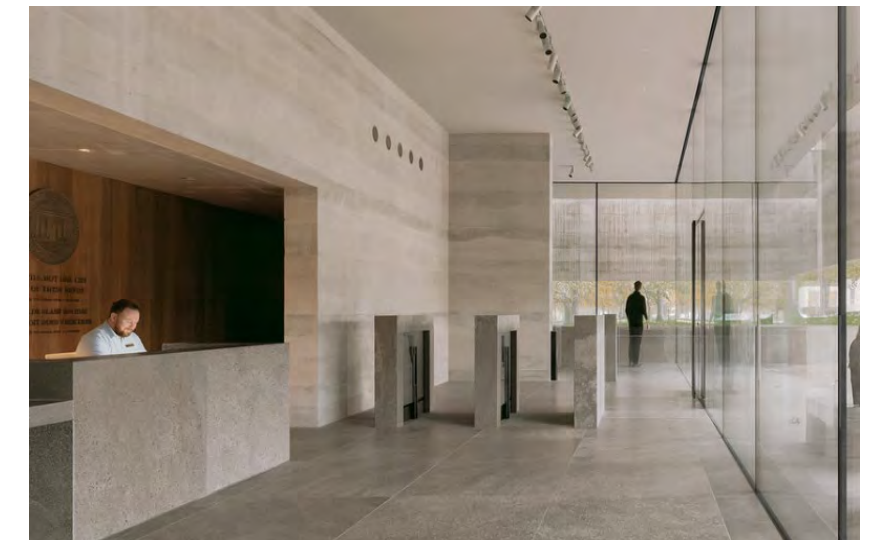
Café / Flower shop
Openable doors allowing natural air circulation & views to outdoor spaces



Patio
Outdoor café space – various seating choices extension of indoor space seating Allocations optional



Consulting rooms
View of outdoor spaces
Peaceful & comforting



Reception
Easily identifiable space & comforting for visitors and memorial visitors

Administration Building
Mood Board - External



Low scale buildings nestled into the landscape



Earthy tone colours building with landscaping



Recycled timber earthy doors

Administration Building – General Arrangement Plan



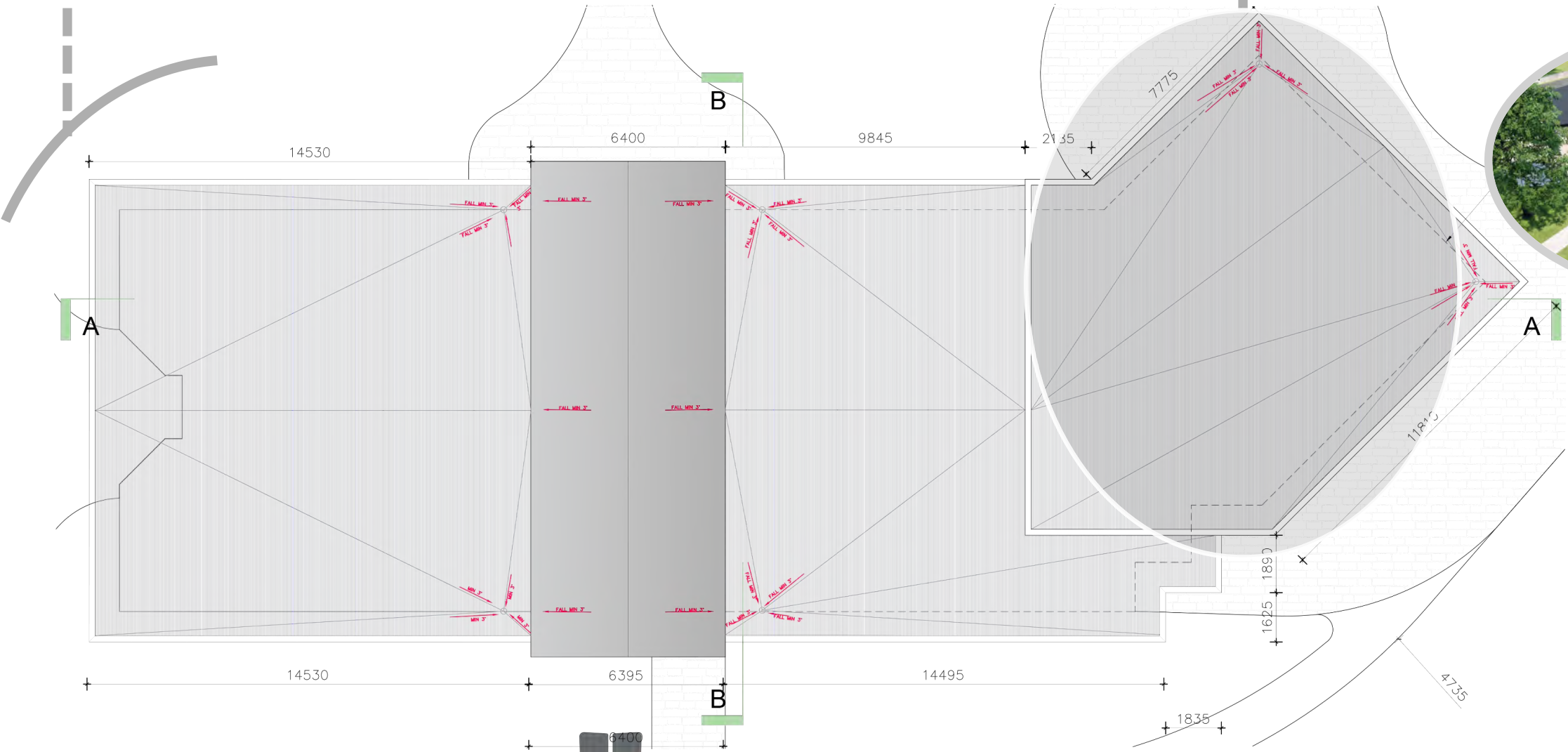
Administration Building – Roof Plan

MEMORIAL GARDENS

Solid awnings over entrances
for weather protection during
gatherings

Café associated with the
Administration Building
has been re-oriented
away from the main entry
so that it is not located
adjacent to the main entry
and focus is on the
Chapel

Covered outdoor dining area



Administration Building

Building Architecture - Facade



VIEW FROM WEST



VIEW FROM SOUTH



VIEW FROM NORTH



VIEW FROM EAST

Administration Building

Building Architecture – Internal Section

SECTION A



SECTION B



Storage shed / Garage Building

Key Design Principle 1: Nestled in Nature

Nestle the **Storage shed / Garage building** within the existing & proposed landscape setting so that low horizontal rectilinear elements are incorporated. Therefore, giving dominance to the landscape setting.

Thoughtful movement for machinery through well-connected road layouts to provide for overall site maintenance and landscape upkeep. The materials selected are to be recycled, durable & easily maintained and sustainable. Earthy tones to be used that are compatible with the proposed landscape setting.



