



DEVELOPMENT APPLICATION

Farley Crematorium

Concept Design & Stage 1

REVISION 01



SITE

48 Old North Road,
Farley NSW

CLIENT

Fry Bros Funerals

DATE

11.12.18

PROJECT NO.

3975

SHAC

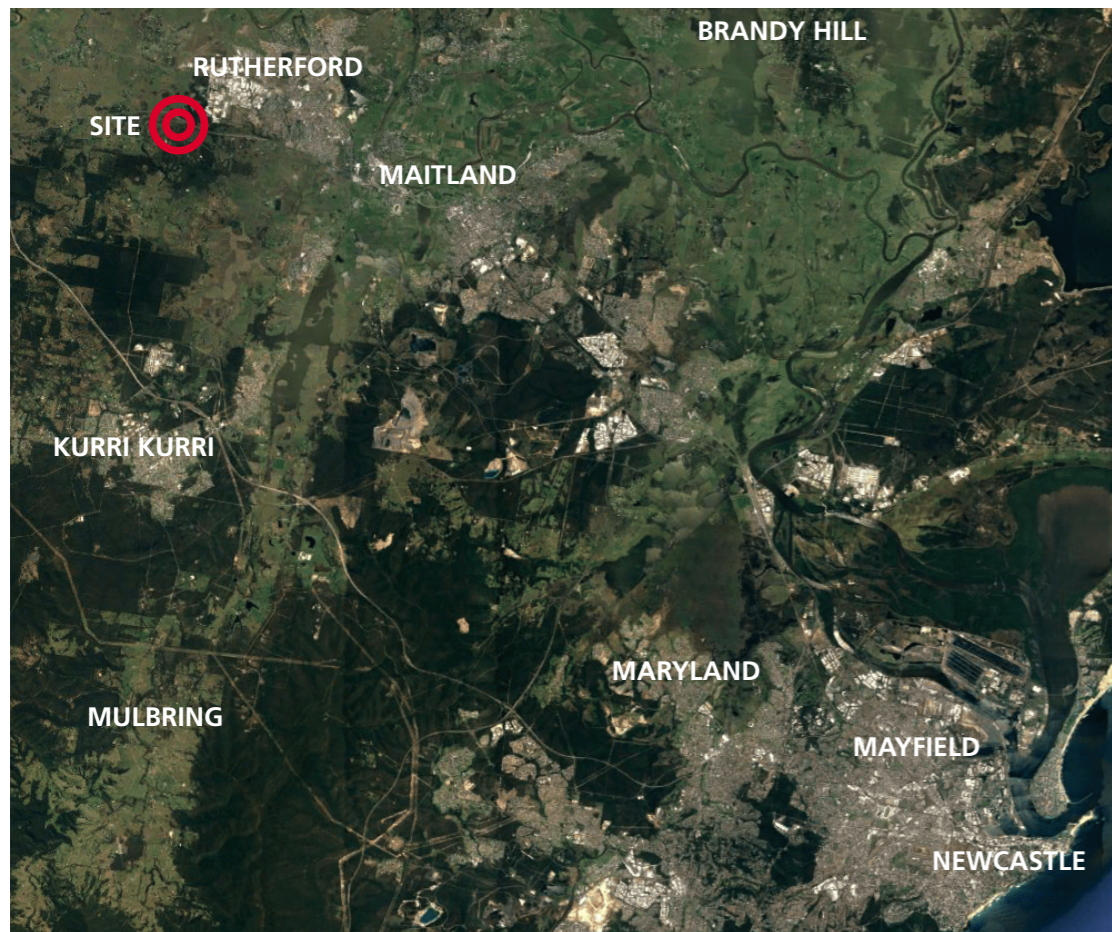
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REGIONAL CONTEXT



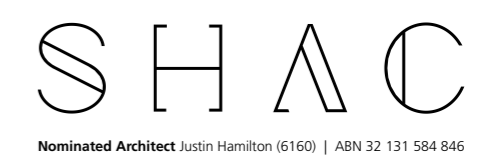
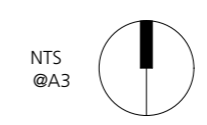
GREATER CONTEXT



SITE CONTEXT

**3975
DA1001**
Rev01 11.12.18

Location Plan
Farley Crematorium
48 Old North Road, Farley



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KEY POINTS

ADDRESS: 48 OLD NORTH ROAD, FARLEY NSW 2320

LOT4 DP634525 AREA:41.79ha

MINIMUM LOT SIZE: 40 ha

LAND ZONING: RU2 RURAL LANDSCAPE

CLASS 5 ACID SULFATE SOILS

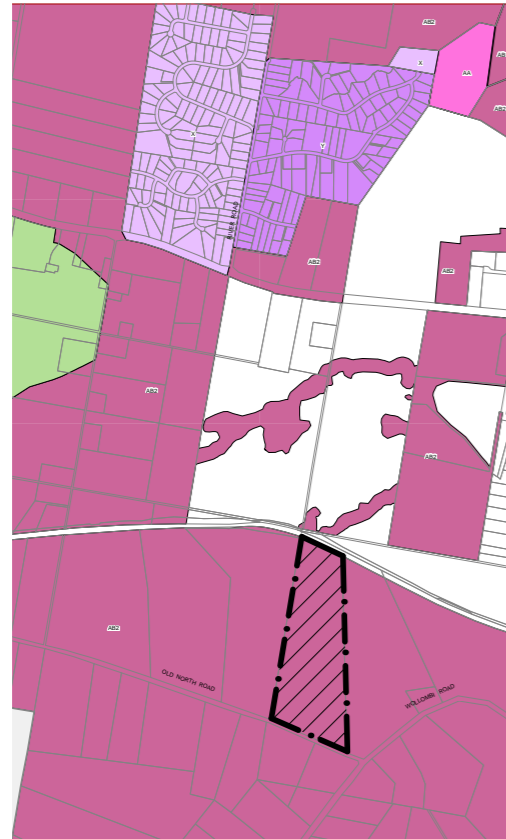
SITE ADJOINS TO HERITAGE OLD NORTHERN RAILWAY TO THE NORTH

WITHIN A BUSHFIRE AREA: VEGETATION CATEGORY 1 & VEGETATION BUFFER

SITE IS IN CLOSE PROXIMITY TO THE FARLEY URBAN RELEASE AREA; PREDOMINANTLY PLANNED FOR RESIDENTIAL DEVELOPMENT

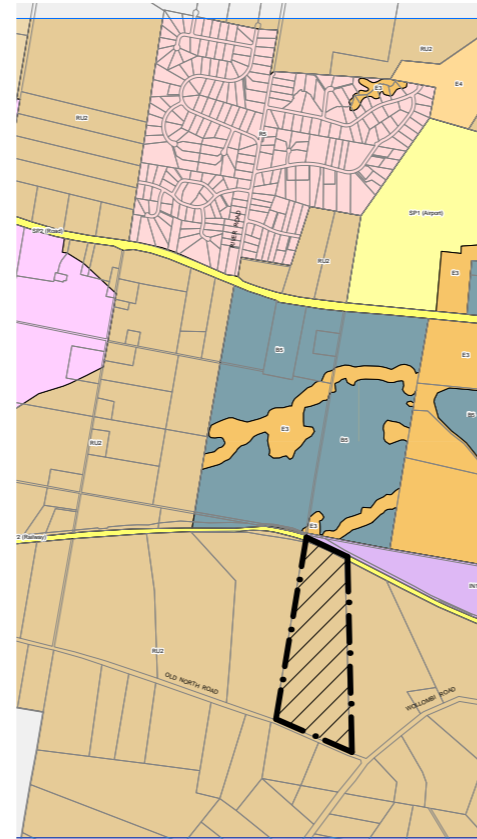
MINIMUM LOT SIZE

G	450
S	800
U	1500
V	2000
W1	3000
W2	4000
X	5000
Y	10000
Z	20000
AA	70000
AB1	200000
AB2	400000



LAND ZONING

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
R1	General Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist



ACID SULFATE SOILS

1	Class 1
2	Class 2
3	Class 3
4	Class 4
5	Class 5



FARLEY URBAN RELEASE AREAS

Urban Release Area



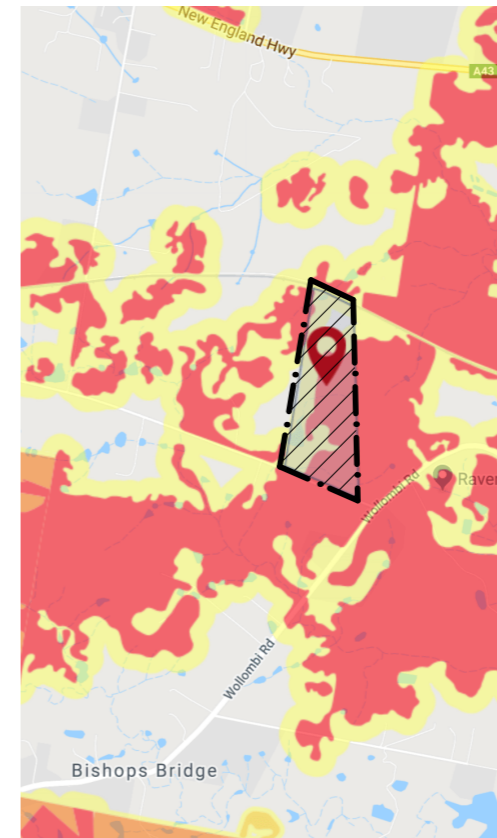
HERITAGE

Item - General
Conservation Area



BUSHFIRE PRONE LAND

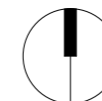
Vegetation Category 1
Vegetation Buffer



**3975
DA1002**
Rev01 11.12.18

Authorities Analysis
Farley Crematorium
48 Old North Road, Farley

NTS
@A3



SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

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01. LOOKING AT CREMATOR BUILDING SITE



02. LOOKING AT CHAPEL SITE



03. LOOKING AT EXISTING SHEDS AND LAKE



04. LOOKING AT EXISTING HOUSE AND COURT



05. EXISTING DRIVEWAY ON OLD NORTH ROAD



06. LOOKING EAST AT RIDGE LINE FENCE

NOTE:
REFER SITE ANALYSIS PLAN FOR VIEW POINTS

**3975
DA1003**
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Site Photos
Farley Crematorium
48 Old North Road, Farley

NTS
@A3

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HERITAGE ITEM - GREAT NORTHERN RAIL LINE SHOWN BROWN

DEVELOPMENT WITHIN 150M OF RAILWAY REQUIRES APPROVAL FROM STATE RAIL, SPACE CAN BE USED AS CEMETERY WITHOUT ADDITIONAL APPROVAL

RIDGE NOM 53.5 AHD, PROVIDES GREATEST OPPORTUNITY FOR NEW CARETAKERS RESIDENCE OVERLOOKING VALLEY BEYOND.

10M RIPARIAN ZONE EITHER SIDE OF BANK SHOWN DASHED BLACK.

40M OFFICE OF WATER APPROVAL ZONE EITHER SIDE OF BANK SHOWN LIGHT GREY.

FIRST ORDER STREAM IDENTIFIED ON 1:25,000 TOPOGRAPHIC MAPS SHOWN BLUE, AROWS INDICATE FLOW DIRECTION.

