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**DAC 18/08/2020 – DA2020/00181 – 35 WARABROOK BOULEVARD,
WARABROOK AND 6 HAKEA PLACE, WARABROOK – PET
CREMATORIUM - ALTERATIONS TO THE EXISTING BUILDING,
INTERNAL FIT OUT AND SIGNAGE**

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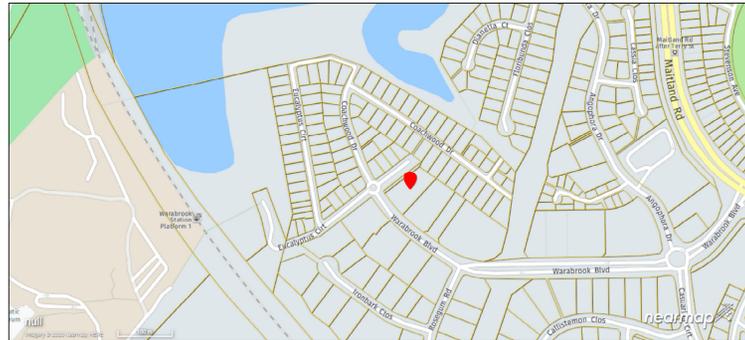
**DAC 18/08/2020 – DA2020/00181 – 35 WARABROOK BOULEVARD,
WARABROOK AND 6 HAKEA PLACE, WARABROOK – PET
CREMATORIUM - ALTERATIONS TO THE EXISTING BUILDING,
INTERNAL FIT OUT AND SIGNAGE**

ITEM-31 **Attachment A:** Submitted Plans

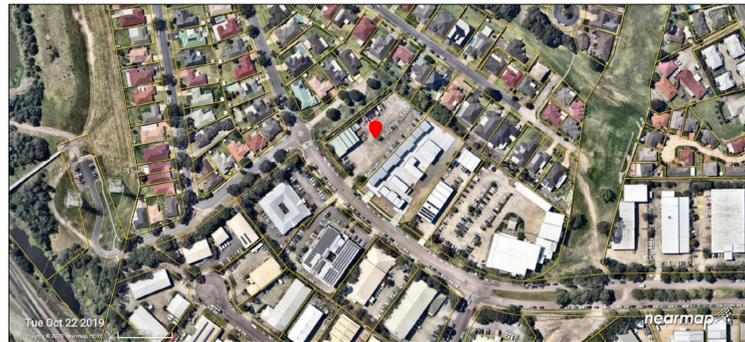
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ISSUE FOR DA