Nestle Building with Landscape & Nature – Low scale form - Loenen Pavilion by KAAAN



Nestle Building with Landscape & Natural Contours - Loenen Pavilion by KAAAN



Nestle Building with Nature using darker tones thereby making building submissive and blending in with surrounding landscape settings

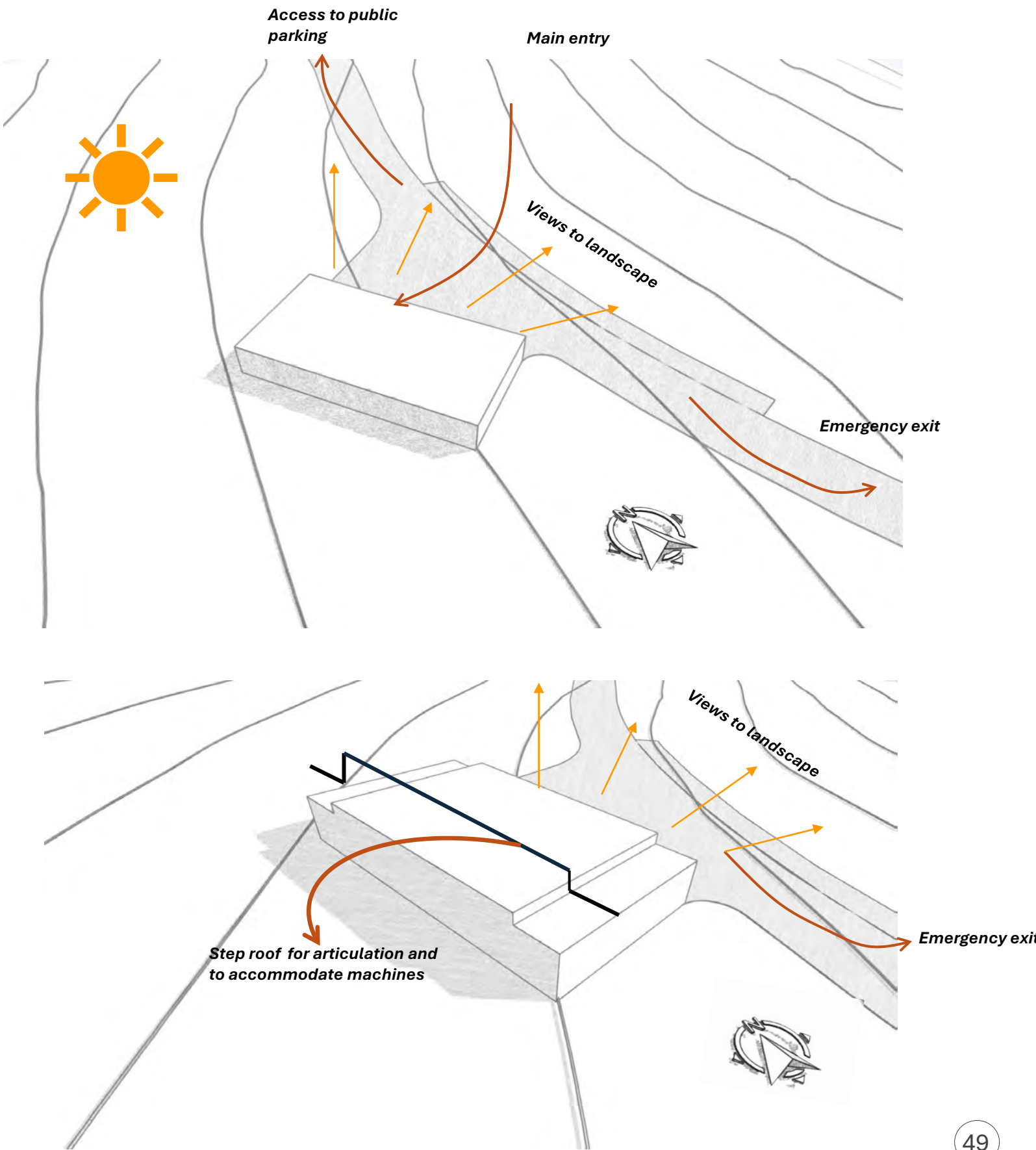
Storage shed / Garage Building

Key Design Principle 2: Siting – Orientation, Circulation & Axis

Building oriented along contour lines to be nestled with landscaping and nature. Entry and exit for machinery through large doorways with roller doors for ease of access.

Maintenance staff are easily identifiable. Well-connected roads layout throughout the site to facilitate movement of machinery for ongoing maintenance works

Rectilinear Layout giving the impression of low, simple built form where the building is nestled in the landscape giving importance to foliage and blending with the surrounding landscape environment.



Storage shed / Garage Building

Key Design Principle 4: Materiality and Precedents

Materiality



External Sandstone wall

Accessible Roller Doors for site machinery



Precedents

Precedents for **Storage shed / Garage building** showing low scale buildings, blending with nature.

Ground's maintenance, waste area & machinery is to be placed in an area on the site so that it is "tucked away" & has easy access to the surrounding site, so that activity will not interfere with the functions of the Cemetery whilst providing the daily service.



Low Scale building nestled in landscaping and nature - Loenen Pavilion by KAAN



Earthy tones external materials such as Sandstone



Low scale buildings blending with nature

Storage shed / Garage

Mood Board – Internal & External

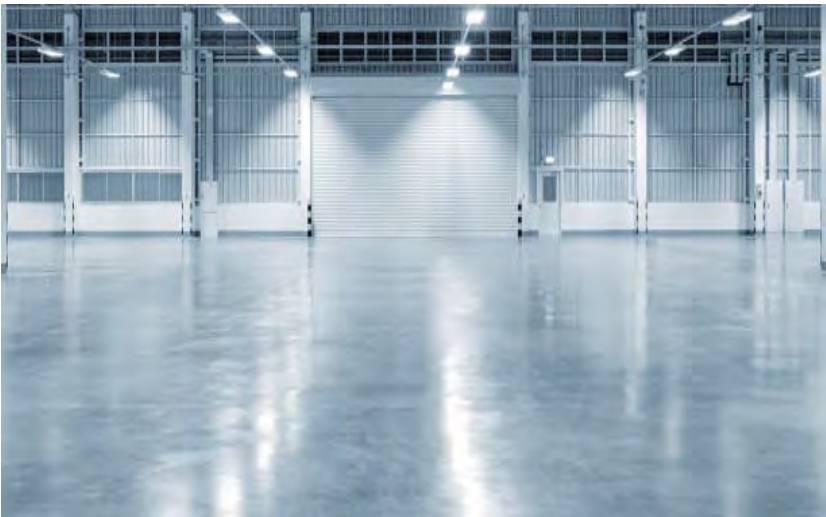
Mood Board – Internal



Office
View of outdoor spaces, Peaceful & Comforting



Kitchen
Easily identifiable space & comforting for users



Industrial flooring
For Heavy machines

Mood Board – External



Recycled Sandstone material
Low maintenance durable

Recycled timber slats
Low maintenance durable



Accessible Roller Doors for site machinery



Timber finishes compatible with landscape setting
blending in with natural surroundings