ORANGE INDICATES CLEARED LAND OUTSIDE OF FIRST ORDER CREEK AND VEGETATION SETBACKS, CLEARED LAND PROVIDES GREATEST OPPORTUNITY FOR MEMORIAL GARDENS AND CEMETERY

UNIDENTIFIED SPECIES ON MCC VEGETATION MAPPING SHOWN STANDARD GREEN, ECOLOGIST TO PROVIDE FURTHER DETAIL WHERE REQUIRED

LOWER HUNTER SPOTTED GUM IRONBARK FOREST NOMINALLY MAPPED BY MCC, SHOWN DARK GREEN, ECOLOGIST TO PROVIDE FURTHER DETAIL WHERE REQUIRED.

HUNTER LOWLANDS REDGUM FOREST VARIANT NOMINALLY MAPPED BY MCC, SHOWN LIGHT GREEN, ECOLOGIST TO PROVIDE FURTHER DETAIL WHERE REQUIRED.

DARK ORANGE INDICATES EXISTING CLEARING EAST OF EXISTING HOUSE YARD PROVIDES BEST OPPORTUNITY FOR NEW DEVELOPMENT.

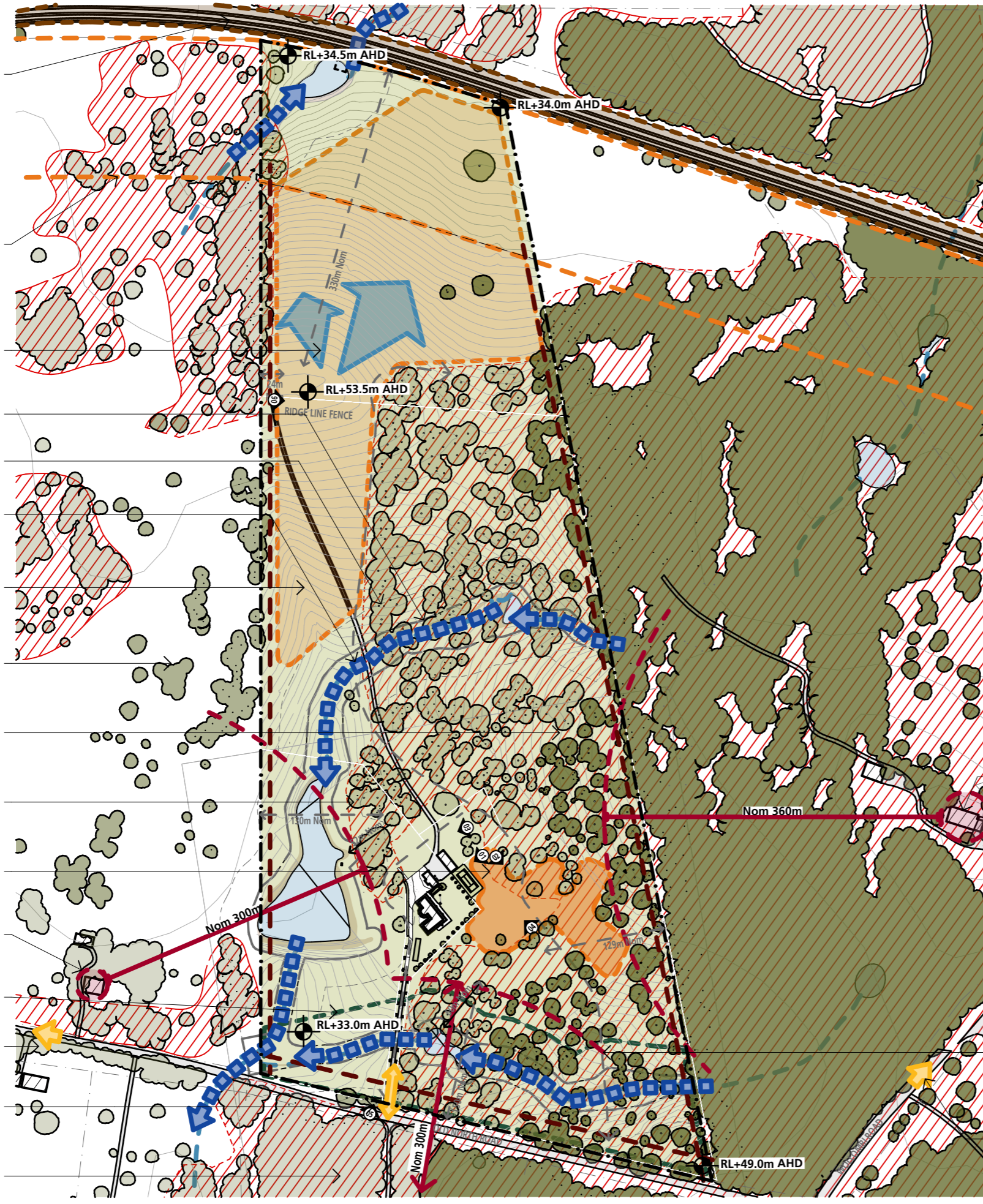
WESTERN NEIGHBOUR SHOWN RED, NOMINAL 300M SETBACK FROM DEVELOPABLE AREA

OPPORTUNITY TO RETAIN AND EMBELLISH EXISTING VEGETATION ADJOINING OLD NORTH ROAD AS ACOUSTIC AND PRIVACY BUFFER FOR DEVELOPMENT.

TO LOCHINVAR

EXISTING ACCESS TO BE REVIEWED AS PART OF WORKS, EXISTING DRIVEWAY ONLY WIDE ENOUGH FOR ONE WAY TRAFFIC.

BUSHFIRE PRONE LAND VEGETATION CATEGORY 1 SHOWN HATCHED RED, DRAWN DIAGRAMMATICALLY FROM MCC LEP MAPS,



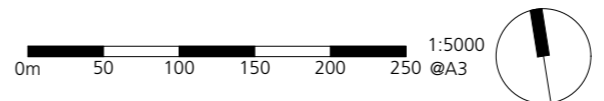
EASTERN NEIGHBOUR SHOWN RED, NOMINAL 360M SETBACK FROM DEVELOPABLE AREA

SOUTHERN NEIGHBOUR NOMINALLY 300M SETBACK FROM DEVELOPABLE AREA

TO RUTHERFORD

**3975
DA1004**
Rev01 11.12.18

Site Analysis Plan
Farley Crematorium
48 Old North Road, Farley



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Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

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NOTES - Strategy

Overview

48 Old North Road is categorised by Red Gum and ironbark Forests, a lake, several existing structures including a house and sheds, and two distinct clearings. A new program for the site utilises these elements to delineate precincts, create thresholds and enable mourners to be immersed in the calm surrounding landscape.

1. Ironbark Forest

- A logical and lineal progression of gathering, grieving and celebratory spaces is critical to the bereavement process on this site.
- A new gateway and internal road enables groups of mourners to distinguish the site from Old North Road and enter the site through the Ironbark Forest to a clearing adjoining the existing structures.

2. Clearing

- Surrounded by forest on three sides and the existing home to the west, this clearing enables the ideal precinct for several key functions of the crematorium programme.
- A chapel is sited in the centre of the space as the primary meeting place for mourners and families.
- A constructed landscape threshold visually separates the crematorium building and existing built amenity.
- The tea room to the South and a bush chapel to the North, plant themselves in their respective bushland edges.

3. Structures

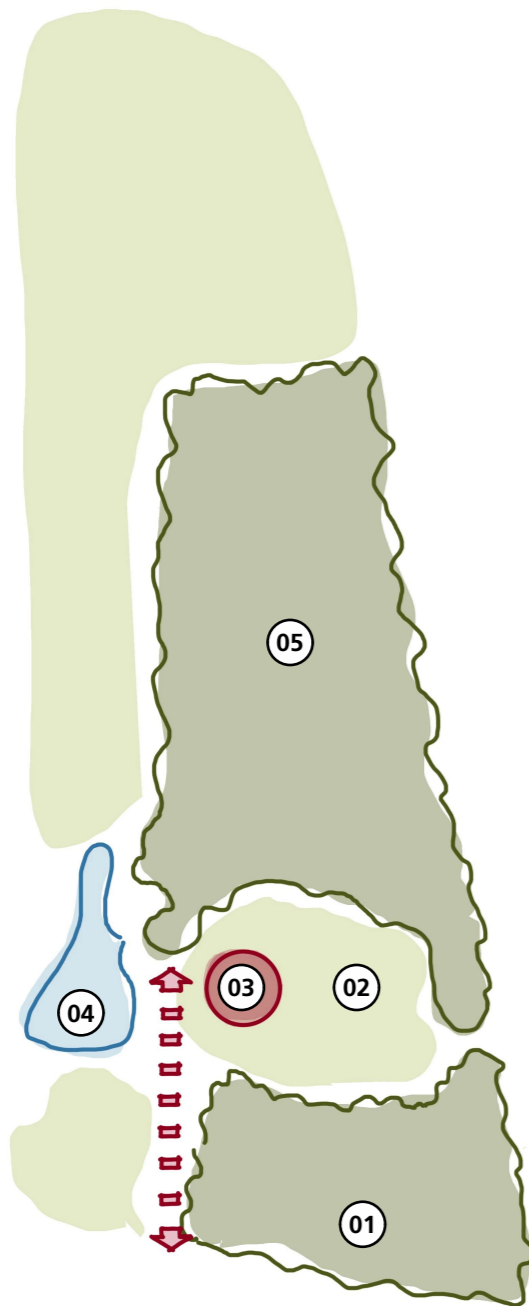
- Screened from the new public precinct to the East and accessible from an existing smaller entrance to the site, a new crematorium building is clustered with other existing structures to form the working heart of the site.
- The logical relationship between these buildings, repurposed as administration and storage, and the use of an existing access means that back of house activity can occur in a discrete, respectful manner.

4. Lake

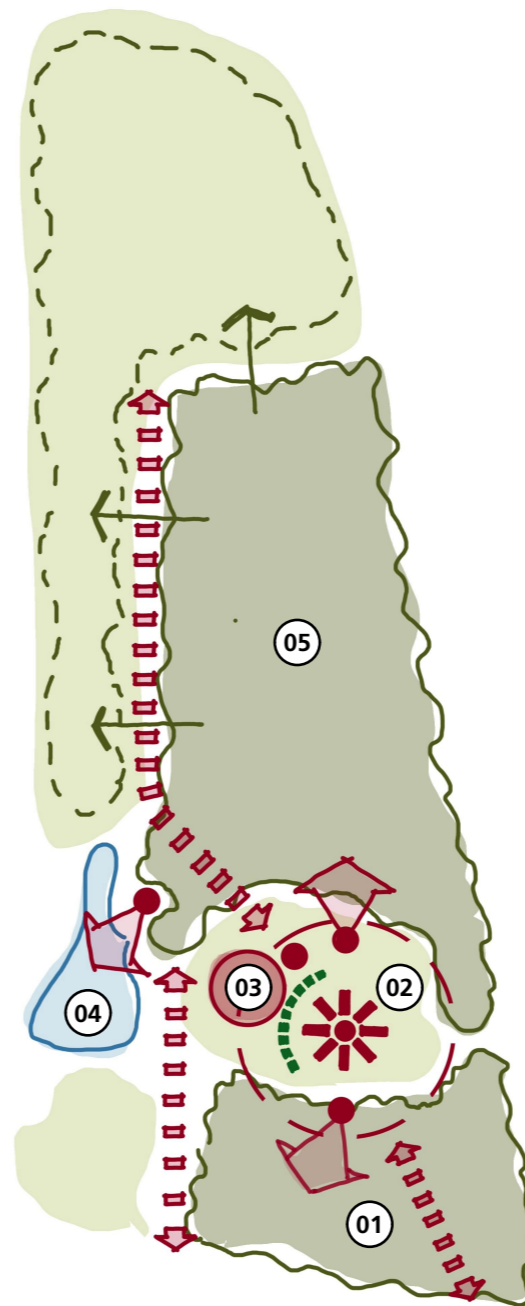
- A small, simple chapel is sited between the Red Gum Forest and the Southern dam for intimate ceremonies.
- The intersection of the Red Gum Forest and the lake is used as a natural gateway to memorial gardens shaded by a new Eucalypt Forest. These significant landscape features visually recess smaller memorial structures from Old North Road, neighbouring properties and new structures.