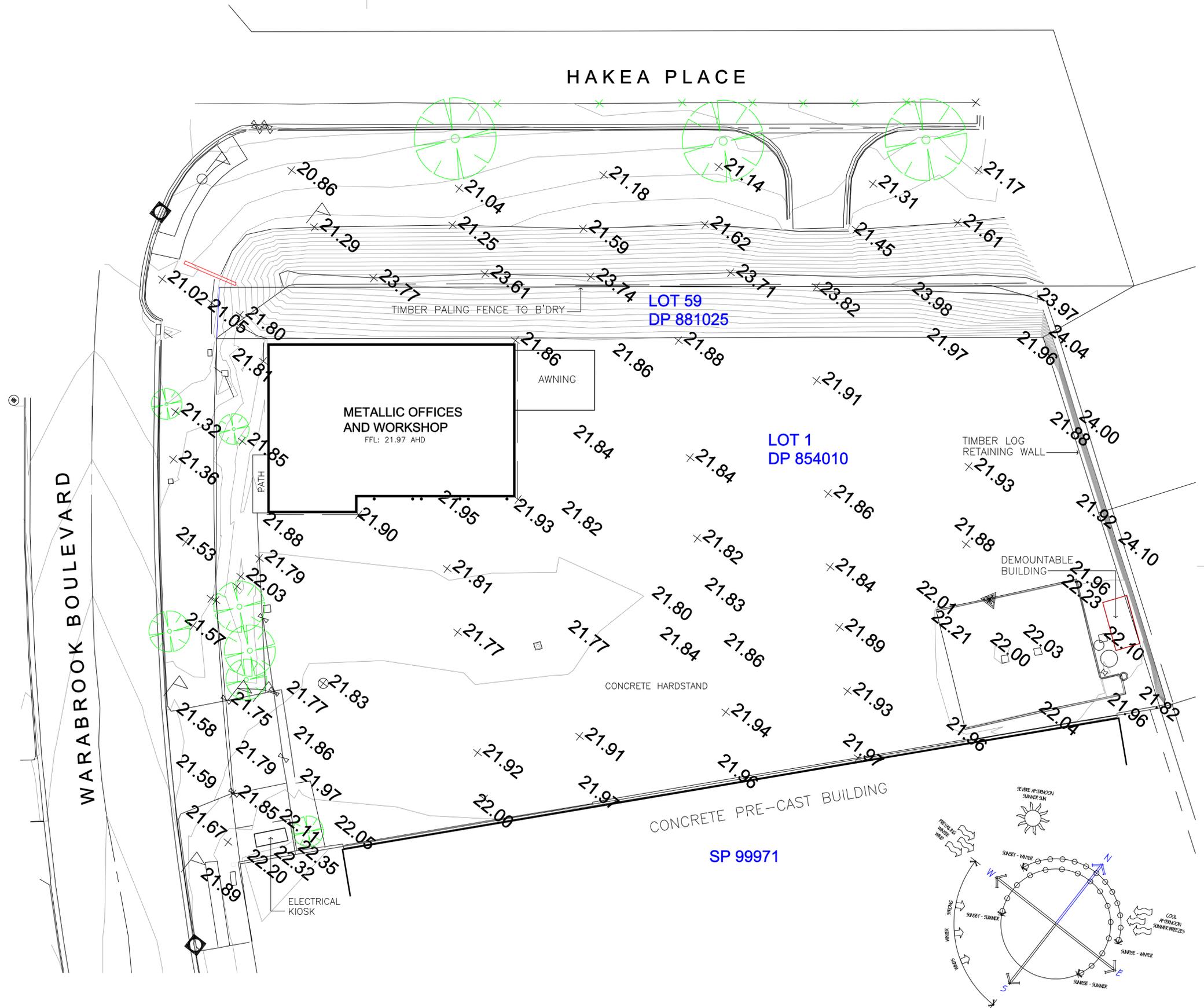
LOCATION SHOT



AERIAL VIEW



PANORAMA VIEW



Issue	Description	Date	Drawn	Chkd
B	EXISTING DRIVEWAY REINSTATED	01.06.20	NLC	CBT
A	ISSUE FOR DA	31.01.20	NLC	CBT

North

WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALE

Client
PET ANGEL PTY LTD
 Site Address
LOT 1, DP 854010 & LOT 59, DP 881025
35 WARABROOK BOULEVARD
WARABROOK NSW 2304

0 1 2 4 8 12 16 20
 SCALE 1:200

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Drawing Title
SITE ANALYSIS PLAN