Storage shed / Garage



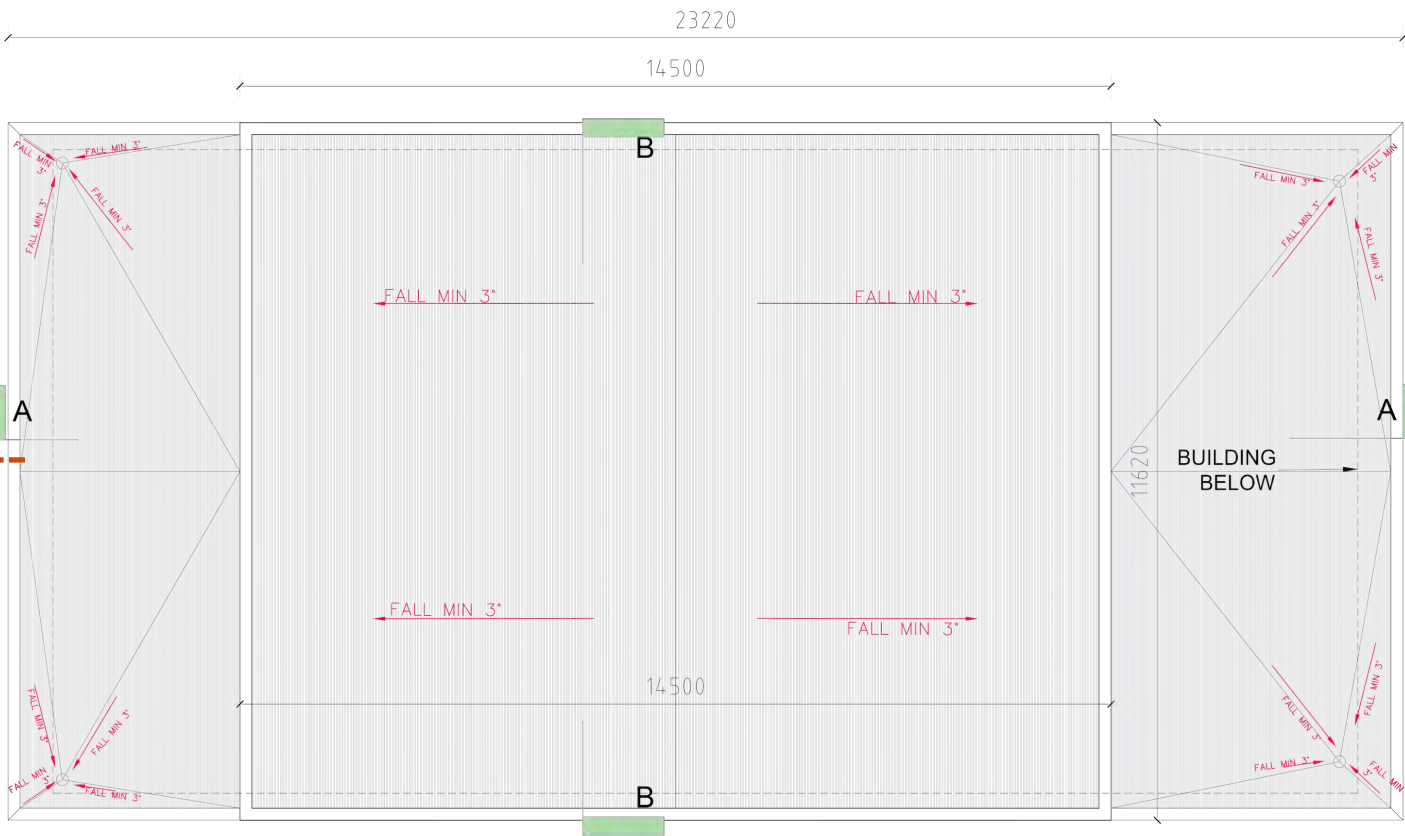
Storage shed / Garage –
General Arrangement Plan



Low scale building nestled in landscaping
and nature with walking passage around it



Step Roof designed to accommodated
maintenance machines



Storage shed / Garage –
Roof Plan



Storage shed / Garage Building

Building Architecture - Facade



VIEW FROM EAST



VIEW FROM NORTH



VIEW FROM WEST



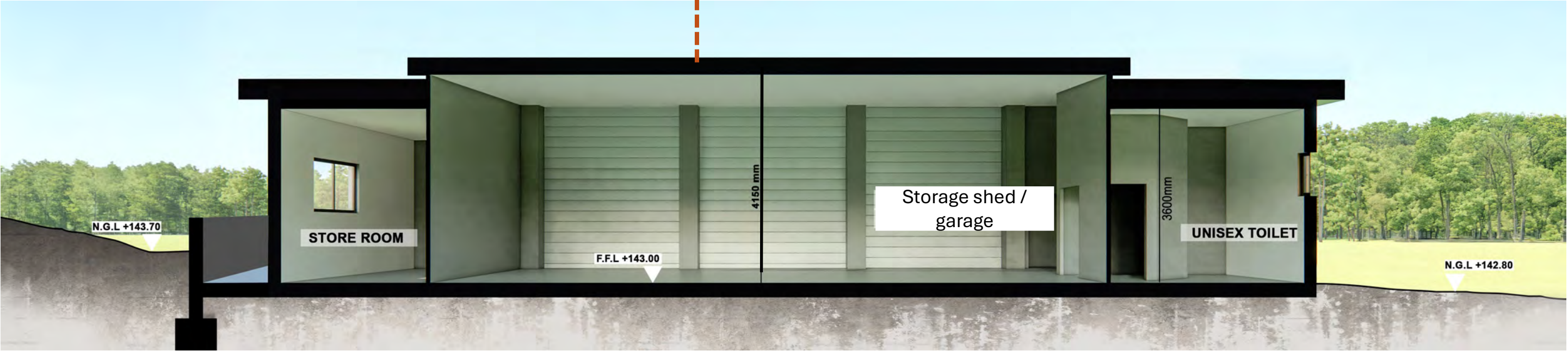
VIEW FROM SOUTH

Storage shed / Garage Building

Building Architecture - Facade

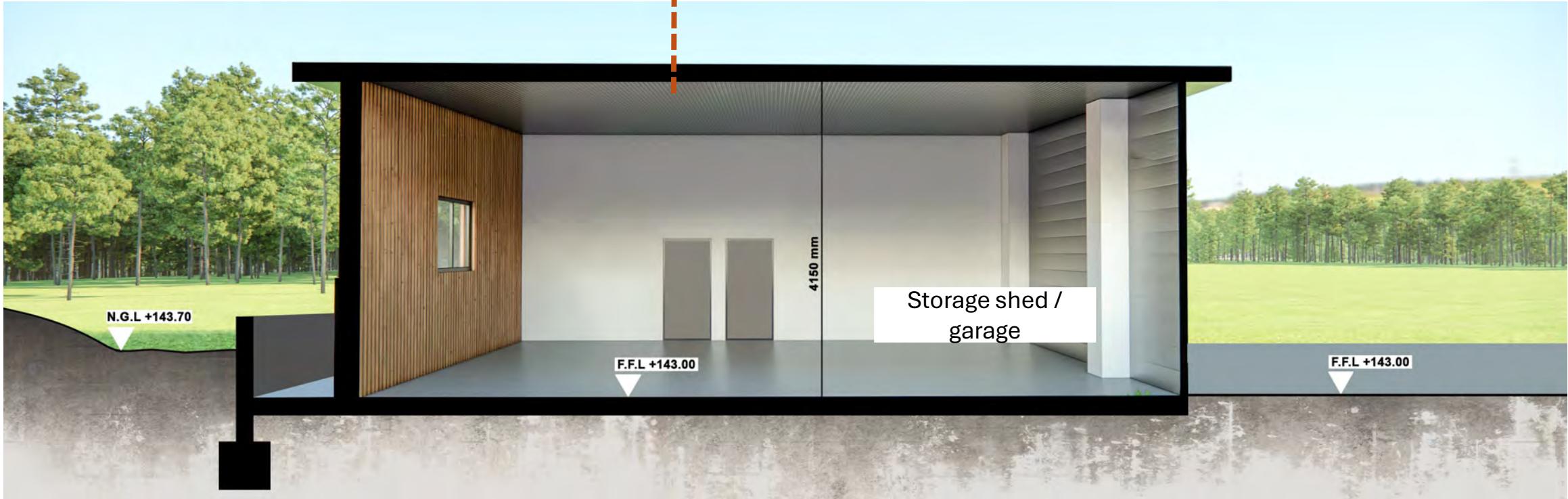
LOW SCALE BUILDING NESTLED
IN LANDSCAPING AND NATURE

SECTION A



METAL ROOF

SECTION B



04.FUTURE DEVELOPMENT

Future Development

Crematorium - Concept Floor Plan and Brief

NESTLED IN NATURE

Nestle the Crematorium within the existing and proposed landscape setting so that low horizontal rectilinear elements are incorporated. Therefore, giving dominance to the landscape setting.

Crematorium is located approx. 20.5 m and 35.7m away from Administration building and Chapel respectively. It is access easily from Vehicular road as well as from the Pedestrian walkways.

Crematoriums provide a comprehensive and convenient end-of-life service within a single location. They honour diverse cultural and religious practices, offer a space-efficient alternative to traditional burial, and support a wider variety of memorial options. This makes cemeteries more inclusive, flexible, and aligned with modern preferences.