5. Red Gum Forest

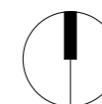
- Adjoining the forest in the cleared land between the lake and the ridge line, memorial gardens and columbarium walls are contained to the centre of the site. Minimising the visual impact of cemetery structures as much as practice from adjoining public and private space.
- Over the ridge line to the North, cemetery rows align themselves with the contours. New clusters of Eucalyptus merge the canopies of adjoining bushland and allow the cemetery to sit in a natural landscape rather than a clearing.



○ Existing



○ Proposed



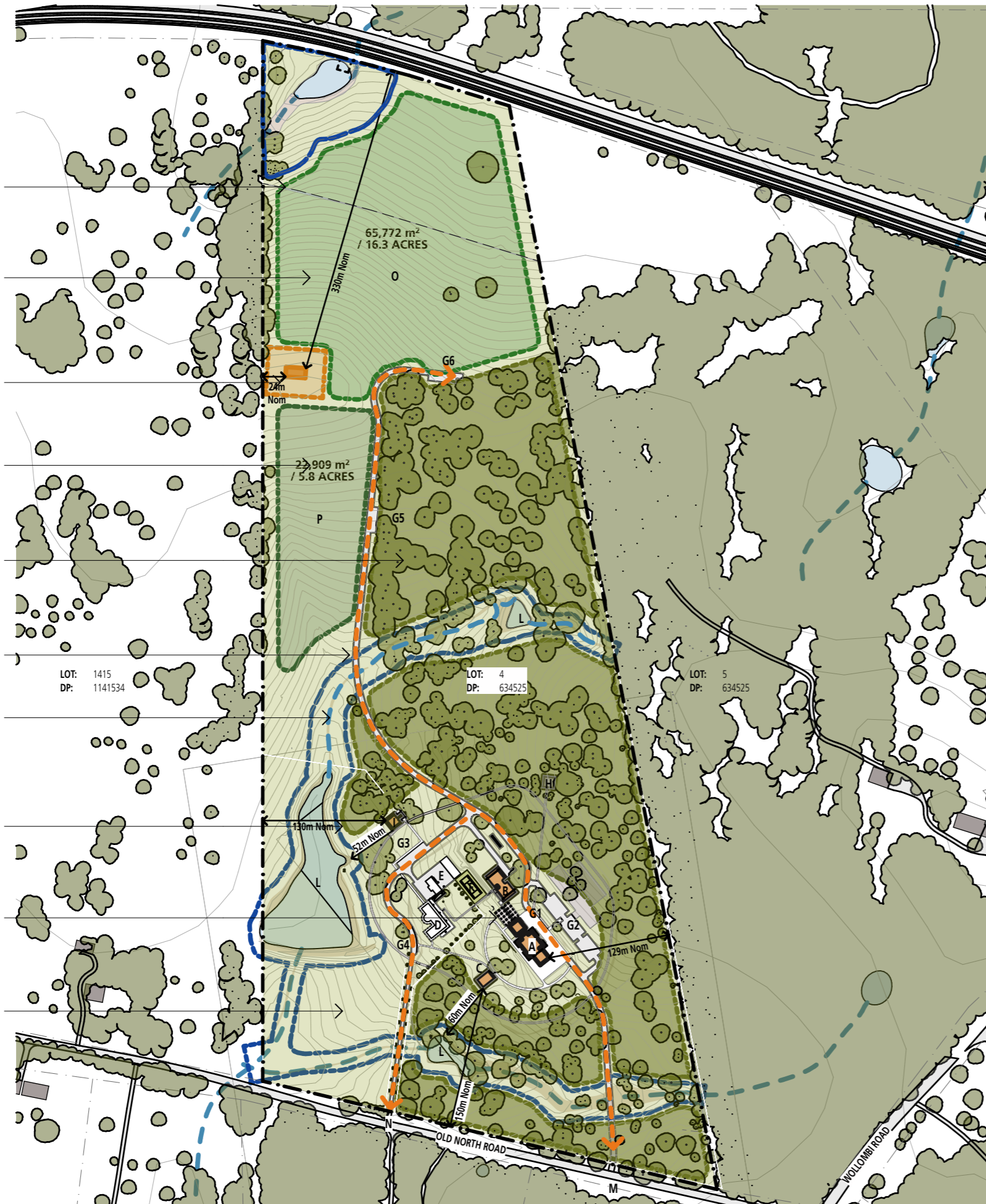
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KEY - Site Macro

A	300 SEAT CHAPEL
B	CREMATORIUM
C	TEA ROOM
D	CARETAKERS RESIDENCE - EXISTING
E	STAFF + WORKERS COMPOUND
F	TENNIS COURT - EXISTING
G	PARKING
H	BUSH CHAPEL
I	100 SEAT CHAPEL
J	CARETAKERS RESIDENCE
K	LAWN AND PARKLAND
L	DAM
M	SITE ENTRY - NEW
N	SITE ENTRY - EXISTING
O	CEMETERY
P	MEMORIAL GARDENS



DASHED LINE INDICATES 150M SETBACK FROM RAIL LINE

NOMINAL ALLOWABLE EXTENT OF NORTHERN BURIAL SPACE SHOWN GREEN.

NOMINAL EXTENT OF CARETAKERS COTTAGE AND YARD TBC.

NOMINAL ALLOWABLE EXTENT OF SOUTHERN BURIAL SPACE SHOWN GREEN.

DENSE EXISTING VEGETATION / CANOPY SHOWN DARK GREEN.

BLUE HATCH INDICATES 40M RIPARIAN OFFSET FROM TOP OF BANK OF WATER COURSE (TBC) AND ASSOCIATED DAMS.

LOT: 1415
DP: 1141534

LOT: 4
DP: 634525

LOT: 5
DP: 634525

DASHED BLUE INDICATES WATER COURSE (TBC) INDICATED ON 1:25,000 TOPOGRAPHIC MAPS

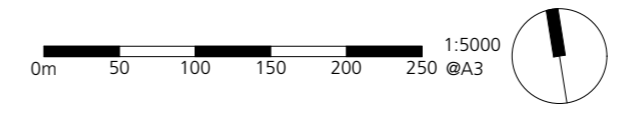
LAKESIDE CHAPEL

ORANGE INDICATES PRIMARY DEVELOPMENT PRECINCT INCLUDING EXISTING HOUSE, CHAPEL, CREMATORIUM, EXISTING SHEDS AND BUSH CHAPEL.

NOMINAL ALLOWABLE EXTENT OF SMALLER SOUTHERN BURIAL SPACE SHOWN GREEN.

3975 DA1101
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Site Masterplan
Farley Crematorium
48 Old North Road, Farley



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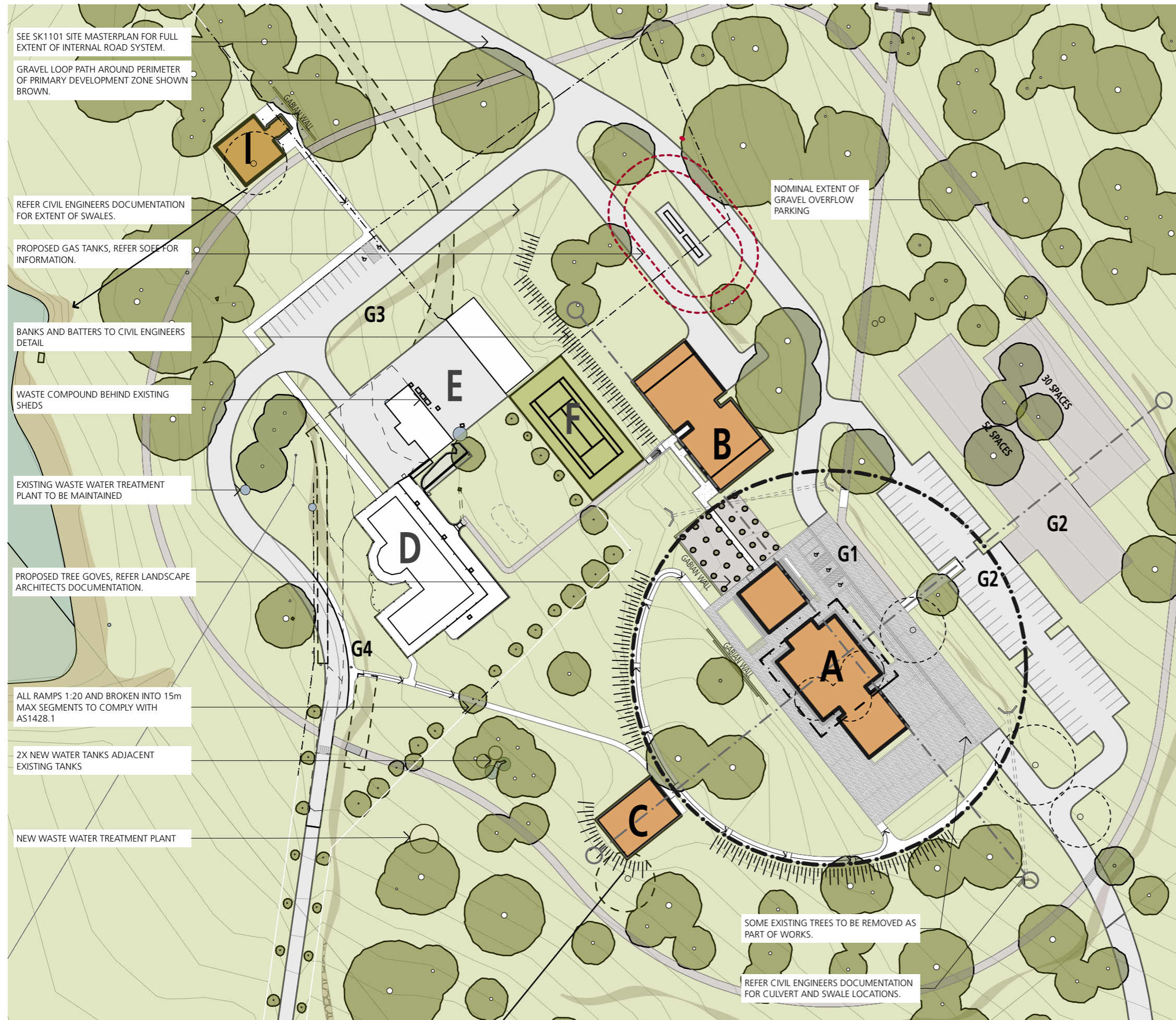
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01	TG	MT	11.12.18	For Coordination

KEY - Zones

A	CHAPEL
B	CREMATORIUM
C	TEA ROOM
D	CARETAKERS RESIDENCE - EXISTING
E	STAFF + WORKERS COMPOUND
F	TENNIS COURT - EXISTING
G	PARKING
H	BUSH CHAPEL