Drawn	Date	Scale	A1	Checked	Date
NLC	01.06.2020	1:200		CBT	01.06.2020

Designed	Project No.	Dwg. No.	Issue
CBT	TD_20/005	DA_01	B

ISSUE FOR DA

HAKEA PLACE

WARABROOK BOULEVARD

LOT 59
DP 881025

LOT 1
DP 854010

SP 99971

EXISTING OFFICES
AND WORKSHOP
FFL: 21.97 AHD

EXISTING AWNING
TO BE DEMOLISHED
AND REMOVED

EXISTING TIMBER LOG
RETAINING WALL

EXISTING DEMOUNTABLE
BUILDING

CONCRETE PRE-CAST BUILDING

EXISTING CONCRETE HARDSTAND

EXISTING LANDSCAPING

ELECTRICAL
KIOSK

EXISTING TILED PATH

EXISTING LANDSCAPING

EXISTING SUMP

EXISTING SUMP

EXISTING SUMPS

B'DRY-89554

EXISTING TIMBER PALING FENCE TO B'DRY

B'DRY-80920

B'DRY 10218

B'DRY 30802

B'DRY 91350

North



Client
PET ANGEL PTY LTD
Site Address
**LOT 1, DP 854010 &
LOT 59, DP 881025
35 WARABROOK BOULEVARD
WARABROOK NSW 2304**



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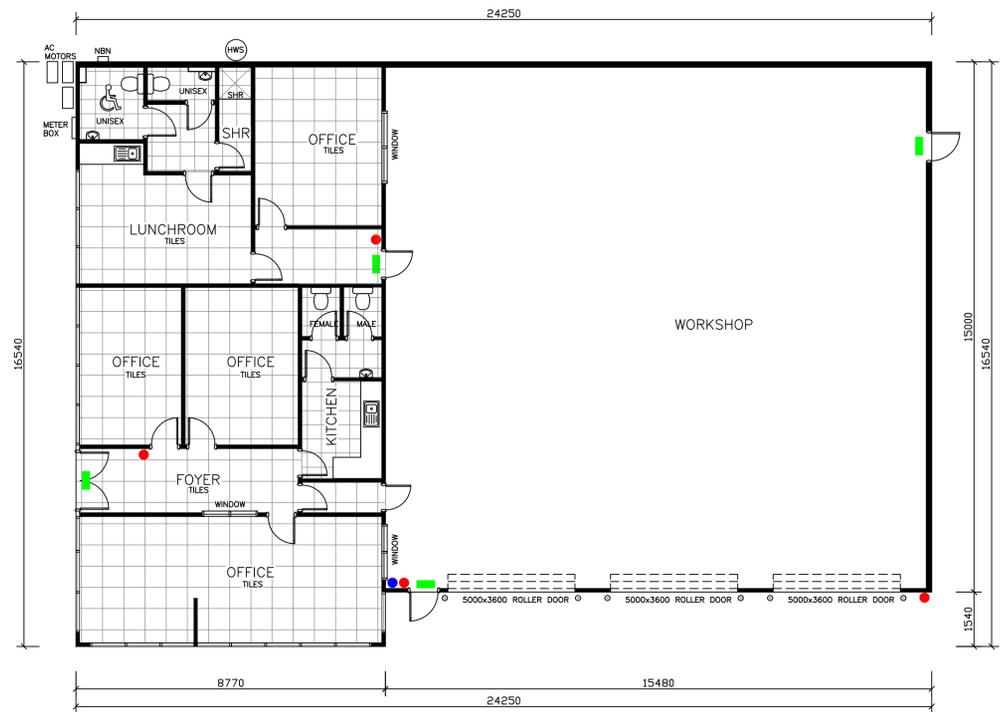


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Drawing Title					
EXISTING SITE PLAN					
Drawn	Date	Scale	A1	Checked	Date
NLC	01.06.2020	1:200		CBT	01.06.2020
Designed	Project No.	Dwg. No.	Issue		
CBT	TD_20/005	DA_02	B		

Issue	Description	Date	Drawn	Chkd
B	EXISTING DRIVEWAY REINSTATED	01.06.20	NLC	CBT
A	ISSUE FOR DA	31.01.20	NLC	CBT