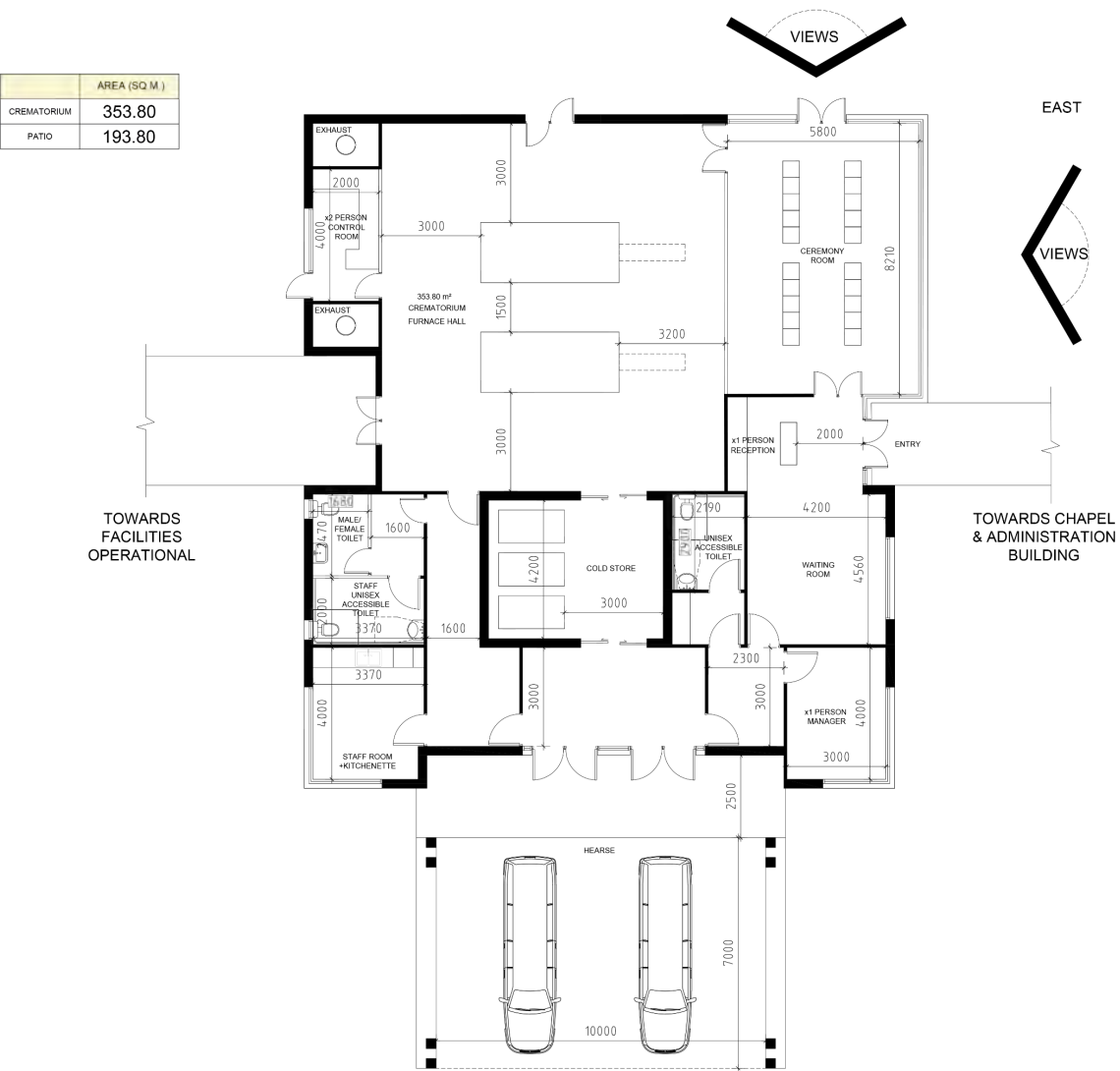
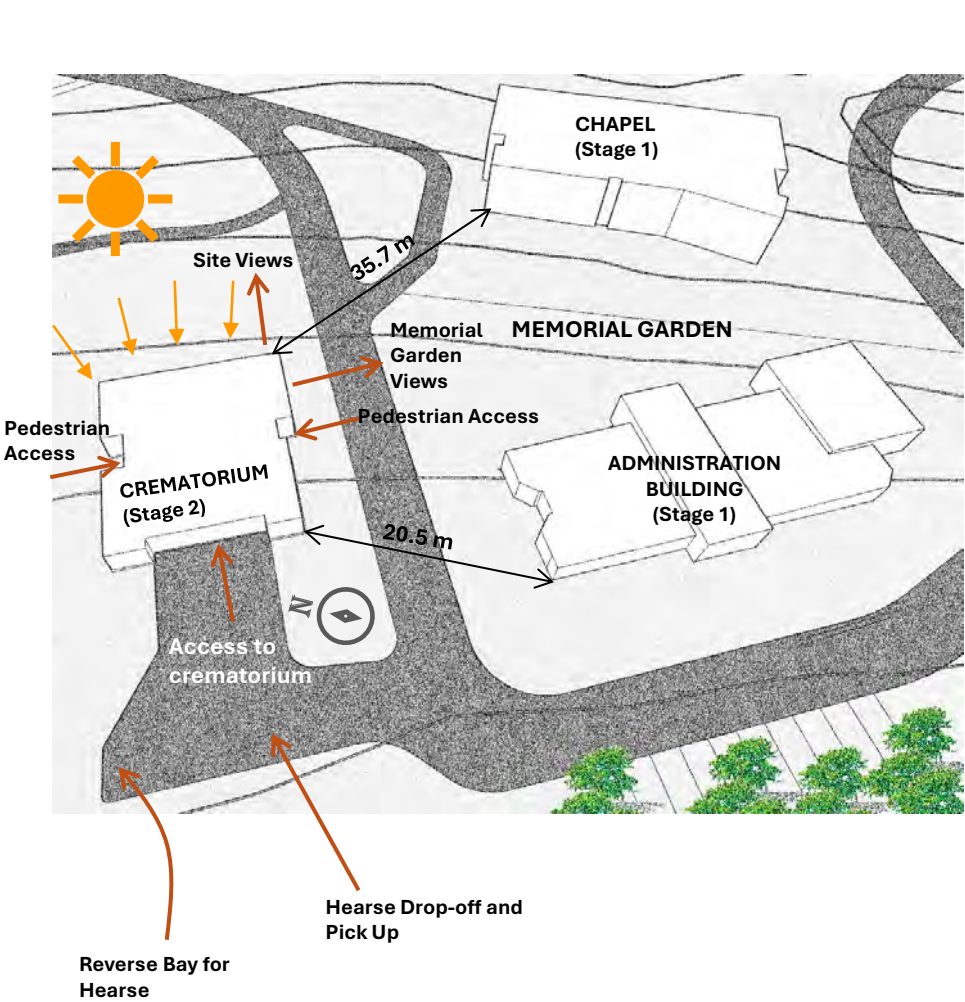
Their integration into cemetery grounds addresses the increasing demand for cremation, helps optimize land use in growing urban areas, and ensures services adhere to regulatory standards. This enhances the overall quality, accountability, and accessibility of end-of-life care.

ESD INITIATIVES

Energy efficient built form and infrastructure. Smart metering is to be installed for energy management. Built form considerations to reduce embodied carbon footprint with procurement promoting economy principles.

Room design allows for natural ventilation through appropriately located openable windows. Highlight quality indoor environment and high user amenity throughout, supporting the health and wellbeing of occupants and staff.

Efficient use of LED Lighting strategically placed to minimise energy use. Evergreen or deciduous tree planting to provide for climate control. Use of natural and recycled materials have minimal carbon use like sandstone recycled and timber internal/external finishes.



Orientation and Siting of Crematorium Building

Crematorium (stage 2) – Concept Floor Plan (Scale 1:100 on A3)



Low-scale Building Nestled into Landscaping - Loenen Pavilion by KAA



Modern and easily maintained facilities



Visual Barrier with Landscaping Human Crematorium

Future Development

Crematorium - Concept 3D massing



Future Development

Crypts - Concept Floor Plan and Brief

NOTES

Family Crypts are designated burial spaces for family members combining functionality with deep sense of reverence. Situated and blending into the Landscaping and nature, provides a serene ambience to personalise the space as a Family Memorial.