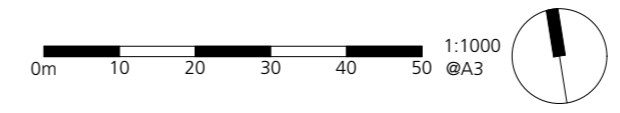
KEY - Parking

G1	PARKING - CHAPEL	GENERAL	2
		ACCESSIBLE	3
G2	PARKING - GENERAL	GENERAL	57
		ACCESSIBLE	-
		OVERFLOW	82
G3	PARKING - LAKE CHAPEL	GENERAL	12
		ACCESSIBLE	2
G4	PARKING - PICKUP	GENERAL	4
		ACCESSIBLE	-
G5	PARKING - COLUMBARIUM	GENERAL	9
		ACCESSIBLE	1
G6	PARKING - CEMETERY	GENERAL	9
		ACCESSIBLE	1
	TOTAL	GENERAL	175
		ACCESSIBLE	7
	OVERALL		182



3975 DA1201
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Proposed Site Plan
Farley Crematorium
48 Old North Road, Farley











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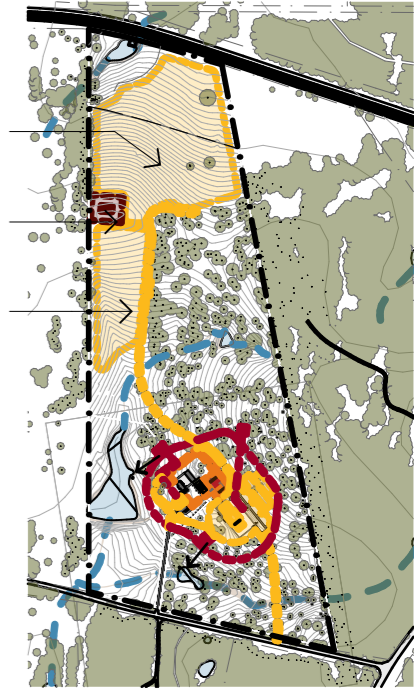
NOTES - STAGING

- 1**  **STAGE 1 - SITE WORKS**
 - FILL PAD UNDER CREMATOR BUILDING,
 - EXTENSION OF EXISTING INTERNAL ROAD
 - FOOTPATH TO EXISTING HOUSE
-  **STAGE 1 - BUILT WORKS**
 - HALF OF CREMATOR BUILDING
- 2**  **STAGE 2 - SITE WORKS**
 - DEMOLITION OF PORTION OF EXISTING DRIVEWAY
 - CONSTRUCTION OF ENTRY ROAD
 - CARPARK (G1, G2 AND G4)
 - FOOTPATHS
 - ASSOCIATED CIVIL WORKS
 - LAWN CEMETERY
 - MEMORIAL GARDENS
-  **STAGE 2 - BUILT WORKS**
 - NEW CHAPEL
 - FITOUT OF PORTION OF EXISTING HOUSE AS TEA ROOM
- 3**  **STAGE 3 - SITE WORKS**
 - GRAVEL LOOP TRACK
 - BUSH CHAPEL
 - LAKESIDE CHAPEL PARKING (G3)
 - ASSOCIATED SEALED PATHWAYS
-  **STAGE 3 - BUILT WORKS**
 - LAKESIDE CHAPEL
 - SECOND HALF OF CREMATOR BUILDING
 - STAND ALONE TEA ROOM
- 4**  **STAGE 4 - SITE WORKS**
 - CARETAKERS YARD
-  **STAGE 4 - BUILT WORKS**
 - 2 BEDROOM CARETAKERS COTTAGE

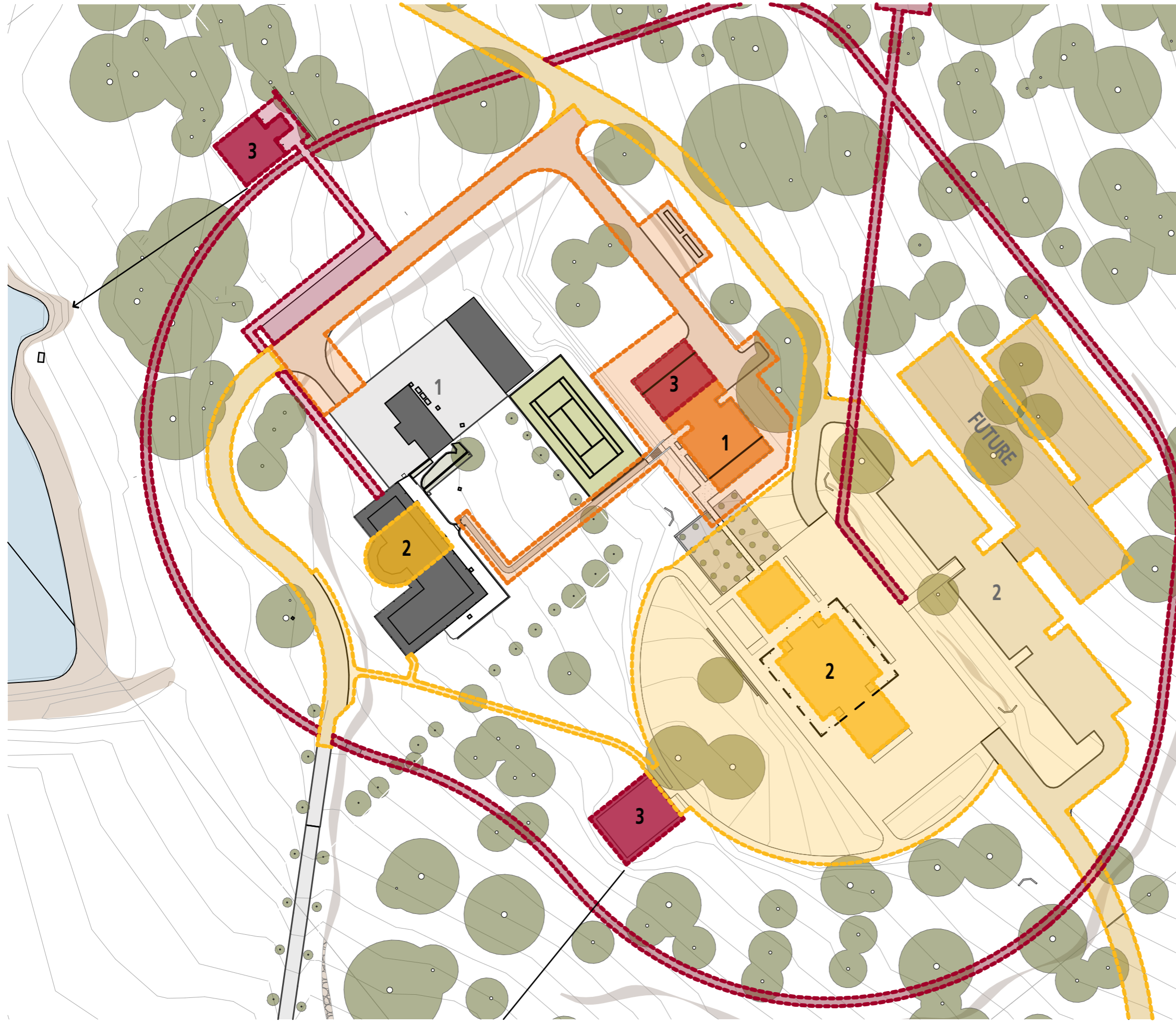
STAGE 2 SITE WORKS - LAWN CEMETERY

STAGE 4 BUILT WORKS - 2 BEDROOM CARETAKERS COTTAGE

STAGE 2 SITE WORKS - MEMORIAL GARDENS

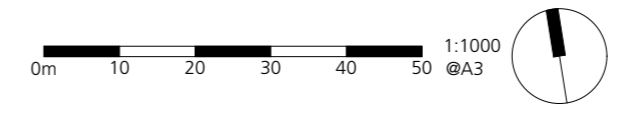


Staging - Macro
1:15000



3975 DA1301
Rev01 11.12.18

Masterplan Response - Staging
Farley Crematorium
48 Old North Road, Farley



SHAC
Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

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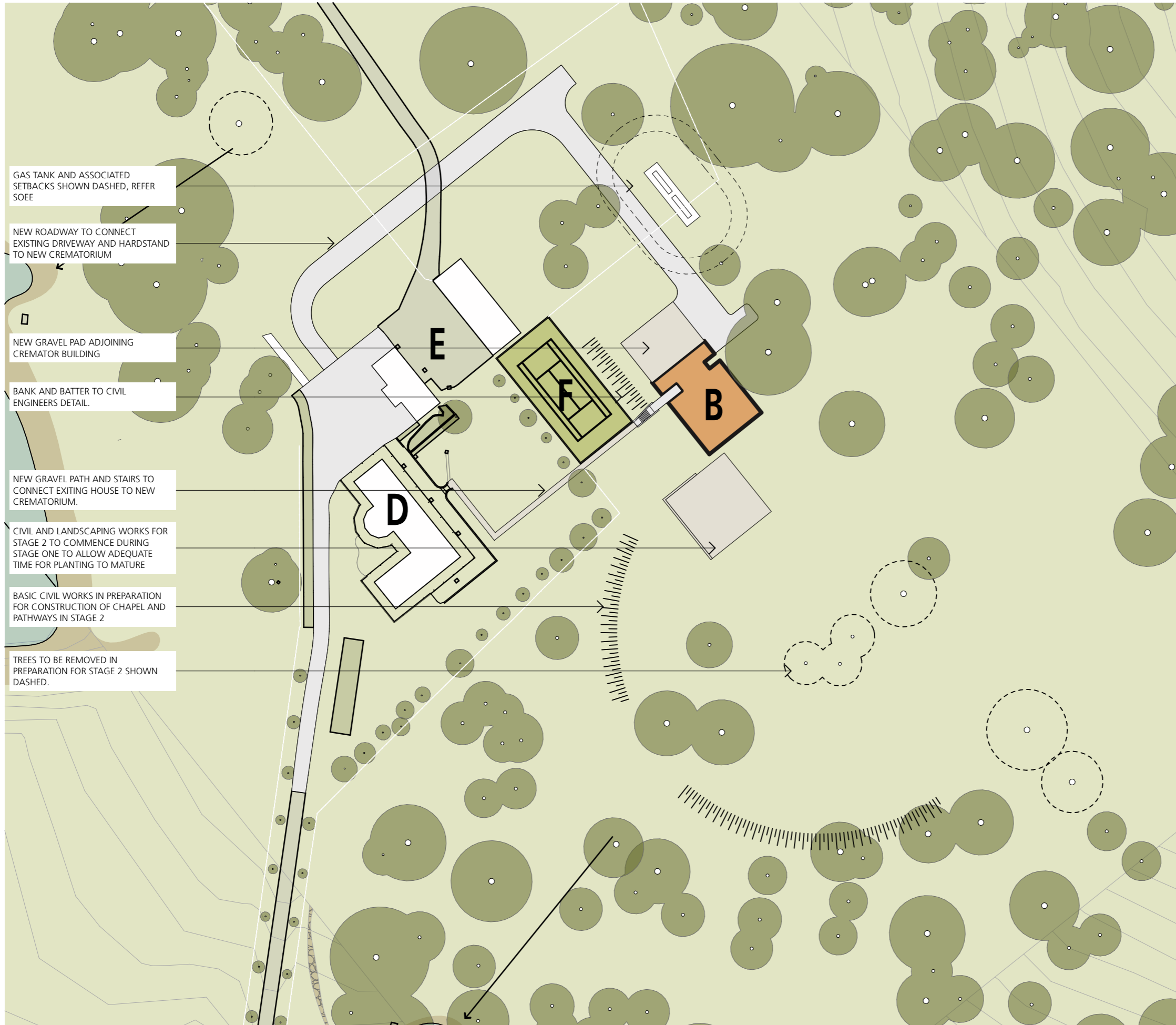
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KEY - Zones

- A CHAPEL
- B CREMATORIUM
- C TEA ROOM
- D CARETAKERS RESIDENCE - EXISTING
- E STAFF + WORKERS COMPOUND
- F TENNIS COURT - EXISTING
- G PARKING
- H BUSH CHAPEL



GAS TANK AND ASSOCIATED SETBACKS SHOWN DASHED, REFER SOEE

NEW ROADWAY TO CONNECT EXISTING DRIVEWAY AND HARDSTAND TO NEW CREMATORIUM

NEW GRAVEL PAD ADJOINING CREMATOR BUILDING

BANK AND BATTER TO CIVIL ENGINEERS DETAIL.