1 0 10m at full size 100m

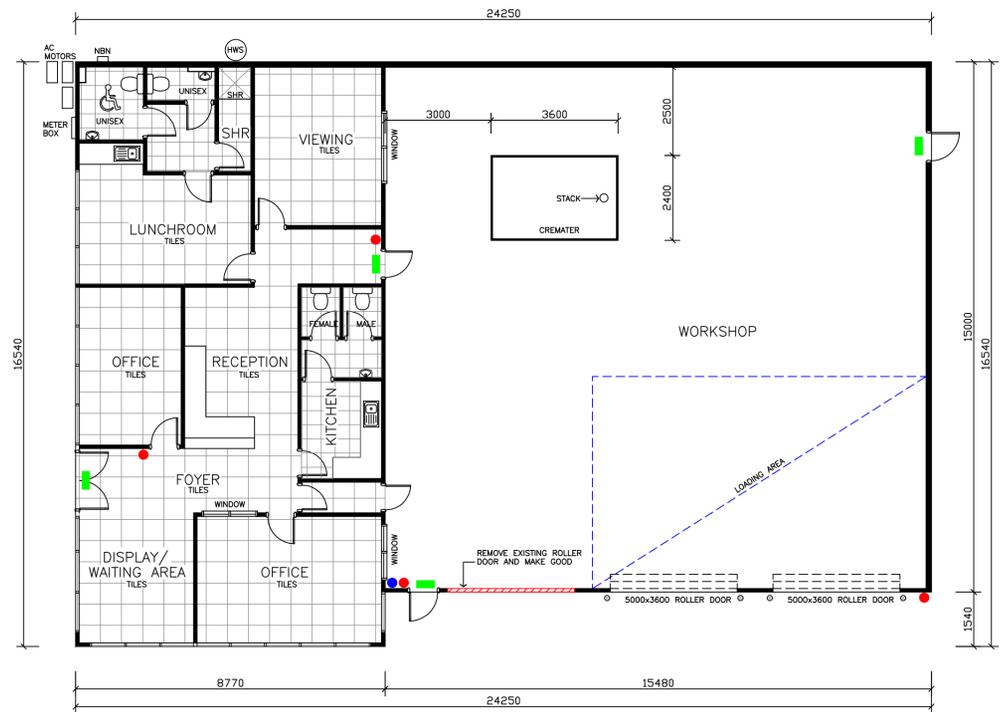


EXISTING FLOOR PLAN

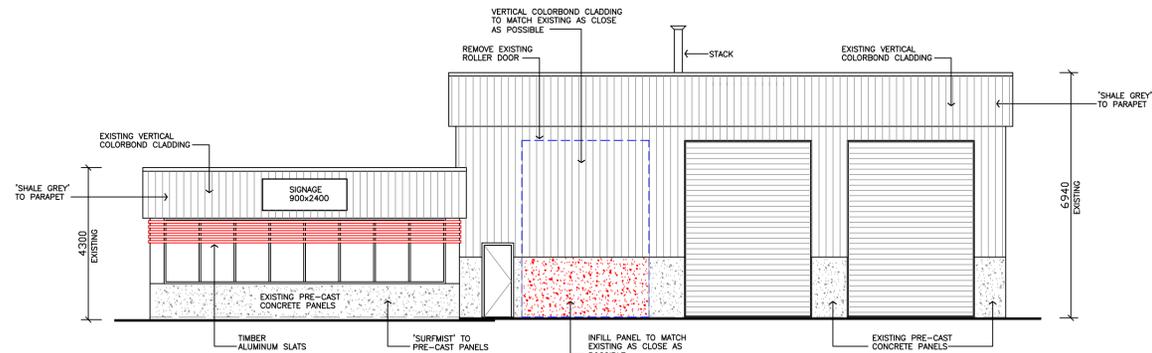
- EMERGENCY EXIT LIGHT
- FIRE EXTINGUISHER
- FIRE HOSE REEL

AREAS:
 OFFICE AREA: 145.05 M2
 WORKSHOP: 173.61 M2
 LOADING AREA: 58.59 M2
 TOTAL: 377.25 M2

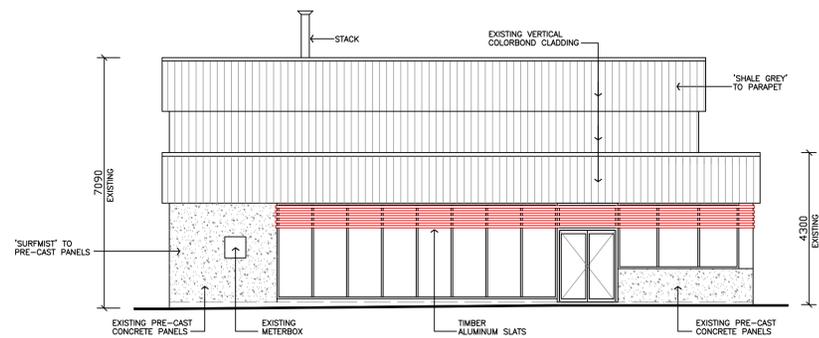
GROSS FLOOR AREA:
 OFFICE AREA: 145.05 M2
 WORKSHOP: 173.61 M2
 TOTAL: 318.66 M2



