



APPENDIX B MASTERPLAN REVIEW & ALTERNATIVE OPTIONS DEVELOPMENT

B - 2012 MASTERPLAN REVIEW AND ALTERNATIVE OPTIONS DEVELOPMENT

2012 Masterplan Review

This project reviews the 2012 SMP Masterplan and proposes a new plan for this south Canberra cemetery site. Components of the 2012 Masterplan that are considered most successful have been further assessed for consistency with the current aims for developing the Mugga Lane site. These include locating the park's central facilities well away from undesirable noise and odours and capturing distant western and southern views.

The scheme's main entry point off Mugga Lane is well located and the grid-like layout provides a logical framework and potentially eases wayfinding. The centralised design also provides good opportunities to provide a buffering landscape to screen some undesirable views and external impacts from the neighbouring properties.

Detailed analysis of ecological and cultural heritage constraints of the site undertaken as part of the 2012 Masterplan shows potentially high impacts on threatened ecological communities and cultural heritage sites would be expected as development was proposed within some of these areas. While the main outlook of the central facilities is to the southwest, the approach from the carpark is from the northeast, at the location most exposed to undesirable views of the Mugga Lane Waste Depot.

The 2012 proposal features large open waterbodies are disconnected from the existing natural gullies and potential water flows; consequently, the ability to collect water year-round in the places proposed is unlikely. Evaporation during low rainfall and hot summers would further detract from the function and appearance of the site. The open largely grassed layout implies high water usage which is a significant cost to

memorial park operations. The traditional, grid-like and standardised design proposed is weakly integrated with existing landforms, consequently costly site adjustments would be required to implement construction works.

Detailed assessment undertaken for the current masterplan project, of traffic impacts at the proposed service entry point at Long Gully Road / Mugga Lane intersection suggest such a layout would be unachievable at this busy location.

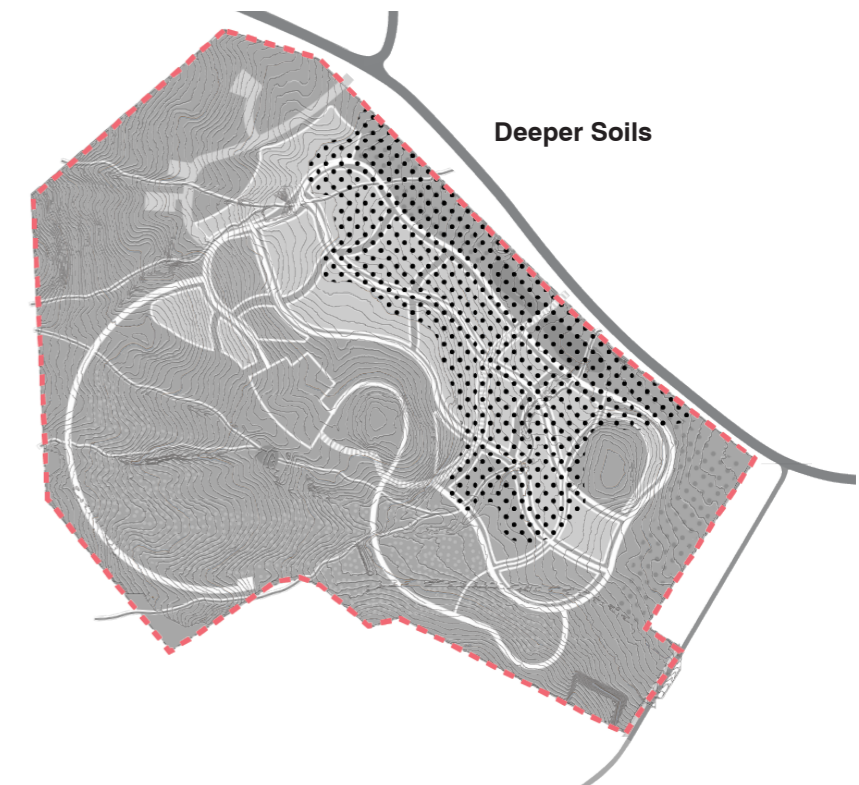
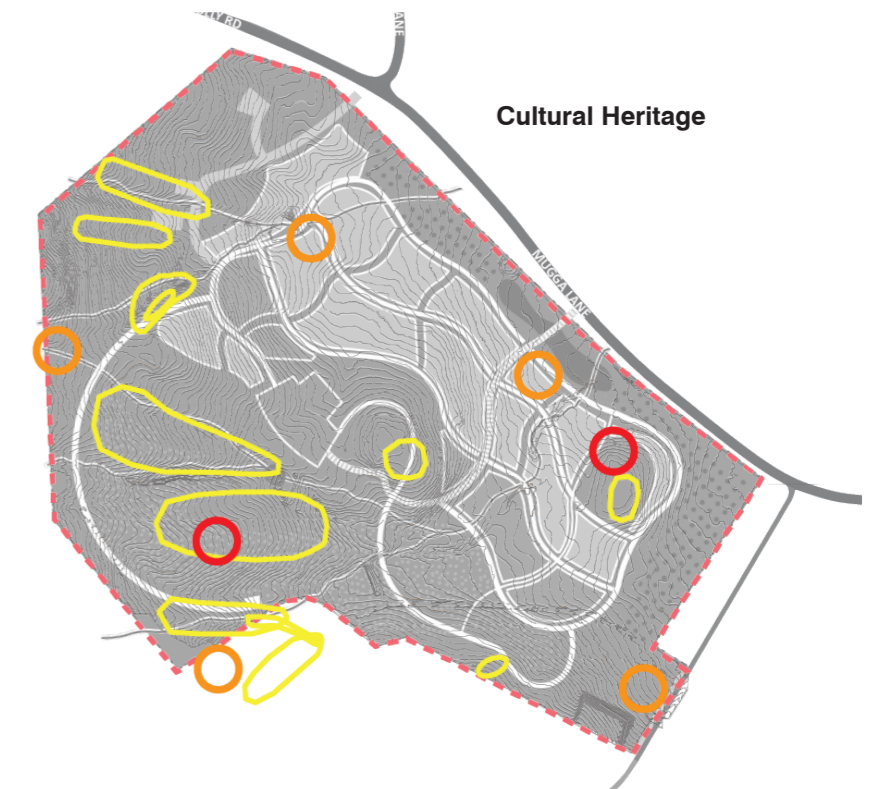
Based on the assessments undertaken for the 2012 Masterplan and preliminary work for the current masterplan project, it was identified the 2012 masterplan design would not be achievable given the physical, ecological and cultural values of the SMP site.