NEW GRAVEL PATH AND STAIRS TO CONNECT EXISTING HOUSE TO NEW CREMATORIUM.

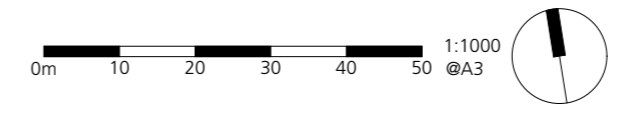
CIVIL AND LANDSCAPING WORKS FOR STAGE 2 TO COMMENCE DURING STAGE ONE TO ALLOW ADEQUATE TIME FOR PLANTING TO MATURE

BASIC CIVIL WORKS IN PREPARATION FOR CONSTRUCTION OF CHAPEL AND PATHWAYS IN STAGE 2

TREES TO BE REMOVED IN PREPARATION FOR STAGE 2 SHOWN DASHED.

3975 DA1302
Rev01 11.12.18

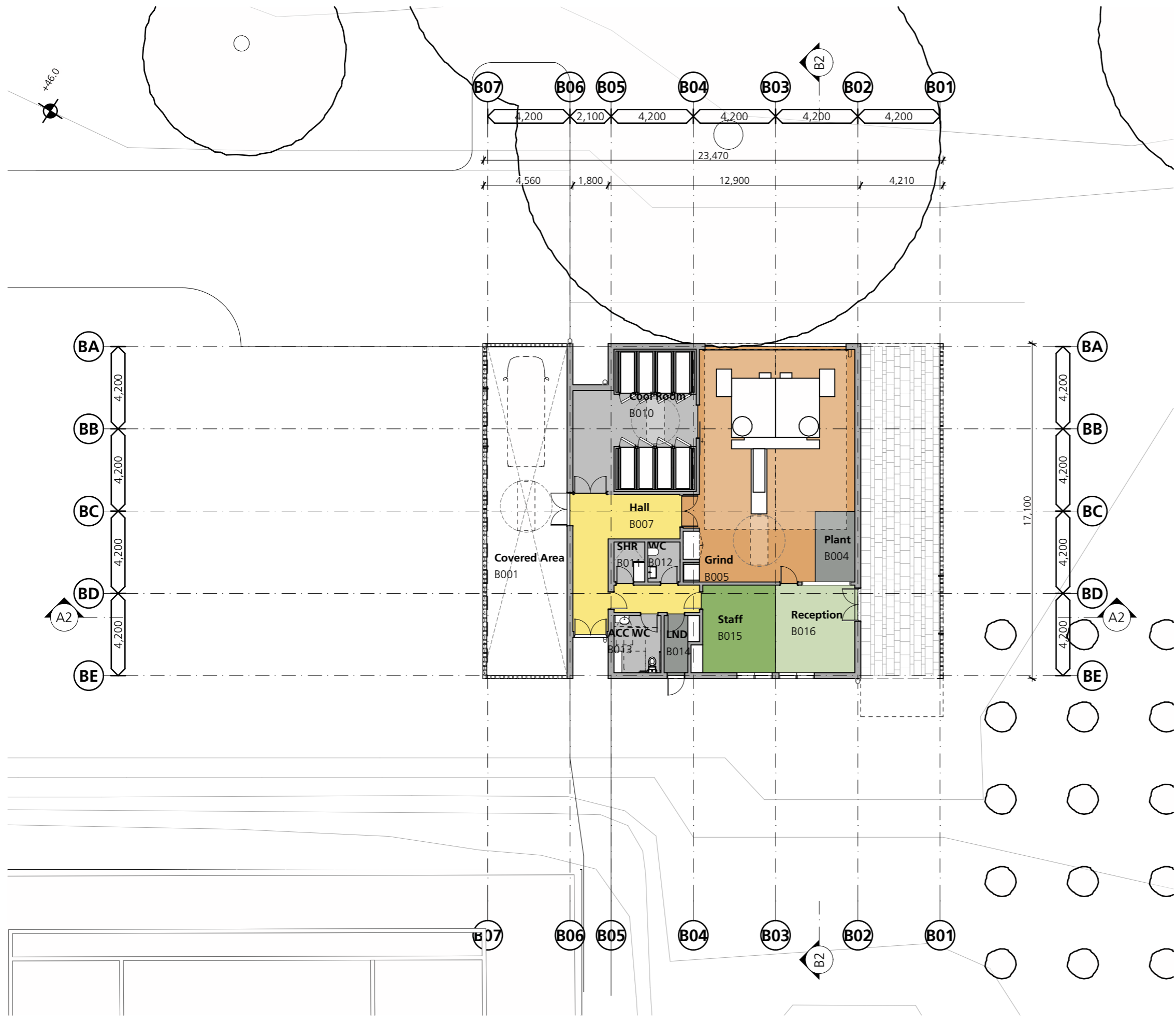
Stage 1 Site Plan
Farley Crematorium
48 Old North Road, Farley



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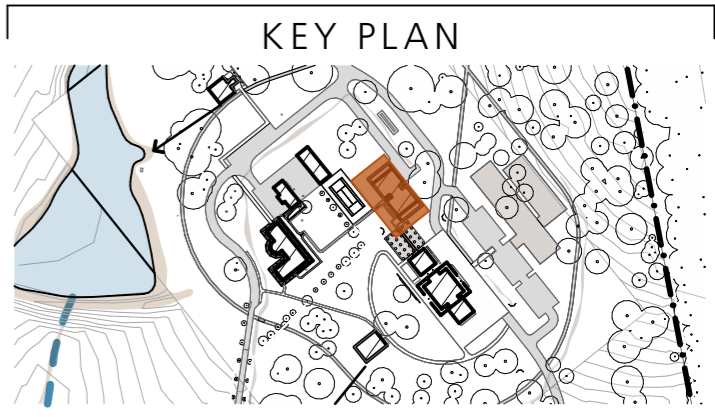
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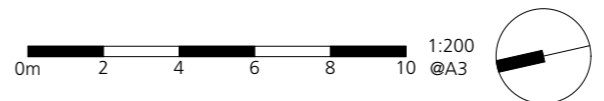


AREA SCHEDULE - CREMATORIUM

Number	Room Name	Area
B	Ground Floor Total Floor Area	248
B001	Covered Area	76
B004	Plant	8
B005	Grind	1
B006	Cremator	94
B007	Hall	31
B010	Cool Room	44
B011	SHR	4
B012	WC	4
B013	ACC WC	8
B014	LND	5
B015	Staff	19
B016	Reception	20
B	GFA - Ground Floor	229
B	Ground Floor Total Floor Area	248

**3975
DA2101**
Rev01 11.12.18

Crematorium - Proposed Ground Floor Plan
Farley Crematorium
48 Old North Road, Farley



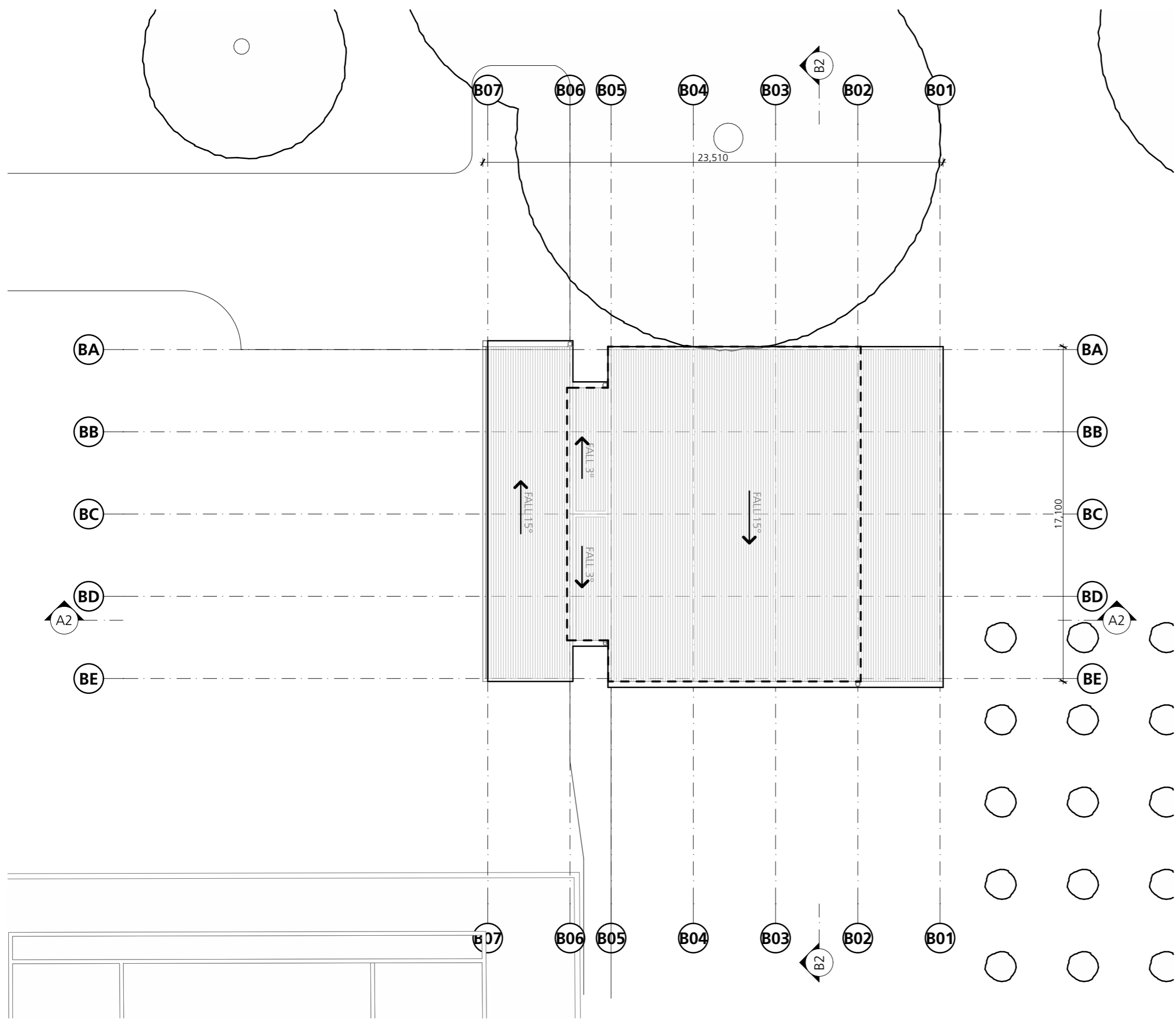
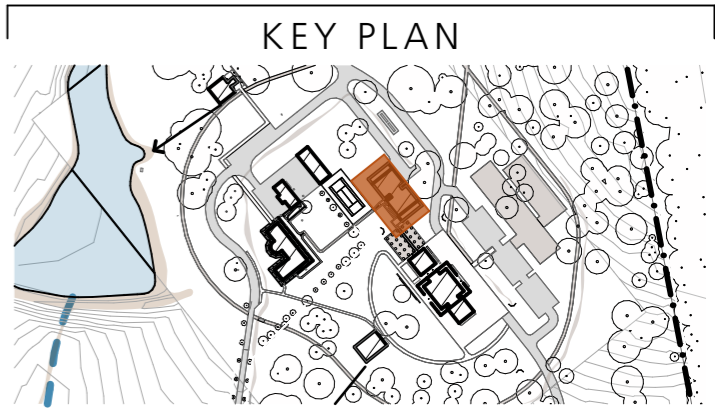
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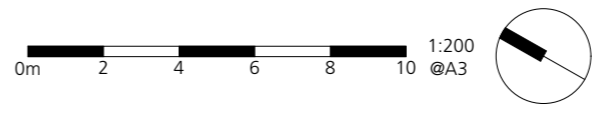
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DA2102**
Rev01 11.12.18