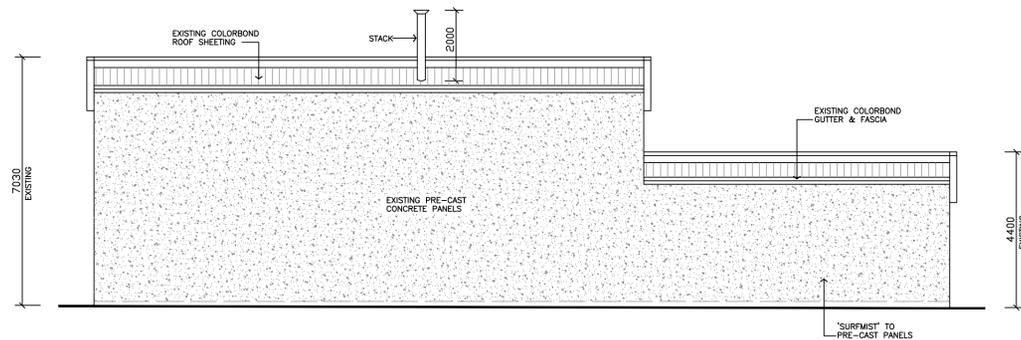
PROPOSED FLOOR PLAN



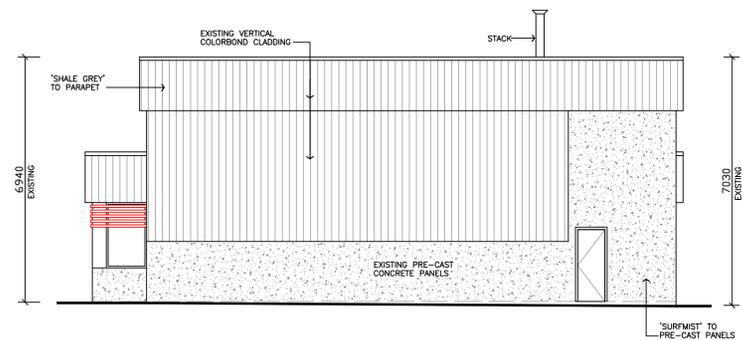
SOUTHWESTERN ELEVATION



SOUTHEASTERN ELEVATION

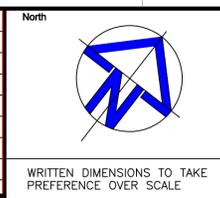


NORTHWESTERN ELEVATION

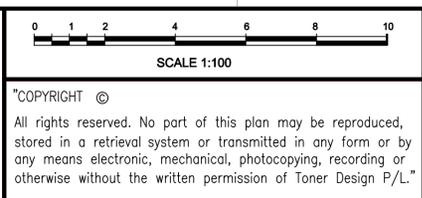


NORTHEASTERN ELEVATION

Issue	Description	Date	Drawn	Chkd
B	EXISTING DRIVEWAY REINSTATED	01.06.20	NLC	CBT
A	ISSUE FOR DA	31.01.20	NLC	CBT



Client
PET ANGEL PTY LTD
 Site Address
**LOT 1, DP 854010 &
 LOT 59, DP 881025
 35 WARABROOK BOULEVARD
 WARABROOK NSW 2304**



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Drawing Title					
FLOOR PLANS & ELEVATIONS					
Drawn	Date	Scale	A1	Checked	Date
NLC	01.06.2020	1:100		CBT	01.06.2020
Designed	Project No.	Dwg. No.	Issue		
CBT	TD_20/005	DA_04	B		



