

Our Ref: M1-25

27 August 2025

Chief Executive Officer
Mareeba Shire Council
65 Rankin Street
Mareeba, QLD, 4880

Attention: Planning Department

Dear Sir/Madam,

**DEVELOPMENT APPLICATION SEEKING A DEVELOPMENT PERMIT
MATERIAL CHANGE OF USE – PET CREMATORIUM
SITUATED AT 5 MARTIN TENNI DRIVE, MAREEBA
FORMALLY DESCRIBED AS LOT 12 ON SP146296**

We act on behalf of our client, Nadine Spottiswood in preparing and submitting the following development application which seeks a Development Permit for a Material Change of Use under the *Planning Act 2016*, located at 5 Martin Tenni Drive, Mareeba to facilitate the establishment of a Pet Crematorium facility at the property.

The subject land is described as Lot 12 on SP146296, located at 5 Martin Tenni Drive, Mareeba. The subject site covers a total of 2,166m², with approximately 65m of road frontage to Thora Cleland Drive and 32m to Martin Tenni Drive. The property is suitably located within the Industry Zone – Heavy Industry Precinct where uses such as a pet crematorium as anticipated to occur with no impacts generated to any sensitive receptors within residential zones. The proposed development is considered to be suitably designed to complement the Heavy Industry Precinct within which it is located and provides service to the region in a perfect location. The proposed development application is impact assessable due to recent administrative changes to the *Planning Regulations 2017*, therefore making it an undefined use in the planning scheme.

By way of this development application, the applicant is seeking specific approval to undertake the development as detailed within the attached planning report and approval of the plans. The report will include a complete assessment of the proposed development against the relevant assessment benchmarks within the Mareeba Shire Planning Scheme 2016. The relevant fees are listed as **\$3,203.00**. Please give our office a call to process payment.

Should there be any questions or queries please give our office a call.

Yours faithfully,



Ramon Samanes
Director, U&I Town Plan
Bachelor of Applied Science, Majoring in Environmental and Urban Planning

PLANNING REPORT

DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE – PET CREMATORIUM

PROJECT LOCATION:

**SITUATED AT 5 MARTIN TENNI DRIVE, MAREEBA
FORMALLY DESCRIBED AS LOT 12 ON SP146296**

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ASSESSMENT MANAGER:	MAREEBA SHIRE COUNCIL, PLANNING DEPARTMENT
DEVELOPMENT TYPE:	DEVELOPMENT PERMIT – MATERIAL CHANGE OF USE
PROPOSED WORKS:	PET CREMATORIUM
REAL PROPERTY DESCRIPTION:	LOT 12 ON SP146296
LOCATION:	5 MARTIN TENNI DRIVE, MAREEBA
ZONE:	INDUSTRY – HEAVY INDUSTRY PRECINCT
APPLICANT:	NADINE SPOTTISWOOD C/- U&I TOWN PLAN
ASSESSMENT CRITERIA:	MATERIAL CHANGE OF USE (IMPACT ASSESSABLE)
REFERRAL AGENCIES:	NO REFERRALS
STATE PLANNING:	NO SDAP CODES APPLICABLE

IMPORTANT NOTE

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This Report has been prepared for Nadine Spottiswood for the sole purpose of making a Development Application seeking a Development Permit for Material Change of Use for a Pet Crematorium (over Lot 12 on SP146296). This report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilised for any other purpose, use, matter or application.

U&i Town Plan has made certain assumptions in the preparation of this report, including:

- a) That all information and documents provided to us by the Client or as a result of a specific search or enquiry were complete, accurate and up to date;*
- b) That information obtained as a result of a search of a government register or database is complete and accurate.*

U&i Town Plan is not aware of any particular fact or circumstance, which would render these assumptions incorrect, as at the date of preparation of the Report.

While every effort has been made to ensure accuracy, U&i Town Plan does not accept any responsibility in relation to any financial or business decisions made by parties' other than those for whom the original report was prepared for and/or provided to. If a party other than the Client uses or relies upon facts, circumstances and/or content of this Report without consent of U&i Town Plan, U&i Town Plan disclaims all risk and the other party assumes such risk and releases and indemnifies and agrees to keep indemnified U&i Town Plan from any loss, damage, claim or liability arising directly or indirectly from the use of or reliance on this report.