ORIENTATION

The building is in a location far from the other buildings, where the family members and visitors can perform peaceful payers and visit their loved ones.

It is oriented to provide a calming view of the reflection pond and chapel and overall site, enhancing the serene experience for visitors.

NESTLED IN NATURE

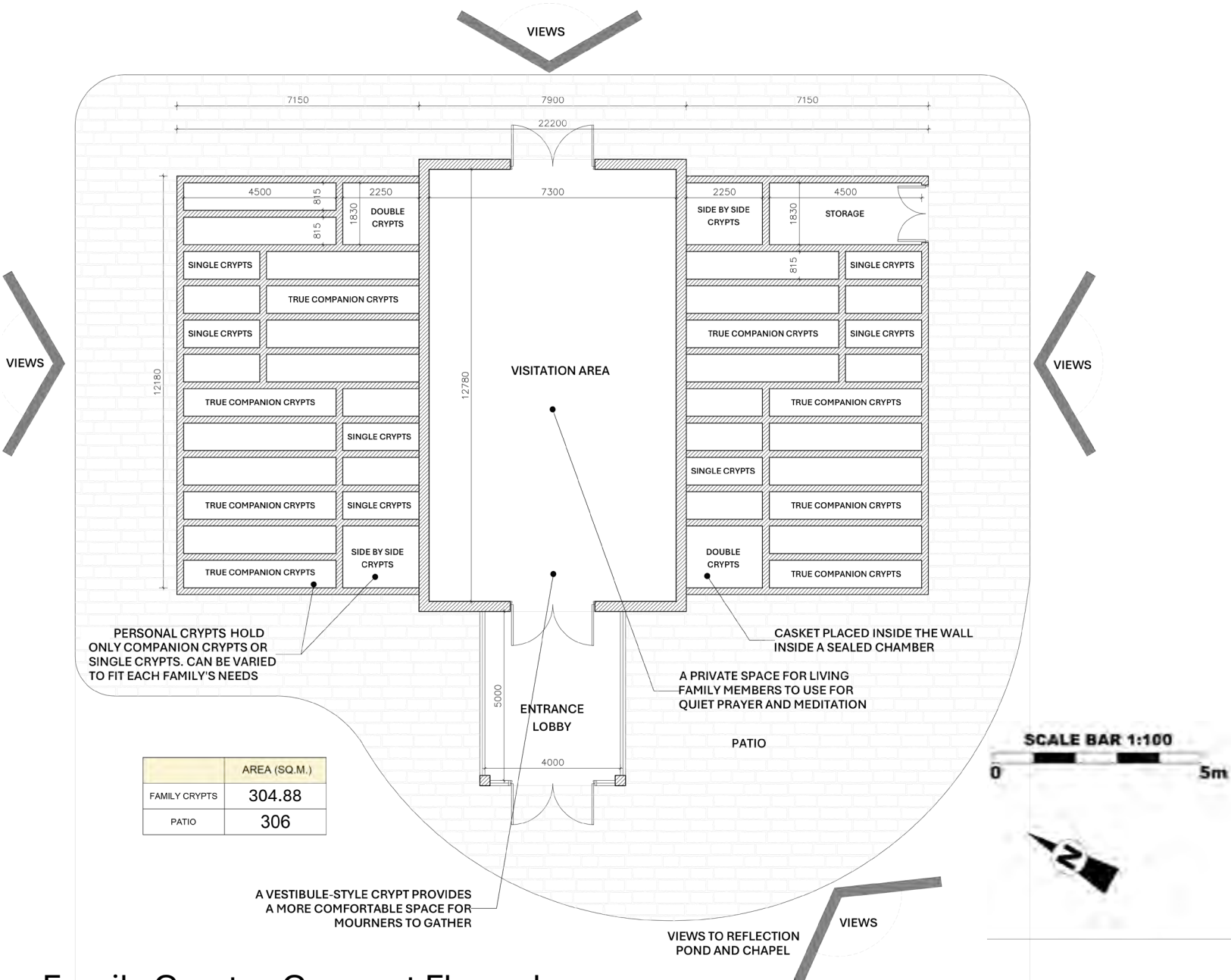
Nestled the family crypts into the existing and proposed landscape design, allowing the landscape to take precedence and dominate the low rectilinear built form.

ESD INITIATIVES

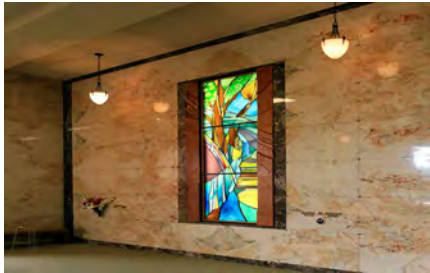
Using natural & recycled materials have minimal carbon use like sandstone recycled & timber internal finishes.

Build comfortably into the Canopy low maintenance & reduced waste.

Efficient LED lighting strategically placed to minimise energy use.



Family Crypts –Concept Floor plan
(Scale NTS)



Vestibule for visitation and prayers with one or two crypts opening



Crypts is a great way to preserve family continuity for generations to come



Crypts arranged vertically. The bodies placed inside crypts are said to be entombed instead of buried

Future Development

Crypts - Concept 3D massing



05. SDRP 2 RESPONSES SUMMARY

NO.	DESIGN REVIEW PANEL REQUEST ITEM	RESPONSE	REFERENCE DOCUMENTATION
Connecting with Country			
A genuine co-design process with local Aboriginal knowledge-holders should be established and documented. The deep understanding of death and commemoration for First Nations people and other cultures can meaningfully inform the design principles and guide the development of the concept design.			
1	Engage with a range of local Aboriginal knowledge-holders to:		
	a. inform a meaningful approach to Country and integrate First Nations culture and heritage into the landscape and architectural design strategy	The Landscape and Architectural Design carefully considers Country and incorporates various interpretative elements. Please refer too the Indigenous consultant report Architectural Design Report and Landscape Design Report.	• Arcadia - Landscape Design Report (Pages 9-27) • Design Cubicle – Architecture Design Report (Pages 10,12,13,18) • Artefact - Connecting with Country Report (full report)
	b. seek guidance from those who have expertise in funerals and memorialisation to inform how the design can accommodate specific cultural activities and rituals, so that the location and design of spaces are fit -for-purpose	The project has conducted through stakeholder and user groups meeting along with engaging with Indigenous Knowledge holders. Along with these activities we also spoken with technical specialists and also have an experienced design team that have expertise in funerals and memorialisation to inform how the design can accommodate specific cultural activities and ritual. Refer to Connecting with Country report section 5 for details	• Artefact - Connecting with Country Report (Pages 52-58)
	c. ascertain if cultural burning can be established as part of a long-term maintenance and management plan for the site and to form part of the Caring for Country strategy. Refer to Caring for Country case study.	The Landscape and Architectural Design carefully considers Country and has left the management of landscape open to the use of these techniques. This will be included in the operational long-term management/ maintenance of the site by the operator and community groups.	• Arcadia - Landscape Design Report (Page 14) • Artefact - Connecting with Country Report (Pages 52-58) • Design Cubicle – Architecture Design Report (Pages 12 & 18)
2	Explore whether other endangered species of flora and fauna could be introduced and encouraged to thrive on the site.	The Landscape Design has included planting that complement the endangered species both ecologically and aesthetically. These can reflect natural variation within the genus, enhance biodiversity, and enrich both visual and habitat value. Refer to Planting Schedule L-400	• Arcadia - Landscape Drawings (Refer to Planting Schedule L-400)
3	Engage with local Aboriginal artists when developing an art strategy for the site, establishing ICIP protocols to protect cultural knowledge and intellectual property.	Refer to Connecting with Country report section 9 for details on the integration of art within the project.	• Artefact - Connecting with Country Report (Section 9 – Designing for Country)
4	Propose materials and colour palettes that reflect the local bush and/or geology to create a sense of calm and connectedness.	Noted. Current proposed material palette focuses on timber, recycled sandstone, decomposed granite and Corten steel which reflect the local geology and bush environments. Additional materials shall be incorporated at detail stage to celebrate this character. Refer to Material Strategy in the Landscape Report.	• Arcadia - Landscape Design Report (Pages 54,55,56,62,64)
5	Avoid the use of the term ‘totem’ for wayfinding signage as it has sensitive connotations for some First Nations peoples.	Noted and term amended to "memorial sculpture"	• Arcadia - Landscape Design Report (Pages 36,39,45,)
Site strategy and landscape			
	The revised masterplan provides a strong framework for the project, however the current design appears to prioritise vehicles over pedestrians. The circulation strategy and the relationship between the buildings and landscape require further development.	Noted and to be provided in the Landscape SSDA Final Report and response item 6 below.	• Arcadia - Landscape Design Report (Pages 30-35,39-43,63-65,67-68)