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WARABROOK AND 6 HAKEA PLACE, WARABROOK – PET
CREMATORIUM - ALTERATIONS TO THE EXISTING BUILDING,
INTERNAL FIT OUT AND SIGNAGE**

ITEM-31 **Attachment B:** Draft Schedule of Conditions

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Application No: DA2020/00181

Land: Lot 1 DP 854010
Lot 59 DP 881025

Property Address: 35 Warabrook Boulevard Warabrook NSW 2304
6 Hakea Place Warabrook NSW 2304

Proposed Development: Pet crematorium – alterations to the existing building, internal fit out and signage

SCHEDULE 1

APPROVED DOCUMENTATION

- 1) The development is to be implemented in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent.

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Site Analysis Plan	Project No:TD_20/005 Dwg No: DA_01	Toner Design	01/06/2020
Existing Site Plan	Project No:TD_20/005 Dwg No: DA_02	Toner Design	01/06/2020
Proposed Site Plan	Project No:TD_20/005 Dwg No: DA_03	Toner Design	01/06/2020
Floor Plans and Elevations	Project No:TD_20/005 Dwg No: DA_04	Toner Design	01/06/2020
Air Quality Assessment Report	Job No: 19-170	MWA Environmental	20/02/2020
Noise Assessment Report	-	RAPT Consulting	January 2020
Traffic & Parking Report	P1659	SECA Consulting	20/02/2020
Operational Management Plan	-	MWA Environmental	21/05/2020

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

- 2) The car park is to be designed to comply with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and AS/NZS 2890.6:2009 - Parking facilities - Off-street parking for people with disabilities. Details are to be included in documentation for a Construction Certificate application.

- 3) The applicant is to comply with all requirements of the Hunter Water Corporation regarding the connection of water supply and sewerage services, including the payment of any required cash contribution towards necessary amplification of service mains in the locality as a result of the increased intensity of land use proposed. A copy of the Corporation's compliance certificate (refer Section 50 *Hunter Water Act 1991*) is to be included in documentation for a Construction Certificate application.
- 4) A maximum of one (1) flush wall sign is allowed and is to be a maximum 900mm x 2400mm. Engineer's certification of proposed fixtures and/or footings of the signage being supplied to the Principal Certifier prior to the issue of a Construction Certificate.

CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE

- 5) A rigid and durable sign is to be erected on any site on which building work, subdivision work or demolition work is being carried out, before the commencement of the work:
 - a) showing the name, address and telephone number of the Principal Certifier for building work and subdivision work, and
 - b) showing the name, address and telephone number of the Principal Contractor for any building work and also including a telephone number on which the Principal Contractor may be contacted at any time for business purposes, and
 - c) stating that unauthorised entry to the work site is prohibited, and
 - d) being erected in a prominent position that can be read easily by anyone in any public road or other public place adjacent to the site.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out.

- 6) All building work is to be carried out in accordance with the provisions of the National Construction Code.
- 7) All demolition work is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
- 8) Construction/demolition work that generates noise that is audible at residential premises is to be restricted to the following times:

Monday to Friday, 7:00 am to 6:00 pm and
Saturday, 8:00 am to 1:00 pm.

No noise from construction/demolition work is to be generated on Sundays or public holidays.

- 9) All building materials, plant and equipment is to be placed on the site of the development, to ensure that pedestrian and vehicular access in public places is not restricted and to prevent damage to the road reserve. The storage of building materials on City of Newcastle reserves, including the road reserve, is not permitted.
- 10) Where not already available, a waste containment facility is to be established on site. The facility is to be regularly emptied and maintained for the duration of works.

No rubbish must be stockpiled in a manner which facilitates the rubbish to be blown or washed off site. The site must be cleared of all building refuse and spoil immediately upon completion of the development.

- 11) City of Newcastle's 'Prevent Pollution' sign is to be erected and maintained in a conspicuous location on or adjacent to the property boundary, so it is clearly visible to the public, or at other locations on the site as otherwise directed by the City of Newcastle, for the duration of demolition and construction work.