Crematorium - Proposed Roof Plan
Farley Crematorium
48 Old North Road, Farley



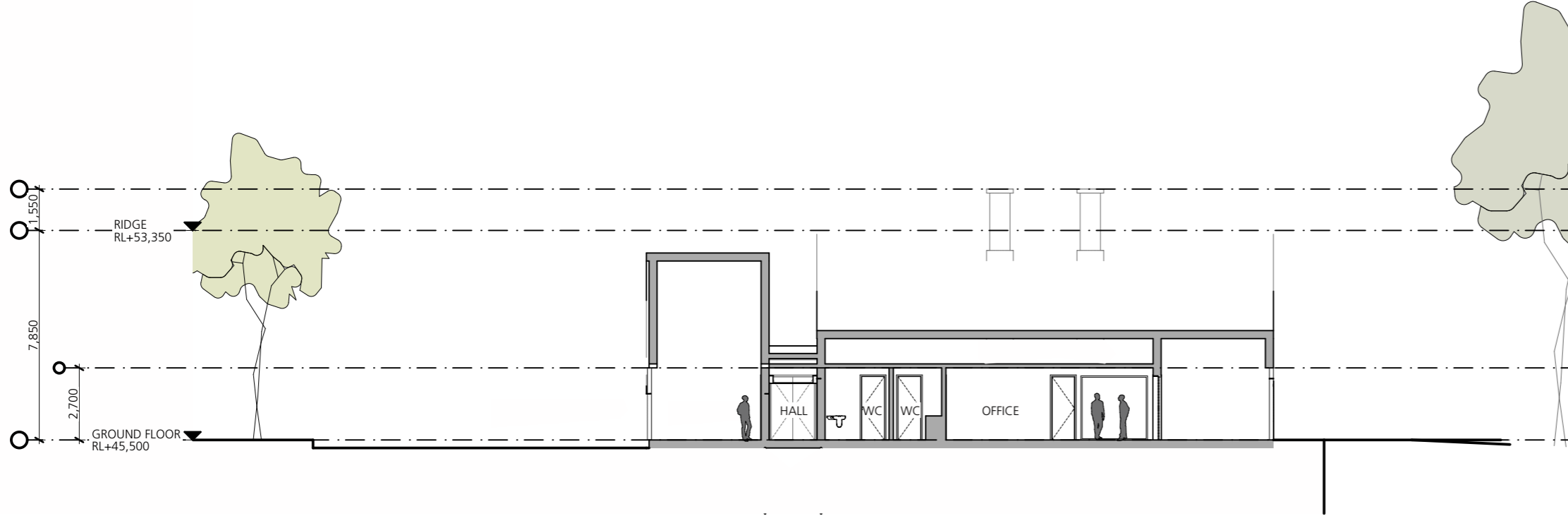
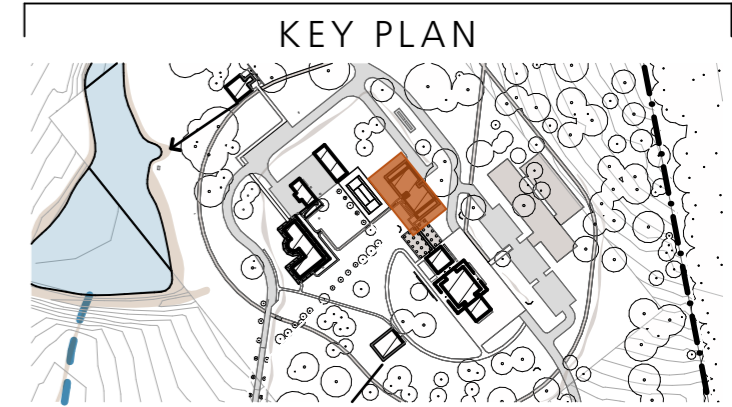
SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

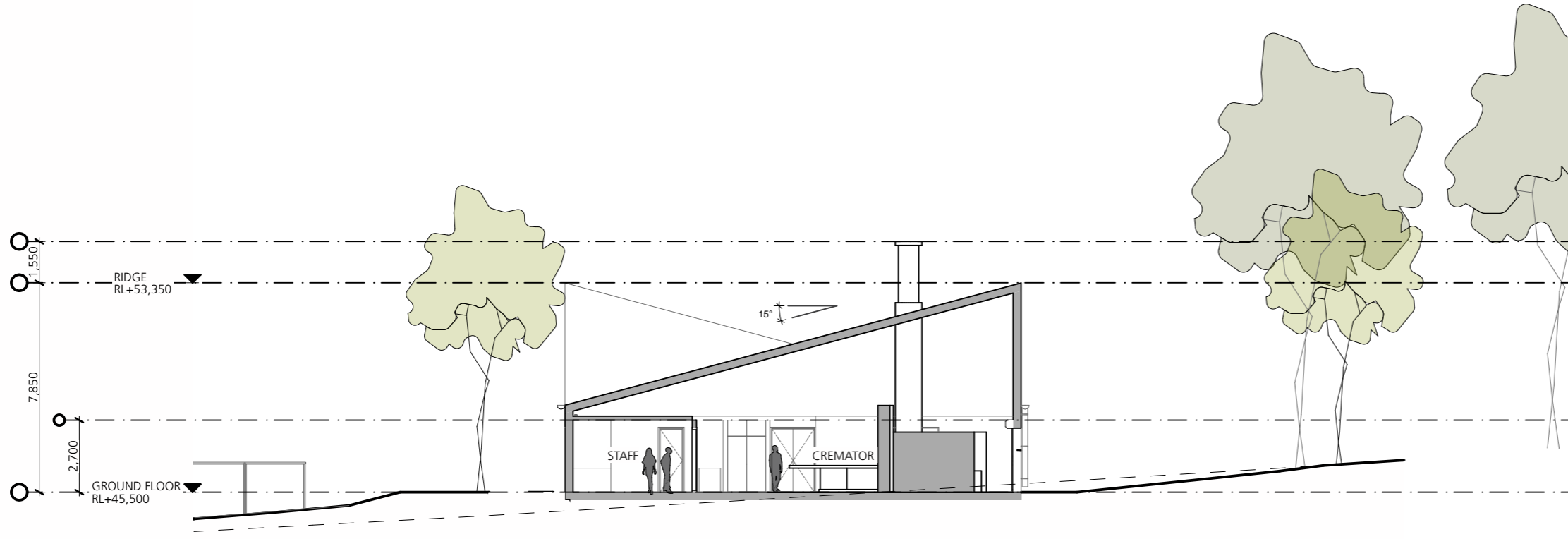
DEVELOPMENT APPLICATION

1. Dimensions are in millimeters unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.

No	Drn	Chk	Date	Content
01	TG	MT	11.12.18	For Coordination



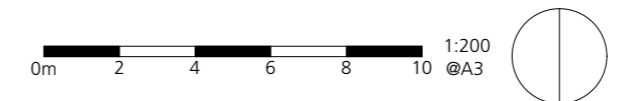
Section A - Crematorium
1:200



Section B - Crematorium
1:200

**3975
DA2103**
Rev01 11.12.18

Crematorium - Proposed Sections
Farley Crematorium
48 Old North Road, Farley



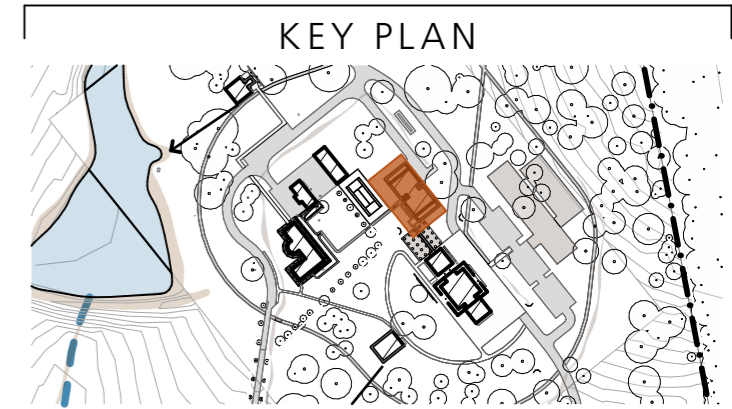
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Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

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DEVELOPMENT APPLICATION

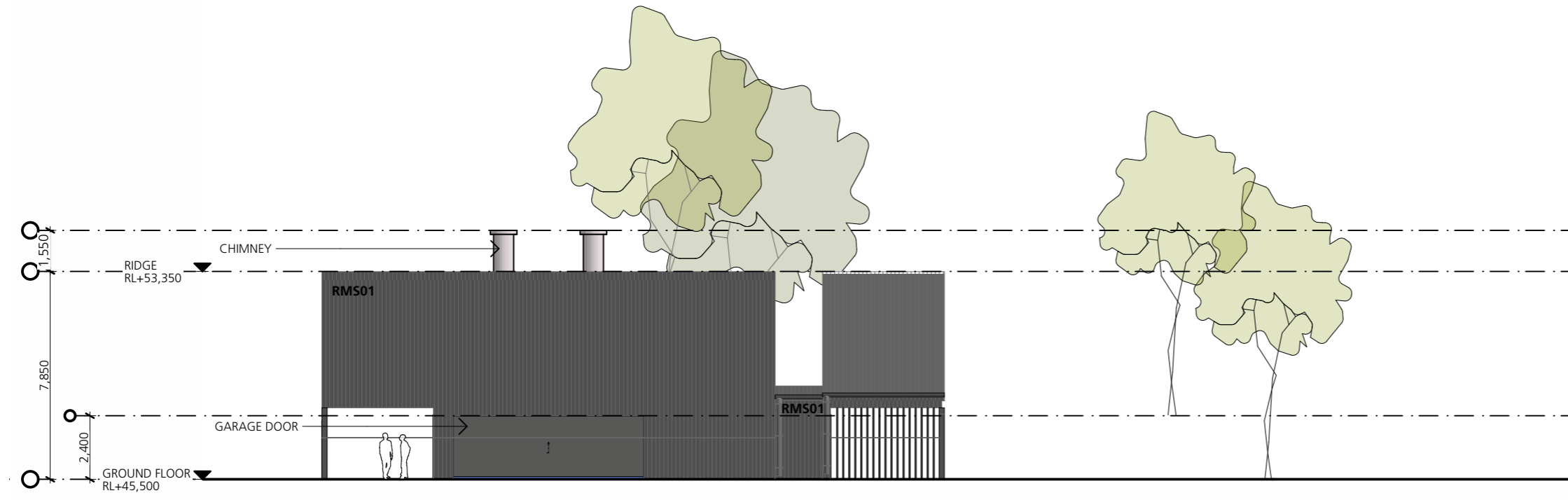
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No	Drn	Chk	Date	Content
01	TG	MT	11.12.18	For Coordination