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Previous Masterplan Review

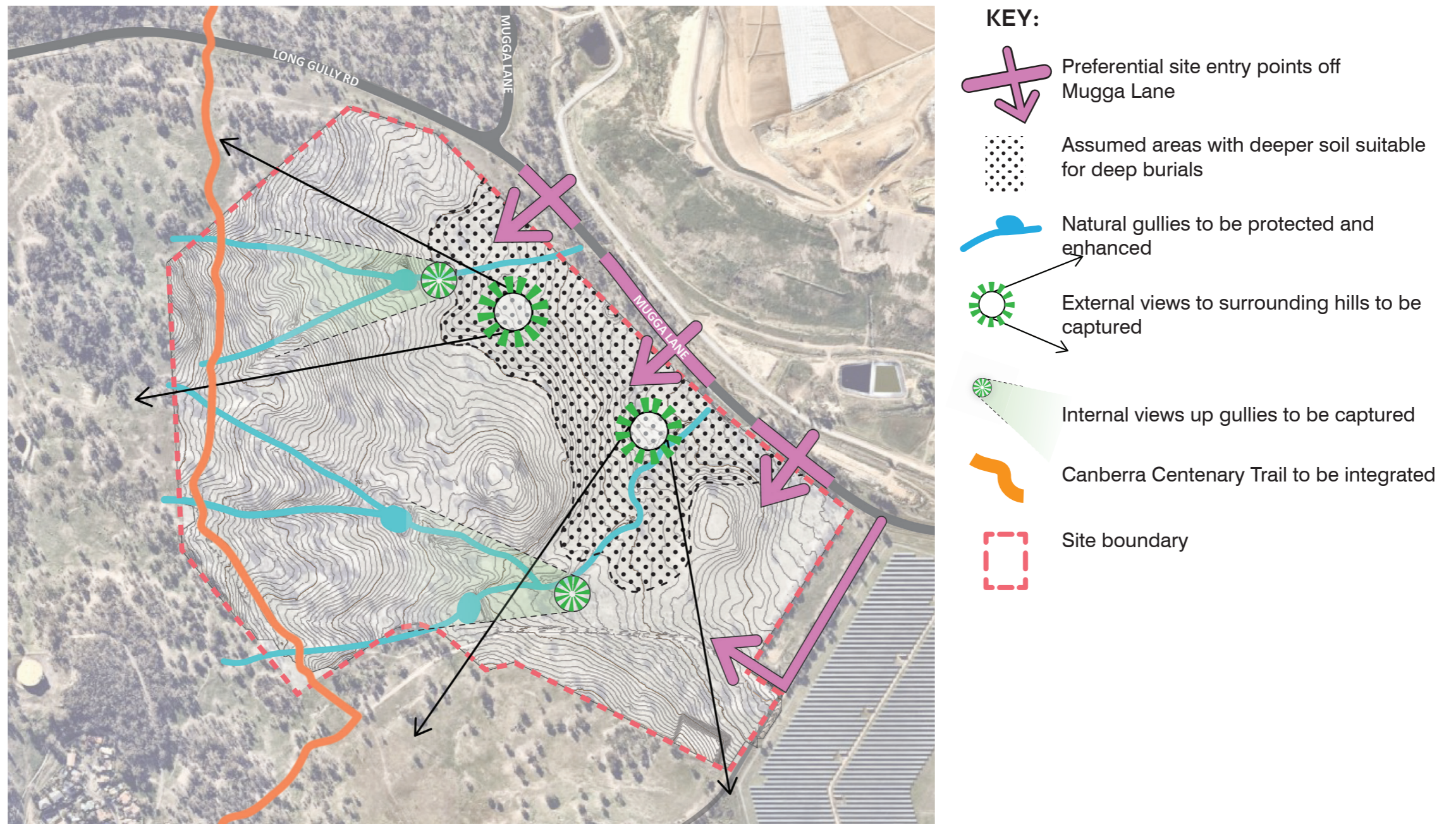
Site Analysis Overlay