The sign can be obtained by presenting your development application receipt at City of Newcastle's Customer Enquiry Centre, Wallsend Library or the Master Builders Association Newcastle.

- 12) Where the proposed development involves the destruction or disturbance of any survey monuments, those monuments affected are to be relocated, at no cost to the City of Newcastle, by a Surveyor registered under the *Surveying and Spatial Information Act 2002*.
- 13) All external items of air conditioning plant are to be screened or positioned in such a manner as to not detract from the visual presentation of the building.
- 14) On-site car parking accommodation is to be provided for a minimum of four (4) vehicles and such being set out shall be constructed on the site in accordance with the minimum requirements of the Australian Standard AS/NZS 2890 as current at the time of construction.
- 15) All parking bays are to be permanently marked out on the pavement surface.
- 16) All public trees are required to be retained are to be protected in accordance with the City of Newcastle Urban Forest Technical Manual, Part B Public Trees.

The tree protection fencing is to remain in place and be maintained until all works have been completed, with no waste materials, washouts, equipment or machinery to be stored within the fenced area.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE, A SUBDIVISION CERTIFICATE OR A STRATA CERTIFICATE

- 17) All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a condition that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to City of Newcastle's satisfaction prior to the completion of demolition work or prior to the issue of any Occupation Certificate in respect of development involving building work.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

- 18) The hours of operation of the cremator the premises are to be not more than:

DAY	START	FINISH
Monday	7am	5pm
Tuesday	7am	5pm
Wednesday	7am	5pm
Thursday	7am	5pm
Friday	7am	5pm
Saturday	No operation	
Sunday	No operation	

unless a separate application to vary the hours of operation or trading has been submitted to and approved by the City of Newcastle.

- 19) The hours of operation and trading of the office premises are to be not more than:

DAY	START	FINISH
Monday	7am	5pm
Tuesday	7am	5pm
Wednesday	7am	5pm
Thursday	7am	5pm
Friday	7am	5pm
Saturday	8am	2pm
Sunday	No operation	

unless a separate application to vary the hours of operation or trading has been submitted to and approved by the City of Newcastle.

- 20) Goods deliveries to the premises and waste collection from the premises shall occur onsite and be restricted to Monday to Friday between 7am to 6pm.
- 21) The site operations are to be carried out in strict accordance with the *Operational Management Plan* prepared by MWA Environmental dated 21 May 2020.
- 22) The use and occupation of the premises is not to give rise to the emission of any 'air impurity' as defined under the Protection of the Environment Operations Act 1997, that interferes unreasonably with the amenity of neighbouring premises and/or other sensitive receivers.

Should City of Newcastle consider that unreasonable levels of air impurities have been emitted from the premises, the owner/occupier will be required to engage a suitably qualified consultant to recommend measures to control emission of air impurities to an acceptable level and such measures will be required to be implemented within a nominated time period. Furthermore, written certification from the suitably qualified consultant will be required to be submitted to City of Newcastle, confirming that air impurity emissions from the premises do not interfere unreasonably with the amenity of neighbouring premises and/or other sensitive receptors, before the expiration of the nominated period.

- 23) The use and occupation of the premises, including all plant and equipment installed thereon, is not to give rise to any offensive odour, as defined under the Protection of the Environment Operations Act 1997, as amended.

Should Council consider offensive odour has emanated from the premises, the owner/occupier of the premises will be required to submit an odour assessment prepared by a suitably qualified consultant recommending appropriate odour control measures necessary to ensure future compliance with this condition and will be required to implement such measures within a nominated period. Furthermore, written certification from the said consultant confirming the recommended odour control measures have been satisfactorily implemented will be required to be submitted to Council prior to the expiration of the nominated period.

- 24) No consent is given or implied for any form of illumination or floodlighting to any sign.
- 25) Carparking shall be maintained on the land in accordance with the approved plans and be available for use at all times.