NO.	DESIGN REVIEW PANEL REQUEST ITEM	RESPONSE	REFERENCE DOCUMENTATION
6	Interrogate the relationship between vehicles and pedestrians and demonstrate how shared paths prioritize pedestrian safety and comfort. Provide detailed drawings and diagrams (plans and sections) illustrating the design for the shared paths, including the spacing of trees to provide adequate shade along walking routes.	Additional information is provided to show that the pedestrians are the priority in the circulation and have been considered in the movement around the project site. The landscape and civil design looks to provide intuitive circulation and movement. Refer to page 30-35,39-43,63-65,67-68)	- Arcadia - Landscape Design Report (Pages 30-35,39-43,63-65,67-68) - Arcadia - Landscape Drawings (L-105, L-411)
7	Illustrate the proposed walkability strategy. Apply a 50m walkability radius and provide shelter and rest areas at regular intervals. Indicate the accessible routes and illustrate the proposed levels and gradients.	Refer to Landscape Report pages 63,64	Arcadia - Landscape Design Report (Pages 63,64)
8	Continue to develop the arrival experience from the carpark. Review the arrival experience and route for different users of the cemetery, e.g., visitors to the café, mourners attending a service, etc. Provide a series of diagrams with options demonstrating the rationale for the preferred design	Refer to page (60-70) blow-up plan that illustrates the relationship between the amenities.	Arcadia – Landscape Design Report (60-70)
9	Integrate the pedestrian paths from the carpark to the administration and chapel buildings with the landscape, so that the arrival experience is bounded by nature.	Refer to page Page 33-36,63-70 blow-up plan that illustrates the relationship between the amenities. Lush planting is provided along the journey from the carpark to the building administration and chapel buildings.	- Arcadia - Landscape Design Report (Page 33-36,63-70) - Arcadia - Landscape Drawings (L-102)
10	Study the desire lines between the proposed buildings and to key destinations in the landscape. Provide diagrams illustrating how various users of the cemetery will circulate around the buildings and site. Include a pedestrian connection to the crematorium from the Stage 1 buildings.	Refer to page 32-36, 41,44,68 blow-up plan that illustrates the relationship between the amenities. Additional pedestrian paths are provided with landscaping to connect the buildings.	Arcadia Landscape Design Report (Page 32-36, 41,44,68)
11	Illustrate the proposed ceremonial routes for the different types of services to be accommodated for various faiths.	The architectural and landscape design illustrates proposed ceremonial routes for different types of services. Pages 32-36	- Arcadia - Landscape Design Report (Pages 32-36) - Design Cubicle – Architecture Design Report (Pages 18,19,20,21&22)
The site offers the potential for all buildings to have a pleasant outlook to nature and be surrounded by landscape. The siting of the buildings currently results in the café overlooking the carpark and the chapel obscuring views from the administration and crematorium buildings.		The siting of the buildings have been amended to respond to the SDRP #2 feedback. Please refer to the Architectural and Landscape Design. Refer to detailed blow-up plans from pages Pages 31-32,40-45, 67.	- Arcadia Landscape Design Report (Pages 31-32,40-45, 67) - Design Cubicle – Architecture Design Report (Pages 13,14,18,19,20 & 24)
12	Undertake a view analysis and study the siting, orientation and sightlines for each building. Ensure that the siting of one building does not obstruct views of the landscape from key spaces of another building.	The current layout highlights the hierarchy of the buildings, with the chapel positioned as the architectural centrepiece of the site. Landscaping around the café and the area between the admin building and the chapel will be lush, acting as a green buffer and screen from the car park. Refer to Pages 40-45, 65-70 of this report.	- Arcadia - Landscape Design Report (Pages 40-45, 65-70) - Design Cubicle – Architecture Design Report (Pages 13,14,18,19,20 & 24)
The café overlooks the chapel's main entry. Consider the relationship between the café, which is an active, noisy space, and the arrival experience for mourners to the chapel, which may be solemn and reflective.		The siting of the buildings have been amended to respond to the SDRP #2 feedback. Please refer to the Architectural and Landscape Design. Refer to responses below 13-a, 13-b.	- Arcadia - Landscape Design Report (Pages 39,40-44) - Design Cubicle – Architecture Design Report
13	Describe the rationale for the siting of the chapel, crematorium and administration buildings by:	The siting of the buildings have been amended to respond to the SDRP #2 feedback. Please refer to the Architectural and Landscape Design.	- Arcadia - Landscape Design Report (Pages 65-70) - Design Cubicle – Architecture Design Report (Pages 12,18,19, 44 & 45)

NO.	DESIGN REVIEW PANEL REQUEST ITEM	RESPONSE	REFERENCE DOCUMENTATION
	a. studying the functions of each building and considering the distance and relationship between different and conflicting uses	The administration building is strategically positioned as the first key amenity that visitors encounter. The café area within the admin building softens its edge and contributes to the welcoming view, offering a space for respite within the memorial park. It is situated 14 meters from the chapel entrance, with lush landscaping in between. The admin building provides key views of the chapel and the memorial garden, while its proximity to the crematorium ensures a seamless transition between these two buildings. Refer to Pages 32, 40-45,65-70 of this report.	- Arcadia - Landscape Design Report (Pages 32, 40-45,65-70) - Design Cubicle – Architecture Design Report (Pages 22,24,28 ,44 & 45)
	b. reviewing the chapel curtilage and providing privacy for mourners during a funeral service through the building siting and landscape design	The café has been reoriented to provide views of the Memorial Gardens and surrounding landscape, intentionally facing away from the chapel and the arrival path of mourning visitors from the car park. The café, roads, and chapel have been strategically relocated to ensure a substantial separation of approximately 40 meters, effectively distinguishing the buildings and creating distinct arrival experiences for different visitor types. Additionally, the crematorium is thoughtfully nestled within the natural environment, offering a private and respectful setting that balances ceremonial dignity with operational sensitivity.	- Arcadia - Landscape Design Report (Pages 40-45) - Design Cubicle – Architecture Design Report (Pages 22,24,28 ,44 & 45)
	c. considering any adverse effects of noise from the playground on services in the chapel and ensuring the design response mitigates the impact	The playground has been removed to preserve the memorial park’s primary purpose as a place of quiet reflection and remembrance. While we recognise it was valued by some families, this change supports a more respectful atmosphere for those mourning or seeking solitude. We remain committed to creating inclusive spaces and are exploring alternative ways to support families in more suitable settings.	N/A – removed from Landscape proposal as per SDRP requirement.
	d. confirming whether exhaust from the crematorium will impact the adjacent buildings and if greater separation between buildings should be provided.	Air Quality assessment confirms there are no adverse environmental effects from the operation of the proposed crematorium to the immediate site and neighbouring area. The location and the design of the exhaust chimneys are favourable for operating the crematorium without having any air quality impacts over the surrounding area. Refer Neo Consulting Air Quality Impact Assessment report for further details.	- Design Cubicle – Architecture Design Report (Pages 21,22 & 56) - Neo Consulting - Air Quality Impact Assessment Report (Pages 13-17)
It is currently unclear how large gatherings will be accommodated in and around the chapel.			
14	Provide diagrams to illustrate:		
	that areas for gathering (both internal and external) are large enough to accommodate the number of attendees standing (i.e., before and after a service) and seated (during a service).	The Chapel is designed to accommodate both small and large gatherings by means of an acoustic curtain screening that divides the chapel gathering area as required. This allows the Chapel to be used in its entirety for large groups and sectioned off for up to two intimate groups simultaneously.	Design Cubicle - Architecture Design Report (Page 31)
	how the chapel can be used flexibly, for example for intimate gatherings versus large groups.	It has been demonstrated on the Chapel Floor plan that it can accommodate 200 persons seated during a service indoors and 100 persons standing outdoors. Section 3 Page 31	Design Cubicle - Architecture Design Report (Page 31)
15	Provide suitable weather protection to outdoor gathering areas from rain, sun and wind.	Suitable awnings over all the outdoor areas are provided to provide protection from the rain, sun and wind as seen on roof plans and Sections. This includes all the entrances to the Chapel and Admin Building. Section 3 Pages 33, 33, 35, 44 and 46	Design Cubicle - Architecture Design Report (Pages 33,34,35,44,46)