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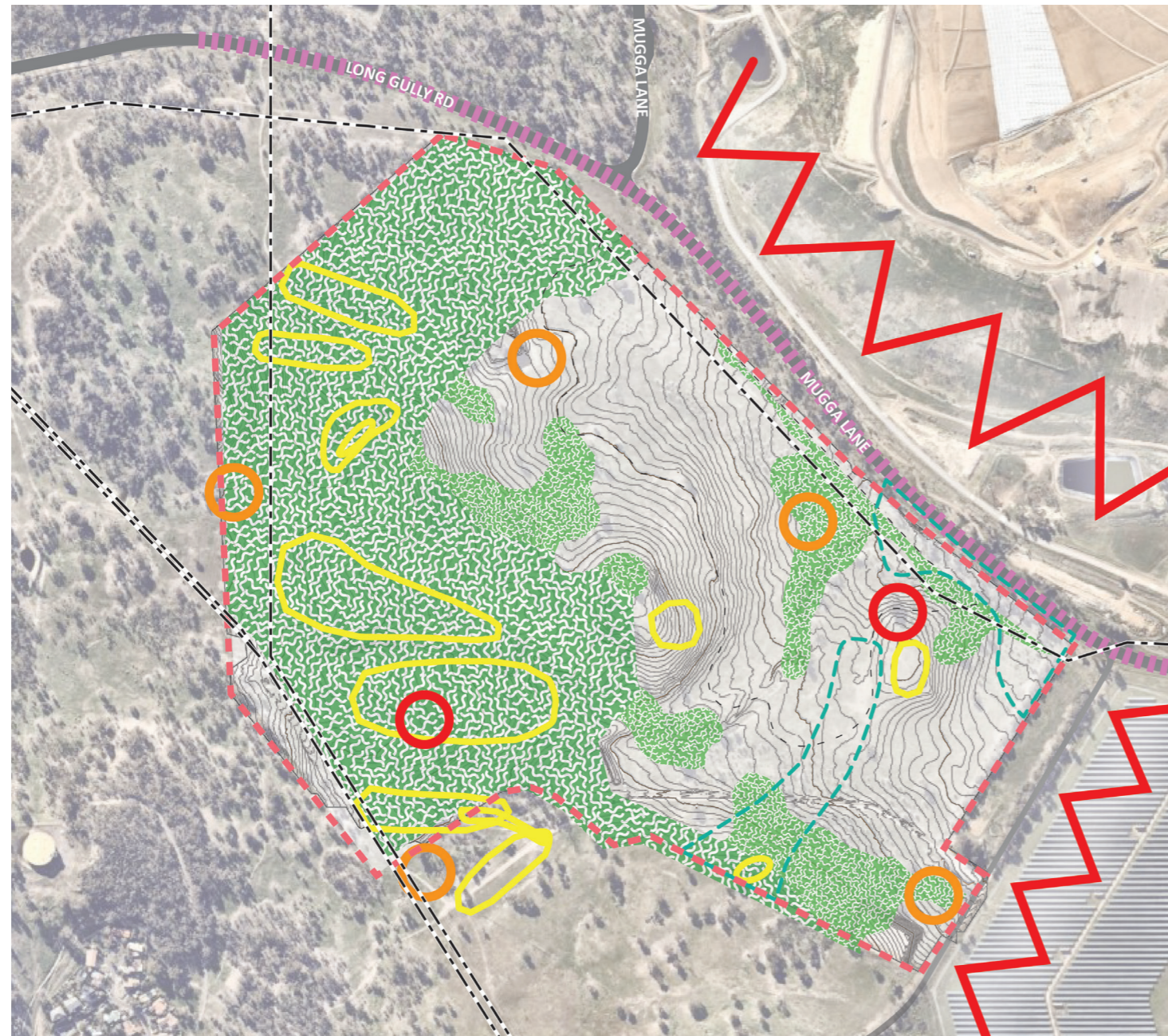
Alternative Options Development