1.0 EXECUTIVE SUMMARY

This development application is seeking a development permit for a Material Change of Use under the *Planning Act 2016* at 5 Martin Tenni Drive, Mareeba to facilitate establishment of a Pet Crematorium. By way of this development application, the applicant is seeking specific approval to undertake the development as detailed in this planning report and approval of the plans.

The conclusion of this report is that all the requirements set by the assessment criteria can be met and that the strategic level policy outcomes sought by the planning scheme and any applicable State planning instruments can be achieved. It is the opinion of the applicant that once all the policy requirements have been considered by assessing authorities and equitably balanced with the site constraints and benefits of the proposal; the assessment process established under the Planning Act will result in the approval of this development application and the issuing of a development permit subject to conditions. This opinion is based on the level of strategic and analytical justification provided in support of the proposal and the decision-making requirements imposed on regulatory authorities under the Planning Act.

2.0 SITE DESCRIPTION

The subject land, identified as Lot 12 on SP146296, is strategically situated at 5 Martin Tenni Drive in Mareeba. This parcel encompasses a total area of 2,166 square meters, boasting an approximate 65 meter frontage along Thora Cleland Drive and a 32 meter frontage along Martin Tenni Drive.

Importantly, the site is positioned within the designated Industry Zone – Heavy Industry Precinct. This zoning classification facilitates a range of industrial activities, including uses such as a pet crematorium, which are anticipated to be appropriately accommodated in this area. The location is particularly advantageous due to its separation from any residential zones, thereby minimizing potential impacts on sensitive receptors. This planning context supports the development of heavy industry operations while ensuring that surrounding land uses remain undisturbed.

Given the site's attributes and zoning, it presents a viable opportunity for development that aligns with regional planning objectives and industry requirements, reinforcing the role of Mareeba as a hub for heavy industry while safeguarding community interests.



Figure 1: Aerial View of the Subject Land (© The State of Queensland, all rights reserved, 2019.)

A site summary is provided below:

Table 2.0: Site summary

Street address:	5 Martin Tenni Drive, Mareeba
Real property description:	Lot 12 on SP146296
Local government area	Mareeba Shire Council
Tenure:	Freehold
Site area:	2,166m ²
Zone:	Industry Zone – Heavy Industry Precinct
Current use:	Approved Low Impact Industry & Caretaker's Residence
Road frontage:	Thora Cleland Drive & Martin Tenni Drive
Adjacent uses:	The subject site is located within the new industrial Heavy Industry Precinct surrounded by the dump and golf course to the south, Steggle's processing factory to the East, the town sewerage treatment plant to the north and various other large holdings zoned rural or industrial.
Easements:	No easements relevant.



Figure 2: Site Locality (© The State of Queensland, all rights reserved, 2023.)

3.0 DEVELOPMENT PROPOSAL

This development application is seeking a development permit to Reconfigure the allotments under the *Planning Act 2016* at 5 Martin Tenni Drive, Mareeba to facilitate the establishment of a Pet Crematorium on the subject site. The site was approved in 2008 by the Tablelands Regional Council as the time and developed as a Low Impact Industry facility and associated caretaker's residence. Accordingly, all the required controls, amenities, infrastructure elements have been considered, developed and established on site. As such, this development simply seeks to change the proposed use to a Pet Crematorium with no changes proposed except for cremation units to be installed internally, and little to no traffic commuting to the subject site.

The proposed development involves the establishment of a pet crematorium within an existing industrial building, designed to efficiently and respectfully process remains while adhering to all relevant regulations and standards. This facility will leverage the inherent characteristics of the industrial setting to facilitate the cremation process in a manner that minimises any potential impact on surrounding uses.

The operational framework of the pet crematorium is structured around a model that emphasises minimal public visitation. Most remains will be collected directly from the source by trained personnel associated

with the facility. This streamlined approach not only enhances the operational efficiency but also reduces the need for public foot traffic, thus maintaining a low profile within the industrial precinct.

The pet crematorium is proposed to operate seven days a week, accommodating the needs of the community while ensuring that operations are conducted within a controlled and respectful environment. The operation is designed to facilitate timely processing of remains, ensuring that families receive prompt service while maintaining the dignity and sensitivity associated with such matters.