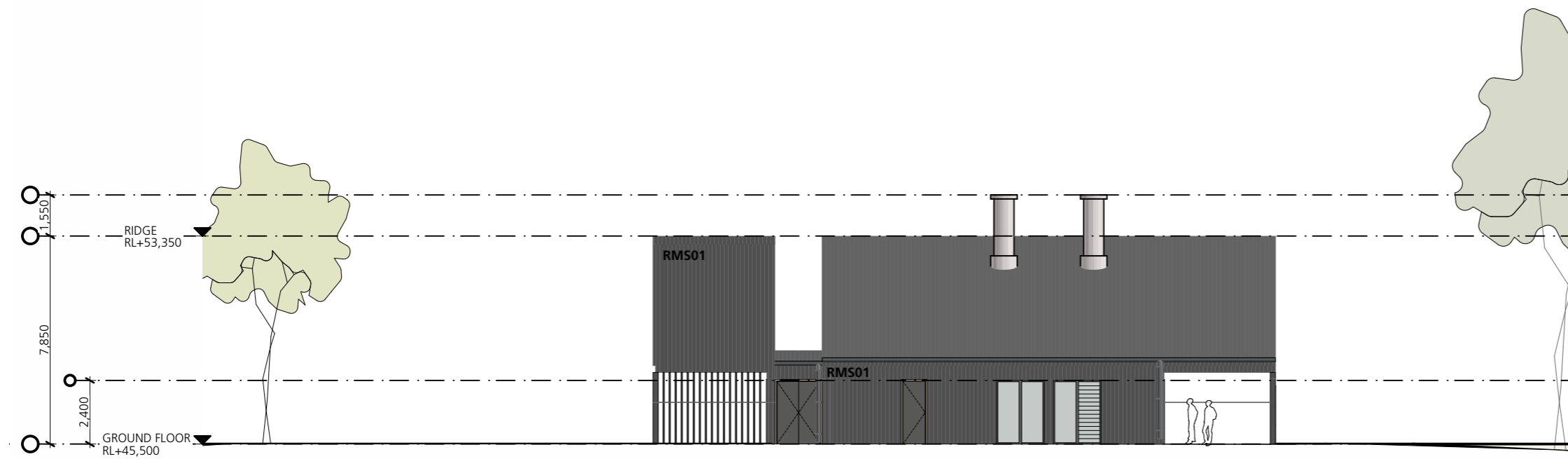
KEY - Materials and Finishes

- BRK** BRICK - DRY PRESSED MOWBRAY BLUE OR SIMILAR
- RMS** ROOF METAL SHEET - COLORBOND MONUMENT LONGLINE 305 OR SIMILAR
- TMB** TIMBER - BLACKBUTT - (DOOR / WINDOW FRAMES)



North Elevation

1:200



South Elevation

1:200

**3975
DA2104**
Rev01 11.12.18

Crematorium - Proposed Elevations

Farley Crematorium
48 Old North Road, Farley

0m 2 4 6 8 10 1:200 @A3



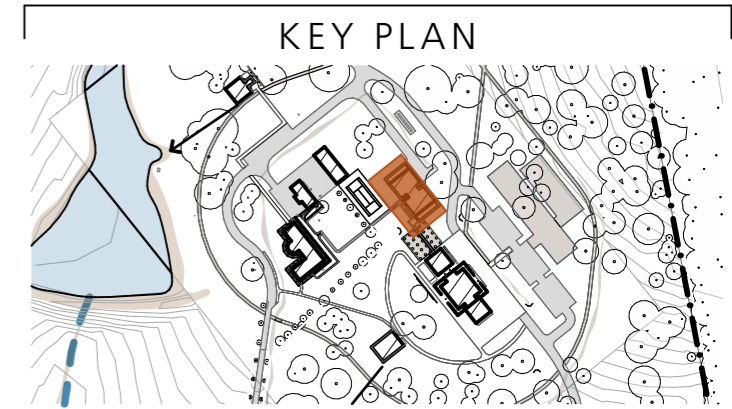
SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

DEVELOPMENT APPLICATION

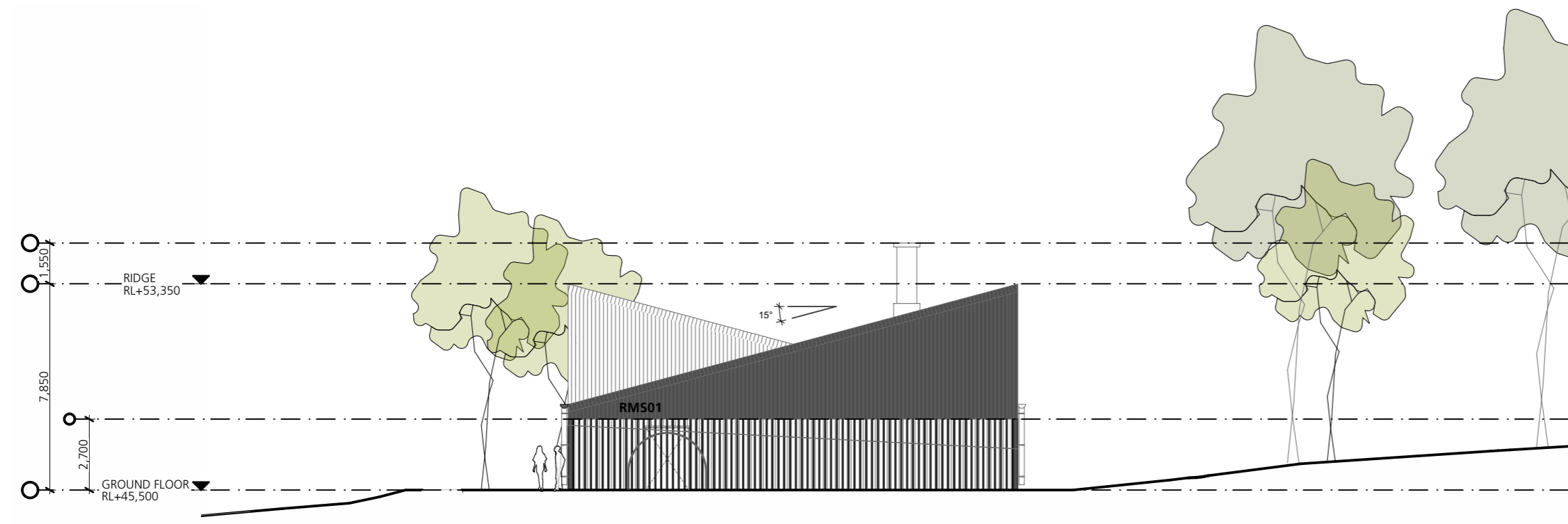
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01	TG	MT	11.12.18	For Coordination

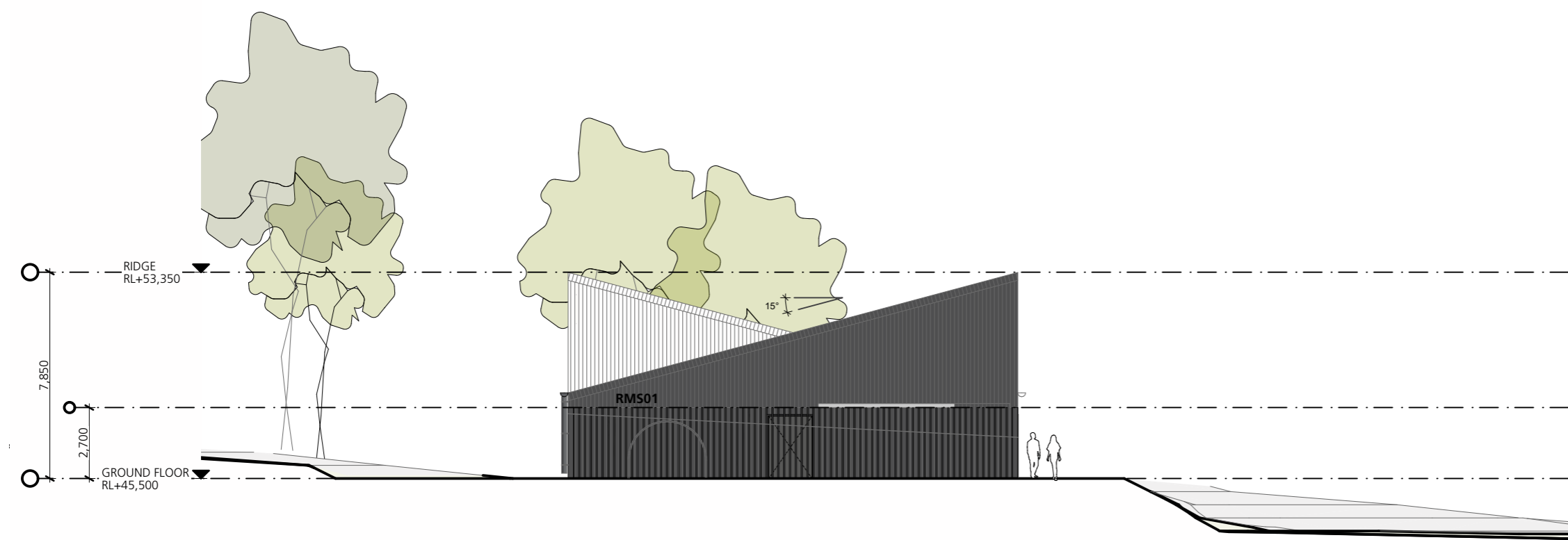


KEY - Materials and Finishes

- BRK** BRICK - DRY PRESSED MOWBRAY BLUE OR SIMILAR
- RMS** ROOF METAL SHEET - COLORBOND MONUMENT
LONGLINE 305 OR SIMILAR
- TMB** TIMBER - BLACKBUTT - (DOOR / WINDOW FRAMES)



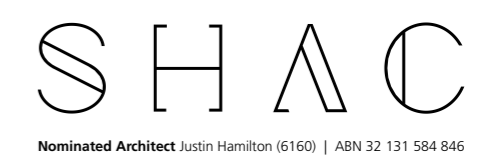
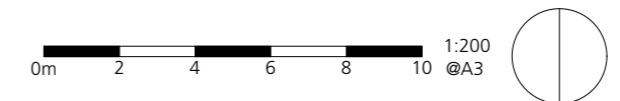
East Elevation
1:200