NO.	DESIGN REVIEW PANEL REQUEST ITEM	RESPONSE	REFERENCE DOCUMENTATION
	The burial zone boundary line shown on the plans does not align with the proposed burial areas on the staging plans and conflicts with the perimeter ‘avoidance area’ to protect existing vegetation.	The burial zone has been refined and revised. Please refer to Civil Drawings and Landscape Design Report & Drawings (Page 47-49 & Appendix L- 102).	- Arcadia - Landscape Design Report (Page 47,48,49) - Arcadia - Landscape Drawings (L-102) - Lanigan - Civil Drawings (LC2996-TP01, LC2996-EW01, LC2996-EW02, LC2996-EW03, LC2996-EW04)
16	Clearly illustrate the proposed burial area on all plans to ensure the ongoing protection of the existing perimeter landscape.	The burial zone has been refined and revised. Please refer to Civil Drawings and Landscape Design Report & Drawings (Page 47-49 & Appendix L- 102).	- Arcadia - Landscape Design Report (Page 47-49) - Arcadia - Landscape Drawings (L-102) - Lanigan - Civil Drawings (LC2996-TP01, LC2996-EW01, LC2996-EW02, LC2996-EW03, LC2996-EW04)
17	Provide a detailed burial layout plan for the whole site and illustrate the relationship to the site contours and geology. Confirm the extent of cut and fill in relation to the proposed burial layouts.	The burial zone has been refined and revised. Please refer to Civil Drawings and Landscape Design Report & Drawings (Page 47-50 & Appendix L- 102).	- Arcadia - Landscape Design Report (Page 47-50) - Arcadia - Landscape Drawings (L-102) - Lanigan - Civil Drawings (LC2996-TP01, LC2996-EW01, LC2996-EW02, LC2996-EW03, LC2996-EW04)
18	Ensure that the height and size of the proposed memorial structures are appropriate for the sensitive perimeter vegetation zone.	The memorial structures refer to are the family crypts which have been moved away from the protected area and relocated in response to the comment. Please see the final SSDA Landscape and Architectural Report.	- Arcadia - Landscape Design Report (36,53) - Design Cubicle - Architecture Design Report (Page 57)
19	Provide information on the timing of the proposed construction stages and the rationale for the staging sequence.	Details regarding proposed Construction Sequencing and Rationale included within the Preliminary Construction Management Plan and authority requirements. Construction staging proposed will be designed to align with the market demand at the time of operation, allowing for gradual expansion while prioritizing the long-term viability of the cemetery. This approach will ensure the construction is completed efficiently and in phases that support both operational needs and future demand.	HT - Construction Management Plan (Pages 14 & 15)
	The project team advised that the bushfire Asset Protection Zone (APZ) is limited to the boundary immediately adjacent to the proposed buildings.	Noted. Please Refer Travers Bushfire Report for detailed bushfire and APZ requirements.	Travers - Bushfire Protection Assessment (Pages 30 – 40)
20	Clarify the requirements of the bushfire APZ and describe any impacts on the existing vegetation. Indicate the extent of the APZ on the drawings.	Noted. Please Refer Travers Bushfire Report for detailed bushfire and APZ requirements.	Travers - Bushfire Protection Assessment (Pages 30 – 40)
21	Undertake a detailed investigation regarding the use of native grasses to ensure there is a long-term management plan and that the proposed species can withstand foot traffic. Research precedents and seek advice from other projects that have used native grasses in a similar context.	Further investigation will be conducted to inform the long-term management plan. Initially, Project Cultivate will be reviewed, as their work focuses on planting locally native plants and grasses to revitalize cemetery sites. Refer to https://smct.org.au/project-cultivate A planting schedule outlining the proposed strategy, which focuses on the use of native grasses, is provided. Please refer to drawing pages 51,55,56 & L-400 for details.	- Arcadia - Landscape Design Report (Pages 51,55,56) - Arcadia - Landscape Drawings (L-400)
22	Demonstrate how tree canopy cover is achieved across the development site by providing an analysis plan with calculations for proposed trees and their growth at 5, 10, 15 and 20 years. This can also assist where trees are proposed as shading elements to the buildings (refer advice item 25).	Refer to page 57 & 58 and appendix of this Landscape Report for the tree canopy coverage and extent.	- Arcadia - Landscape Design Report (Pages 57 & 58) - Arcadia - Landscape Drawings (L-400 series)
Architecture			

NO.	DESIGN REVIEW PANEL REQUEST ITEM	RESPONSE	REFERENCE DOCUMENTATION
23	Develop the architectural design in parallel to the landscape design so that the built form and landscape are interrelated and reads as an integrated response.	The Chapel and the Admin buildings are connected by pathways through the Memorial Gardens and are surrounded other Landscape features such as the Reflection Pond. Section 2 Page 23 and Section 3 Pages 32, 43 and 44	Design Cubicle – Architecture Design Report (Pages 23,32,43,44)
24	Provide a gradual transition between the buildings and the landscape by:		
	a. providing covered outdoor gathering spaces, colonnades, covered walkways, etc.	Awnings are provided over all outdoor gathering spaces and entrances that gradually transition from the indoors to the landscape outdoors. Section 3 Page 32,33, 35, 44 and 46	Design Cubicle – Architecture Design Report (Pages 32,33,35,44 & 46)
	b. interfacing the landscaping with the façades so that the building is not bounded by hardscape	Landscape along the building edge and pathways is incorporated to soften the façade and reduce reliance on hardscape. Refer to L400 series.	Arcadia - Landscape Drawings (L-400 Series)
	c. considering how the external floor finishes might extend into entry ways and gathering areas to blend and soften the threshold between inside and out.	The use of consistent concrete and complementary (gravel or timber decking) floor finishes, is delivered at threshold areas to enhance and provide a seamless indoor-outdoor connection.	- Arcadia - Landscape Drawings (Pages 40-45,54,55) - Arcadia - Landscape Drawings (L-300 Series)
The buildings are currently relying on proposed trees to shade large expanses of eastern and western glazing. Tree canopy can be an effective shading method however it should not be solely relied upon to shade the facades. The new trees will take years to establish and will not provide adequate solar shading to the proposed glazing from the outset.			
25	Undertake sun studies and provide façade shading devices to glazing that is exposed to the eastern and western sun. Ensure that any external shading is integral to the architecture and does not appear as a temporary fixture.	Sections and the 3Ds illustrate the shaded areas showing that the shading provided is integral to the architectural design and does not appear as a temporary fixture. Section 3 Page 32,33, 35, 44 and 46	Design Cubicle – Architecture Design Report (Pages 32,33,35,44&46)
26	Provide a balance between glazed and solid façades to control solar access and solar heat gain, to frame views, and facilitate movement between inside and out.	The Elevations of the buildings show the balanced façade design with horizontal glazing only and solid walls complimenting each other and in turn controlling the solar access and solar heat gain. Section 3 Page 32,33, 35, 44 and	Design Cubicle – Architecture Design Report (Pages 32,33,35,44 & 46)
The chapel roof overhang appears too high to provide rain and sun protection to occupants on the eastern patio.			
27	Design the roof overhangs to provide weather protection to occupants gathering outside. Undertake sun and wind-driven rain studies to inform the design.	Solid awnings have been designed to provide weather protection to outdoor gathering areas. Section 3 Page 32,33, 35, 44 and 46	Design Cubicle – Architecture Design Report (Pages 32,33,35,44 & 46)
28	Provide weather protection for the outdoor dining area associated with the cafe.	Sold Awning overhangs have been provided over the outdoor areas of the café to provide weather protection. Section 3 Page 44	Design Cubicle – Architecture Design Report (Page 44)
29	Review the planning of the administration building so that the public amenities are not located adjacent to the main entry and separation is provided without reliance on a landscape buffer alone.	The public amenities i.e., the Café associated with the Administration Building has been re-oriented away from the main entry so that it is not located adjacent to the main entry and focus is on the Chapel. Section 3 Page 44	Design Cubicle – Architecture Design Report (Page 44)
The large extent of horizontal skylights in the chapel roof will not meet the requirements of the NCC and will result in excessive solar heat gain and glare for occupants.			
30	Revisit the design of the roof and incorporate vertical glazing in lieu of horizontal skylights.	Horizontal skylights have been removed and replaced with vertical glazing to reduce excessive heat gain and glare for the occupants. Section 3 Page 32, 33	Design Cubicle – Architecture Design Report (Pages 32,33)