To further mitigate any potential disturbances, the facility will incorporate state of the art ovens that generates no emissions ensuring air quality controls are fully compliant with applicable health and environmental regulations. These enhancements will ensure that the operations remain unobtrusive and aligning with the overall objectives of the Heavy Industry Precinct.

In summary, this pet crematorium development within an existing industrial building is thoughtfully designed to provide essential services with minimal public engagement. By prioritising operational efficiency and adherence to regulatory standards, the facility will contribute to the community's needs while reinforcing the industrial character of the area.

By way of this development application, the applicant is seeking specific approval to undertake the development as detailed in this planning report and approval of the plans.

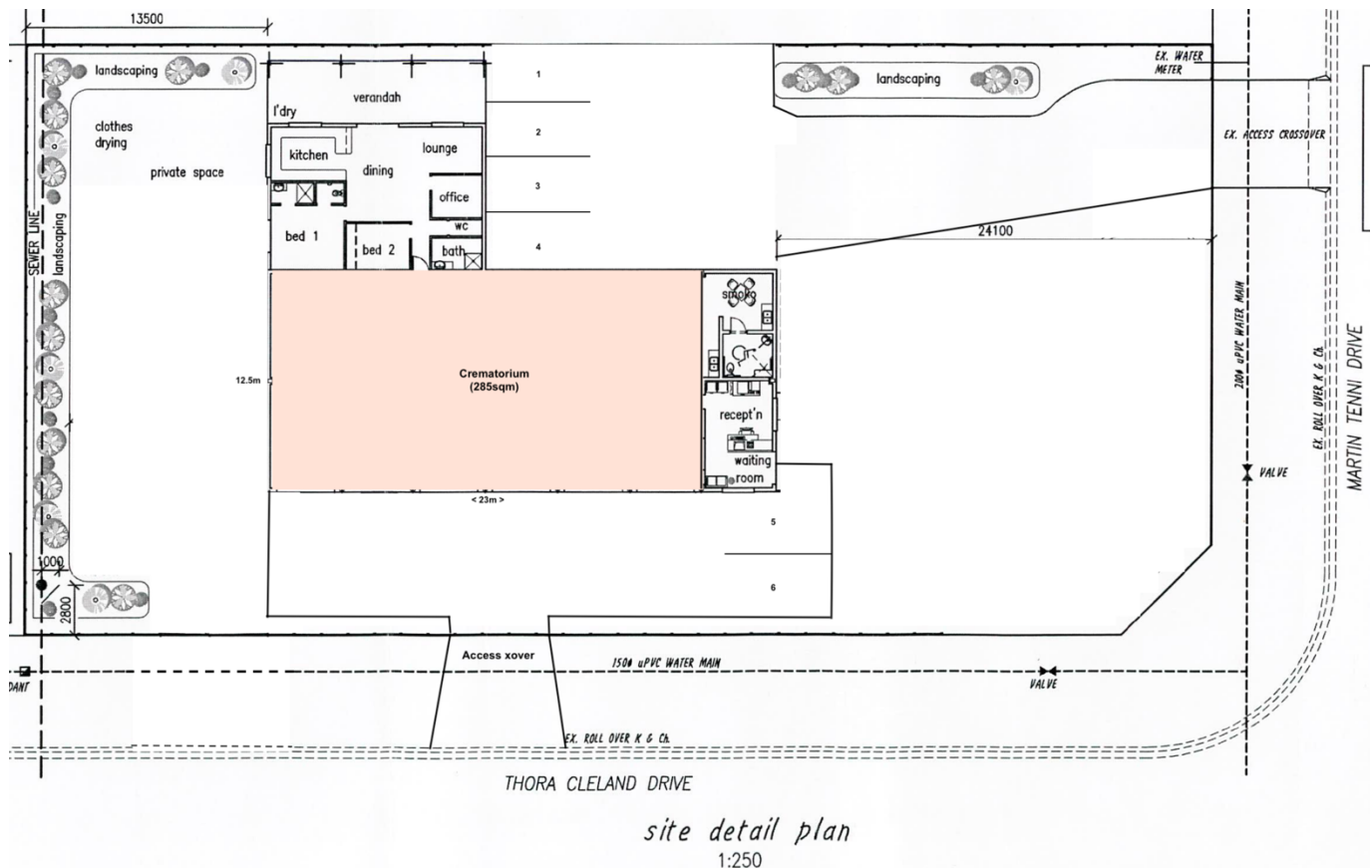


Figure 3: Extract from Development Plans

See Appendix 3: Development Plans for further detail.