West Elevation
1:200

**3975
DA2105**
Rev01 11.12.18

Crematorium - Proposed Elevations
Farley Crematorium
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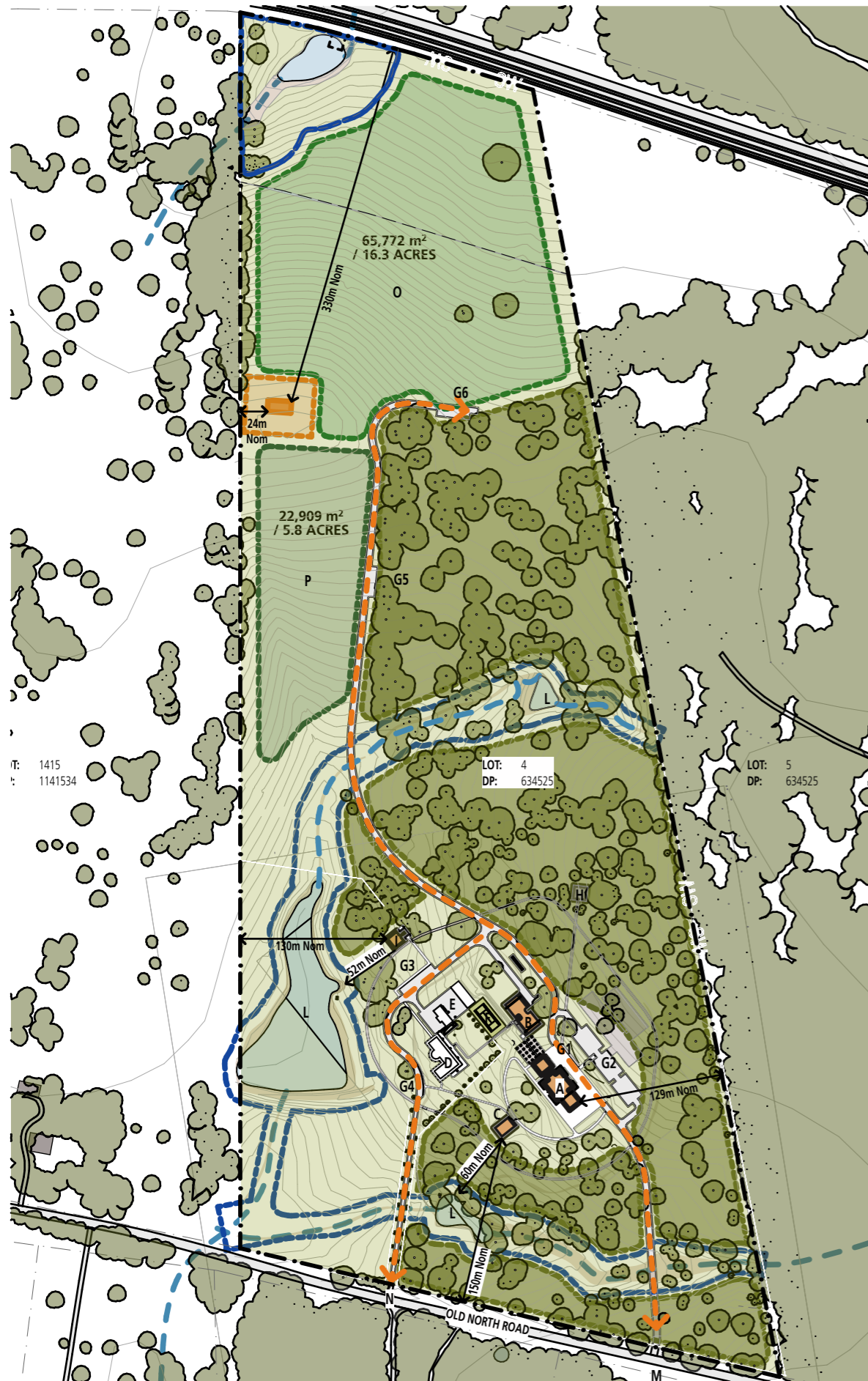
DEVELOPMENT APPLICATION

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No	Drn	Chk	Date	Content

KEY - Site Macro

- A 300 SEAT CHAPEL
- B CREMATORIUM
- C TEA ROOM
- D CARETAKERS RESIDENCE - EXISTING
- E STAFF + WORKERS COMPOUND
- F TENNIS COURT - EXISTING
- G PARKING
- H BUSH CHAPEL
- I 100 SEAT CHAPEL
- J CARETAKERS RESIDENCE
- K LAWN AND PARKLAND
- L DAM
- M SITE ENTRY - NEW
- N SITE ENTRY - EXISTING
- O CEMETERY
- P MEMORIAL GARDENS



Proposed Site Plan - Macro

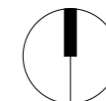
Site Masterplan - Micro

**3975
DA8001**
Rev

Notification Plans - Concept Masterplan

Farley Crematorium
48 Old North Road, Farley

NTS
@A3



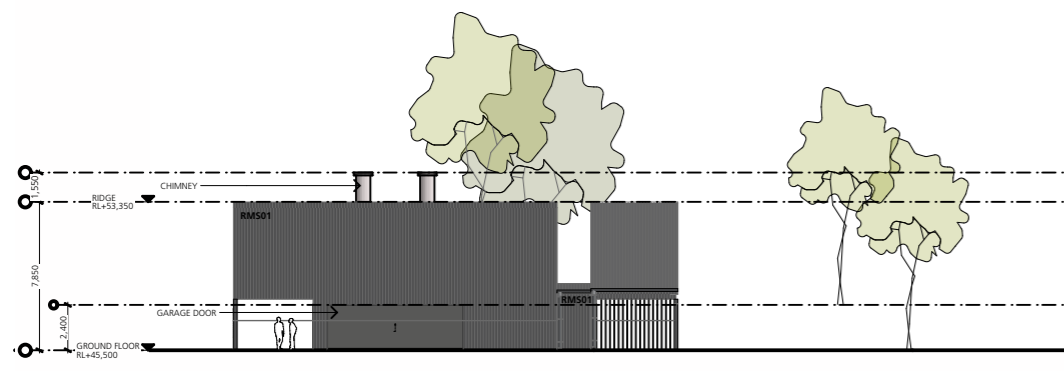
SHAC

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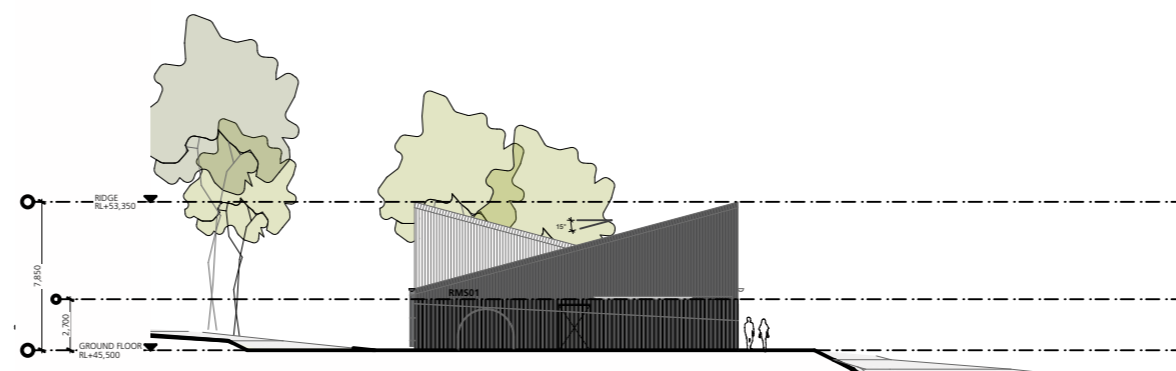
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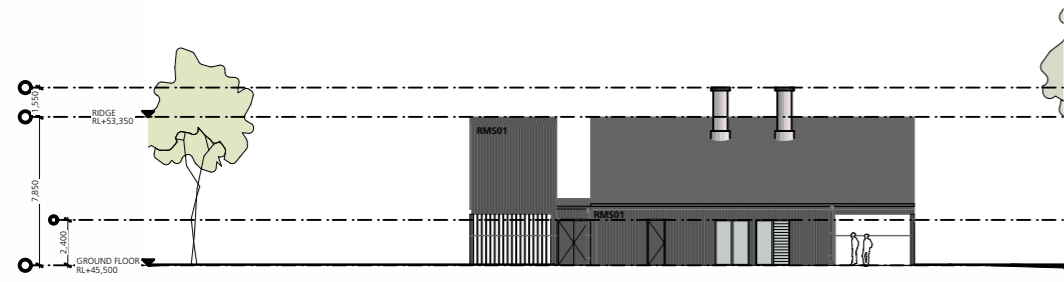
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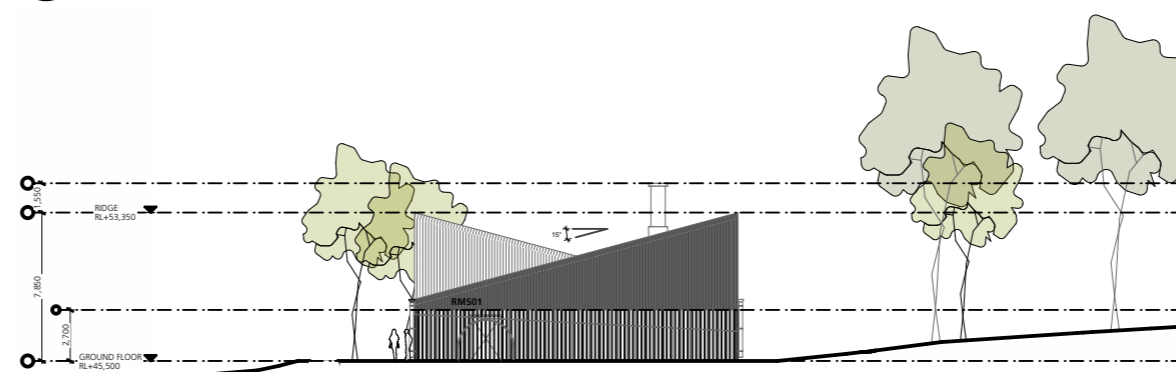
○ North Elevation



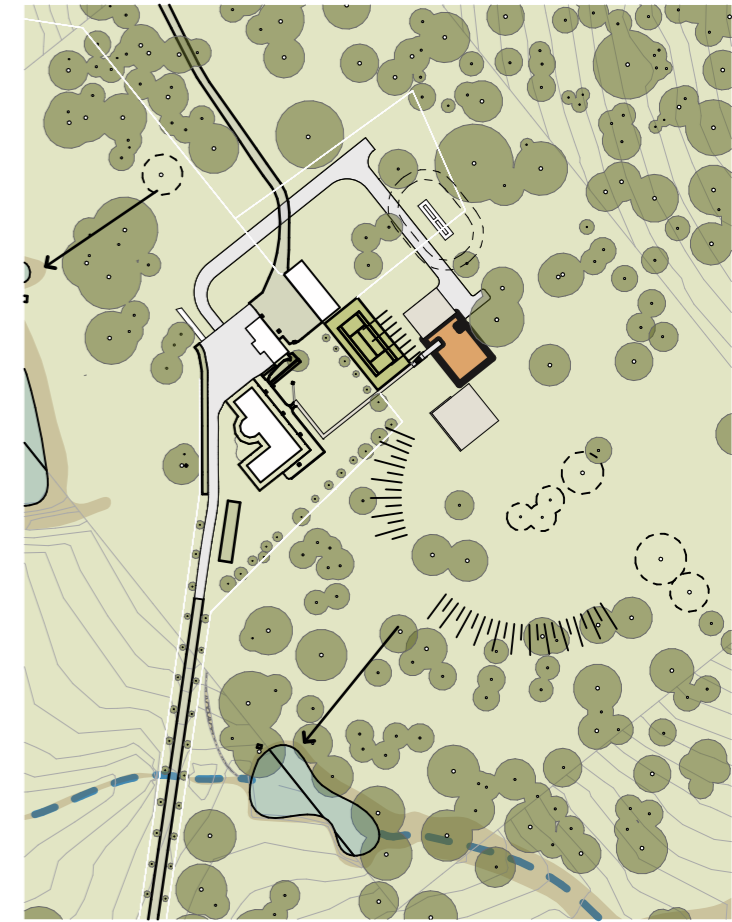
○ West Elevation



○ South Elevation



○ East Elevation

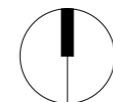


○ Proposed Site Plan - Stage 1

**3975
DA8002**
Rev

Notification Plan Stage 1
Farley Crematorium
48 Old North Road, Farley

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