NO.	DESIGN REVIEW PANEL REQUEST ITEM	RESPONSE	REFERENCE DOCUMENTATION
31	Undertake sun studies and orientate high-level glazing so that it receives diffused daylight but not direct sunlight.	The Solid awnings designed for the Chapel and Admin Building helps in diffusing the direct sunlight and therefore reducing excessive solar heat Section 3 Page 32,33, 35, 44 and 46	• Design Cubicle – Architecture Design Report (Pages 32,33,35,44 & 46)
32	As the design develops, continue to provide detailed sections and elevations for each building that include the line of natural ground and proposed levels (to indicate cut and fill) and the proposed landscape design.	Detailed Sections including the natural ground line and proposed levels have been prepared. Architectural Drawings DA: 203, DA:204, DA:303, DA:304, DA:403 and DA:404	• Design Cubicle – Architecture Drawings (Pages DA 203, DA204, DA 303, DA403 & DA 404)
After the session, the following advice was provided:			
33	Revisit the curved roof design for the chapel considering the advice provided around the suitability of horizontal roof glazing and height of the overhang (refer items 27 and 30). Test alternate design solutions that will not be value managed out during the detailed design, and that prioritise passive design and comfort for occupants.	Roof has been lowered and has a more shallow curve radius creating a more comfortable design for the occupants. Section 3 Pages 34 and 35	• Design Cubicle – Architecture Design Report (Pages 34 & 35)
The design of the administration building has potential to nestle in the landscape, subject to further development.			
34	Continue to develop the architectural language of the buildings, drawing inspiration from the precedents presented, such as Bushey Cemetery by Waugh Thistleton Architects.	RESPONSE: Precedents such as Bushey Cemetery by Waugh Thistleton Architects, Netherlands American Cemetery by KAAN, and Loenen Pavilion by KAAN have been thoroughly explored and has been the source of inspiration for the Administration Building and the Storage shed / Garage. Section 3 Page 40, 46 and 54 Architectural Drawings DA:304 and DA:404	• Design Cubicle – Architecture Design Report (Pages 40,46, &54) • Design Cubicle – Architecture Drawings (Pages DA304 & DA 404)
35	Represent the building hierarchy through a subtle change in scale, height and materials, rather than distinct architectural languages.	Building hierarchy has been subtly indicated by the use of scale and form such as the Curved roof and higher ceiling for the Chapel and a lower ceiling with rectilinear form for the Administration Building. Section 3 Pages 32, 33, 35 and 46	• Design Cubicle – Architecture Design Report (Pages 32,33,35,& 46)
The cemetery buildings have potential to read as elegant elements in the landscape, however this should be substantiated by rigorous interrogation of the siting of the built form, further architectural development and careful detailing to ensure that the simplicity and elegance of the proposal is realised.			
36	Establish a rhythm or module for the facades to help unite the chapel, administration building and crematorium as a family of buildings.	Through the use of similar materials such as Sandstone and Granite, a rhythm has been established uniting the Chapel and Administration Building providing design linkages through materials, colours and built forms. Section 3 Pages 34 and 45	• Design Cubicle – Architecture Design Report (Pages 34 & 35)
37	Provide detailed sections to illustrate the proposed design for key elements of the facades and roof of all buildings.	Detailed Sections including the natural ground line and proposed levels have been prepared. Architectural Drawings DA:204, DA:304 and DA:404	• Design Cubicle – Architecture Drawings (Pages DA 204, DA 304 & DA 404)
Sustainability and Climate Change			
The project team is commended for committing to a 100% electric scheme.			
38	Provide information on the number of solar panels required to meet the power demands of the site, including the crematorium in Stage 2.	Energy Source & Fossil Fuel Free commitments detailed on pg. 10 of the ESD Report.	• BESTEC – Environmentally Sustainable Development Report (Page 10)

NO.	DESIGN REVIEW PANEL REQUEST ITEM	RESPONSE	REFERENCE DOCUMENTATION
39	Continue to report on the sustainability initiatives and ensure that the proposed targets are incorporated in the design and not diluted as the design develops.	PV Systems proposed within the ESD report are as follows: - Chapel: 12 kW – 30 panels* - Administration: 8 kW – 20 panels* * based on a 400W capacity panel. Final PV panel selection during detailed design documentation. Sizes based on preliminary NCC2022 Section J modelling. Sizes to be reviewed during detailed design stage ensuring a minimum 30% of each buildings annual electricity consumption is met. Solar PV system size of Crematorium TBC, preliminary sizing to be undertaken during Stage 2 application through NCC Section J modelling.	• BESTEC – Environmentally Sustainable Development Report (Full Report)
The cemetery is in a sensitive area within the Nepean River catchment zone. High-nutrient water run-off has potential to enter waterways and damage vegetation over time.			
40	Interrogate the current overland flow paths and ensure that nutrient-rich run-off that may be associated with a cemetery does not leave the site and is not directed towards the existing and protected perimeter vegetation zones.	The Lanigan Stormwater Management Plan confirms that all overland flow paths are directed internally to on-site detention systems, including retention and sedimentation basins. These systems are designed to ensure nutrient-rich runoff is fully captured on-site and not discharged to adjacent waterways or protected vegetation zones.	• Lanigan – Stormwater Management & Flood Assessment Report (Pages 17-21) • Lanigan – Civil Drawings (LC2996-SMP1)
41	Seek expert advice from a WSUD consultant and confirm that the bio-filtration method proposed is appropriate for the site.	The Water Sensitive Urban Design (WSUD) system strategy includes sediment biofiltration measures including rainwater tanks, raingardens, vegetated swales, and sedimentation basins modelled using the MUSIC system modelling to confirm pollutant removal and hydrological compliance in accordance with NSW best practice.	• Lanigan – Stormwater Management & Flood Assessment Report (Pages 17-21) • Lanigan – Civil Drawings (LC2996-SMP1)
42	Burial ashes have high mineral content and may damage vegetation over time. Seek expert advice on the proposal for ash burials in the protected vegetation zones.	The Travers BDAR report confirms that all ashes will be pre-treated to neutralise mineral content prior to scattering, ensuring no adverse impact on vegetation. Defined protocols and management measures are in place to protect vegetation health.	• Travers – Biodiversity Development Assessment Report (Pages viii, 102, 103, 115)