3.1 Development Definition

The proposal is described as a “Material Change of Use” under the Planning Act and planning scheme. The proposal is defined under the Planning Act as follows:

material change of use, of premises, means any of the following that a regulation made under [section 284\(2\)\(a\)](#) does not prescribe to be minor change of use—

- (a) the start of a new use of the premises;
- (b) the re-establishment on the premises of a use that has been abandoned;
- (c) a material increase in the intensity or scale of the use of the premises.

The proposed use that we are seeking to establish was defined as a code assessable land use within the Industry Zone – Heavy Industry Precinct, however, now being undefined, the proposed use becomes impact assessable development.

Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
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The application includes therefore an assessment against the relevant aspects of the Planning Scheme's Strategic Framework and Development Codes. The proposed use does not conflict with any relevant aspect of the Planning Scheme.

4.0 DEVELOPMENT APPLICATION DETAILS

This impact assessable development application seeks a development permit for a Material Change of Use under the *Planning Act 2016* to facilitate the new Pet Crematorium. By way of this development application, the applicant is seeking specific approval of the following development permit to authorise the subdivision of the allotments as detailed in this planning report.

5.0 PLANNING JUSTIFICATION

This development application is made in accordance with the requirements of the *Planning Act 2016* and is for a Material Change of Use located at 5 Martin Tenni Drive, Mareeba to facilitate the new Pet Crematorium. The proposal is considered to satisfy the requirements set by the applicable assessment benchmarks from the planning scheme, specifically the Strategic Framework, Industry Zone Code, and Industry Activities Code.

5.1 Mareeba Shire Planning Scheme 2016

Given that the application is code assessable, the application is required to be assessed against only the relevant codes within the planning scheme where applicable to the development. In particular, the following sections of the planning scheme are considered relevant to this development:

- Strategic Framework
- Industry Zone Code
- Industry Activities Code
- Landscape Code
- Parking and Access Code
- Works, Services and Infrastructure Code

Accordingly, an assessment of the proposed development against the above listed codes has been completed. Where the requirements of an Acceptable Outcome were impractical or inappropriate to address, the Performance Outcome was addressed and satisfied. By satisfying the requirements of the Performance Outcomes, the overall "Purpose" of the code was inherently satisfied, as was the Strategic Framework for the planning scheme. In terms of the assessment documented in this report, should any part of the development not comply with any sections of the codes, the relevant sections will be adequately referenced and addressed in further detail to ensure compliance has been achieved.

5.1.1 Strategic Framework

The Strategic Intent, and the Strategic Framework (SF) as a whole is a set of high order strategic outcomes and land use strategies which set the overarching policy intent for the lower order, more detailed components of the planning scheme i.e. zones, codes and policies. The Framework is split into various themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is difficult to provide a direct, site specific assessment of the proposal against its many components. However, a proposal that satisfies the lower order components of the planning scheme, i.e. zone codes, development codes, overlay codes, planning scheme policies, etc; inherently satisfies the intent of the Framework.

The SF sets the policy direction for the Shire for the life of the Planning Scheme. Regarding this development the relevant provisions of the SF are:

- Settlement Pattern and built environment – Industry areas;
- Natural Environment; and
- Economic Development – Industrial Land.

3.3 Settlement pattern and built environment

3.3.1 Strategic outcomes

- (1) Mareeba Shire is intended to support a widely dispersed population in a variety of settings, including rural towns, small rural settlements, villages, rural residential areas, cropping lands, grazing lands and broad-hectare grazing properties. Future development maintains this settlement pattern and the distinct character that it provides to the shire. The settlement pattern also ensures the continuing viability of the shire's rural economy, particularly through the provision of high quality services.
- (2) Mareeba Shire is supported by a network of compact, *activity centres* of varying scales. These *activity centres* form the primary focus for population growth. Each *activity centre* will maintain its individual character while growing to support and service the local economies of its catchments. The level of service provision within each *activity centre* is consistent with its role and function within the defined activity centre hierarchy. Growth is managed to ensure a high level of centre amenity and streetscape character is maintained, thus fostering vibrant, lively hubs of social interaction, trade and exchange.
- (3) *Residential areas* and *urban expansion areas* support strategically located and logically sequenced residential development, maximising the efficient utilisation of new and existing infrastructure, particularly active and public transport. Residential development, including infill housing in designated areas, is focussed in Mareeba and the Kuranda district. A diversity of housing choices is developed within proximity to services and *activity centres* while protecting the character of the shire.