ADVISORY MATTERS

- Any proposed business identification sign or advertising sign is to be designed in accordance with the provisions of Newcastle Development Control Plan 2012 and be the subject of a separate Development Application that is to be approved prior to the

sign being erected or placed in position, except when such signage meets '*exempt development*' criteria.

- A copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of NSW Fire Brigades and a further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
- An annual Fire Safety Statement in the form described in Clause 175 of the *Environmental Planning and Assessment Regulation 2000* is to be submitted to the City of Newcastle and a copy (together with a copy of the current fire safety schedule) is to be given to the Commissioner of New South Wales Fire Brigades. A further copy of the Statement (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
- Prior to commencing any building works, the following provisions of Part 6 of the *Environmental Planning and Assessment Act 1979* are to be complied with:
 - a) A Construction Certificate is to be obtained; and
 - b) A Principal Certifier is to be appointed for the building works and the City of Newcastle is to be notified of the appointment; and
 - c) The City of Newcastle is to be given at least two days notice of the date intended for commencement of building works.
- It is recommended that, prior to commencement of work, the free national community service 'Dial before you Dig' be contacted on 1100 or by fax on 1200 652 077 regarding the location of underground services in order to prevent injury, personal liability and even death. Inquiries should provide the property details and the nearest cross street/road.
- Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of the City of Newcastle and any other relevant authorities. City of Newcastle and other service authorities should be contacted for specific requirements prior to the commencement of any works.
- A Construction Certificate application for this project is to include a list of fire safety measures proposed to be installed in the building and/or on the land and include a separate list of any fire safety measures that already exist at the premises. The lists are to describe the extent, capability and basis of design of each of the measures.
- Prior to the occupation or use of a new building, or occupation or use of an altered portion of, or an extension to a building, an Occupation Certificate is to be obtained from the Principal Certifier appointed for the proposed development. An application for an Occupation Certificate is to contain the information set out in Clause 149 of the *Environmental Planning and Assessment Regulation 2000*.
- It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* to act in a manner causing, or likely to cause, harm to the environment. Anyone allowing material to enter a waterway or leaving material where it can be washed off-site may be subject to a penalty infringement notice (ie '*on-the-spot fine*') or prosecution.
- Failure to comply with the conditions of consent constitutes a breach of the *Environmental Planning and Assessment Act 1979*, which may be subject to a penalty infringement notice (ie '*on-the-spot fine*') or prosecution.

END OF CONDITIONS

SCHEDULE 2

REASONS FOR THE DETERMINATION & CONSIDERATION OF COMMUNITY VIEWS

The determination decision was reached for the following reasons:

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being; *Newcastle Local Environmental Plan 2012* (NLEP) and applicable State Environmental Planning Policies.
- The proposed development is, subject to the recommended conditions, consistent with the objectives of the Newcastle Development Control Plan 2012 (NDCP).
- The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
- The proposed development has appropriate management and mitigation of impacts through conditions of consent.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- The proposed development is a suitable and planned use of the site and its approval is within the public interest.
- The submissions have been considered in the assessment of the application.

REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED

The following conditions are applied to:

- Confirm and clarify the terms of Council's determination;
- Identify modifications and additional requirements that will result in improved compliance, development and environmental outcomes;
- Prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
- Set standards and measures for acceptable environmental performance; and
- Provide for the ongoing management of the development.



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WARABROOK AND 6 HAKEA PLACE, WARABROOK – PET
CREMATORIUM - ALTERATIONS TO THE EXISTING BUILDING,
INTERNAL FIT OUT AND SIGNAGE**

ITEM-31 **Attachment C:** Processing Chronology

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PROCESSING CHRONOLOGY

**DA2020/00181 - 35 WARABROOK BOULEVARD, WARABROOK AND 6 HAKEA
PLACE, WARABROOK**

- 3 March 2020 - Application lodged
- 11 March 2020 – 25 March 2020 - Public notification
- 5 May 2020 - Operational Management Plan submitted
- 1 June 2020 - Amended plans submitted retaining the existing driveway
- 21 July 2020 - Public Voice Committee Meeting
- 18 August 2020 - Development Application Committee Meeting