Masterplanning Site Opportunities










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Alternative Options Development



KEY:

-  Ecological Conservation Area to be protected High Constraint
-  Ecological Conservation Area to be protected Moderate Constraint
-  Noise source to be buffered
-  Cultural Heritage Sites to be protected
-  Undesirable views to be screened
-  Overhead powerlines to be undergrounded or screened
-  Site boundary

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Alternative Options Development

Two masterplan design options that differed from the 2102 Masterplan were presented to the ACT Public Cemeteries Authority Special Project Committee (Authority) on the 24th July 2020 . Each option was evaluated against the detailed site analysis undertaken by the design team and sought to take best advantage of the site's inherent opportunities and mitigate against its constraints.

Overlays of the key site analysis factors, such as soil depth and terrain slopes were mapped and overlaid in the evaluation of the two new master planning options, one with a formal design the other organic. Quantitative assessments of anticipated burial plot yield, development costs, and more qualitative assessments such as visitor experience were also identified. The following matrix was produced to assess impacts with a list of pros and cons for each option.

Based on all the criteria, the 'organic approach' option was put forward as the preferred model for further design development.



Formal Framework Option



Organic Approach Option

PREFERRED

Option Evaluation Rating		
Assessment Criteria	'Formal Framework' Option	'Organic Approach' Option
BURIAL ALLOCATION / PLOT YIELD	Equal	Equal
PROJECT INITIATION / FUTURE STAGING	Lower	Higher
ANTICIPATED COST	Equal	Equal
ENVIRONMENTAL PLANNING	Equal	Equal
VISITOR EXPERIENCE	Lower	Higher
TRAFFIC ENGINEERING	Lower	Higher
WSUD / STORMWATER	Lower	Higher

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Preferred Option

The 'organic approach' design was recommended as the preferred option due to the following advantages over the alternative formal option:

- **Design/Visitor Experience:** the informal site layout responds naturally to the site topography, with main visitor facilities nestled into the site, with good separation from the busy road and adjacent waste management facility, creating a greater sense of a quiet and contemplative environment close to nature
- **Traffic Engineering:** the longer entry road provides greater ability to direct vehicles to their destinations, and its junction with Mugga Lane is well separated from the busy intersection with Long Gully Road
- **WSUD/Stormwater:** positioning the main visitor facilities near the eastern gullies creates the potential to develop a stormwater treatment wetland as a feature in the landscape at a high profile location demonstrating water capture and reuse to the public, while simplifying pumping of water to storage tanks located near the works depot site
- **Project Initiation/Future Staging:** the proposed incremental growth of the 'organic approach' responds well to the overall site layouts providing a more logical progression through each stage of development



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*Preferred Option:
Site Analysis Overlay*