Housing for aged persons, both for independent and assisted living, is provided to support the aging population of the shire. Aged care development is provided in suitable locations in the *residential areas* and *urban expansion areas* of the shire.

- (4) *Rural residential areas* are intended to support rural residential development of varying densities, to prevent further fragmentation and alienation of *rural areas*, *conservation areas* and *biodiversity areas* within the regional landscape. *Rural residential areas* predominantly maintain the current density of development, with infill subdivision of *rural residential areas* generally limited to identified areas where consistent with the desired character and where adequate services and infrastructure are available or can be adequately and cost-effectively provided.
- (5) Primary industries in *Rural areas* are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity or fragments rural land. The valued, relaxed rural lifestyle, character and scenic qualities of the *rural area* are preserved and enhanced. The *rural area* is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. *Rural areas* protect the shire's *agricultural area* and ensure food security. *Other rural areas* predominantly remain agricultural grazing properties.
- (6) *Industry areas* support the industrial development in the shire and are protected from encroachment by incompatible or sensitive uses. The Mareeba *major industry area* is the predominant supply of industrial land which will cater for high impact industry and major industrial developments into the future. Smaller *industry areas* are strategically located across the shire to service local needs.

3.3.12 Element—Industry areas

3.3.12.1 Specific outcomes

- (1) The Mareeba *major industry area* will develop as a regional industrial hub, servicing Mareeba Shire and beyond. The role of Mareeba as an industrial and service node is strengthened by the allocation of suitable and adequately serviced land for all types of industry, from low impact to high impact and special industries including industries that generate trade waste e.g. fruit and vegetable processing, small scale meat processing, saw mills and chemical manufacturers.
- (2) Mareeba provides a strategic alternative and secure location to limited supplies of industrial land in Cairns, and potentially expands as a base for increased agricultural, cattle and mining activities, and for servicing Gulf Savannah and Cape York communities.
- (3) Regional scale, large industrial facilities and high impact industries are primarily located within the Mareeba *major industry area*. Chillagoe *industry area* may accommodate high impact industry associated with mining where mitigation of impacts on the amenity of residential areas is undertaken in accordance with best practice.
- (4) The *industry areas* of Dimbulah and Mt Molloy accommodate light to medium impact industry and trades and services which service their local catchments.
- (5) *Industry areas* in select *rural activity centres and rural villages* support the local economy with light industry and trades. Where no *industry area* is supplied in *rural activity centres and rural villages*, some low impact industrial uses may be permitted in *centre areas* and *residential areas* where it is demonstrated that impacts on surrounding land uses can be appropriately managed.
- (6) The location of industry activities avoids or is appropriately separated from sensitive land uses to protect the health, wellbeing, amenity and safety of the community from the impacts of air, noise and odour emissions, and hazardous materials.
- (7) Sensitive urban land uses such as residential development or community facilities do not encroach upon or establish within *industry areas*.

Compliance statement:

Consequently, the proposed development is unlikely to compromise Strategic Outcome 5 of the Settlement Pattern and Built Environment Framework. This strategic outcome emphasises the importance of protecting industrial land use from encroachment by incompatible or sensitive uses, ensuring that developments align with the overarching goals of sustainable urban planning.

The pet crematorium, situated within an existing industrial building, is thoughtfully positioned within the Heavy Industry Precinct, a zone specifically designated for uses that may generate impacts typically associated with industrial operations. By situating the pet crematorium in this context, the development is consistent with the intent of the framework, which seeks to delineate areas for industrial activity away from sensitive land uses, particularly residential zones.

Moreover, the operational parameters of the facility, including its limited public visitation and the collection of remains directly from source facilities and operating around the clock, further mitigates any potential conflicts with surrounding land uses. This operational model aligns with the principles outlined in Strategic Outcome 5, as it supports the integration of essential services within industrial areas while minimising disruption to the community.

In summary, the proposed pet crematorium development adheres to the objectives of the Settlement Pattern and Built Environment Framework, thereby ensuring that the integrity of Strategic Outcome 5 is preserved. The careful consideration of site location, operational practices, and community impact underscores the commitment to fostering a harmonious relationship between industrial activities and the broader urban environment.

As such, the proposed development is not likely to compromise Strategic Outcome 5 of the Settlement pattern and built environment framework.

3.4 Natural resources and environment

3.4.8 Element—Air and noise quality

3.4.8.1 Specific outcomes

- (1) The health, well-being, amenity and safety of the community and the environment is protected from the impacts of air emissions, noise and odour through appropriate management and adequate separation distances.
- (2) Mareeba's *major industry area* accommodates uses with the potential to impact on air and acoustic qualities.
- (3) Land uses which emit high level of noise, including for example motor sports, gun clubs and the like will be appropriately located and managed to mitigate acoustic impacts.
- (4) Sensitive land uses are appropriately separated from areas containing or designated for activities that generate noise and air emissions.

Compliance statement:

Mareeba's designated major industry area is specifically designed to accommodate a variety of uses that possess the potential to impact air quality and acoustic conditions within the environment. In this context, the proposed pet crematorium development has been carefully assessed to ensure that it aligns with the strategic outcomes outlined in the Natural Resource and Environment Framework, particularly those pertaining to air and noise quality.

The operational characteristics of the pet crematorium, including its strategic location within an established industrial precinct, are fundamental in mitigating any adverse effects on air and noise quality. The industrial zoning which in this instance is within the Heavy Industry Precinct, inherently anticipates and accommodates activities that may generate noise and emissions, thereby providing a suitable environment for such operations.

Furthermore, the facility will implement advanced technological measures and best practices to minimise any potential air emissions and noise disturbances. This includes air quality control measures, ensuring compliance with relevant regulations and industry standards. By doing so, the pet crematorium will not only operate within acceptable thresholds for air quality but will also contribute to the overall management of environmental impacts within the industrial zone.

In summary, the proposed development is positioned to uphold the strategic outcomes of the Natural Resource and Environment Framework concerning air quality. By integrating the pet crematorium into Mareeba's Major Industry – Heavy Industry Precinct, the development effectively supports the region's economic objectives while prioritising environmental stewardship and community well-being. This alignment underscores the commitment to responsible planning practices that foster a sustainable and resilient industrial environment.

3.7 Economic development

3.7.1 Strategic outcomes

- (1) The rural economy that underpins the settlement pattern of Mareeba Shire prospers and diversifies, with traditional and emerging primary industries continuing to provide the economic base of the shire. Increasing opportunities for value-adding and processing primary product are realised on-farm and within surrounding towns. *Agricultural areas* and rural industries are protected from development which may compromise its ongoing viability. Infrastructure which supports agriculture and primary industry is maintained and protected.
- (2) The *rural area* includes a range of uses which compliment dominant primary industry activities and enhance the shire's economy. Activities including rural industries, intensive agricultural uses, intensive animal industries and expanded forestry and permanent plantations are supported in appropriate locations where impacts on the environment and surrounding land uses are limited and manageable.
- (3) Mareeba Shire is increasingly provided with retail and business opportunities and improved government services to enhance self-sufficiency. These opportunities and services are consolidated through the clustering and co-location of commercial uses in *activity centres* and are particularly focussed within Mareeba. Kuranda, as a *village activity centre*, maintains its level of self-reliance through servicing its local catchment with a range of services and employment opportunities.
- (4) The natural environment, rural and scenic landscapes of Mareeba Shire provide a basis for the development of sustainable tourism enterprises. Mareeba Shire's geographic proximity to Cairns International Airport provides opportunities for increasing visitation and exposure to the shire. Large scale tourist accommodation facilities are developed in key sites across the shire and meet the needs of a range of users. The character and appeal of key *activity centres*, landscape features and *scenic routes* which attract tourists to Mareeba Shire will be maintained and enhanced. The western dry land savannah of the shire accommodates further nature and rural based tourism development.
- (5) *Industry areas* provide for a range of industrial development, expansion, supporting infrastructure and employment opportunities consistent with their intended function in the shire. *Industry areas* are protected from incompatible development and sensitive land uses. The Mareeba Airport expands and caters for a hub of specialist aviation services.

3.7.8 Element—Industry

3.7.8.1 Specific outcomes

- (1) The Mareeba *major industry area* is a key economic driver for the shire and provides a significant strategic supply of land for industrial uses, particularly difficult to locate high impact and special industries, in Far North Queensland.
- (2) *Industry areas* are located within *activity centres* to accommodate for trades and industrial development that provide employment and services to the catchments of these *activity centres*.
- (3) *Industry areas* are designated and protected from other land uses which could impair or prejudice their development for industrial purposes.
- (4) A high level of infrastructure, services and amenity in existing *industry areas* is provided to support business investment and expansion of *industry areas*.
- (5) The health, safety, wellbeing and amenity of the community is protected from unacceptable impacts associated with hazardous materials, noise, pollution and odour.

Compliance statement:

Industry areas play a vital role in fostering a diverse array of industrial developments, supporting infrastructure, and employment opportunities that align with the strategic functions designated for these zones within the shire. These areas are deliberately protected from incompatible land uses and sensitive developments to ensure the integrity and efficiency of industrial operations.

In light of this context, the proposed development of a pet crematorium within the Heavy Industry Precinct is consistent with the objectives outlined in the Economic Development Framework. By situating the pet crematorium in this designated area, the development capitalises on the existing infrastructure and industrial character, ensuring that it complements rather than disrupts the surrounding industrial activities.

Moreover, the facility's design and operational protocols will be aligned with the principles of economic development, supporting job creation and service provision while maintaining a focus on minimising impacts on the surrounding environment. The proposed use is compatible with the precinct's intended function and reflects a strategic approach to land use planning that promotes economic resilience and growth.

In summary, the proposed pet crematorium development is appropriately located within the Heavy Industry Precinct and is not expected to compromise the strategic outcomes of the Economic Development Framework. By reinforcing the shire's industrial capacity this development contributes to the broader economic objectives while maintaining a harmonious balance with the established industrial context.

5.1.2 Industry Zone Code

6.2.5.2 Purpose

- (1) The purpose of the Industry zone code is to provide for a range of service, low, medium, or high impact industrial uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

- (2) Mareeba Shire Council's purpose of the Industry zone code is to facilitate industrial activity in order to:
 - (a) contribute to and strengthen the economic development of the region;
 - (b) service the needs of the communities in the shire; and
 - (c) provide for a variety of employment opportunities.
- (3) The shire's industrial areas will vary in their role and level of service provision and cater for different scales and types of industrial development. Three precincts are identified within the zone in order to establish a hierarchy of industrial areas catering for lower impact to higher impact industries:
 - (a) The Trades and services precinct is intended to accommodate service industry and low impact industries. This precinct encompasses the majority of the existing smaller industrial areas which are often located in commercial areas or adjoining residential areas. The precinct is strategically located in serviced areas to provide light industry, service and trades industries to meet local needs and located. Higher impact industries may be appropriate in some locations within this precinct where it can be demonstrated that they will not have any adverse impacts on surrounding development and land uses;
 - (b) The General industry precinct is intended to accommodate medium impact industries and existing high impact industries. This precinct encompasses the central industrial area of Mareeba. Further expansion of high impact industries is not encouraged due to the proximity of the precinct to residential areas, meaning a transition to lower impact industries is supported; and
 - (c) The Heavy industry precinct is intended to accommodate a range of industrial uses including high impact industries and encompasses the Chillagoe industrial area, the Mareeba major industrial area and the Mareeba Airport industrial area.
- (4) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on surrounding non-industrial land;
 - (b) Development is sited having regard to its servicing capabilities in terms of transport, water, sewage, electricity, telecommunications infrastructure, proximity to other associated industries and work force;
 - (c) Development maximises the use of existing transport infrastructure and has access to an appropriate level of transport infrastructure and facilities;
 - (d) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
 - (e) Development is reflective of and responsive to the environmental constraints of the land;

- (f) The scale, character and built form of development contributes to an appropriate standard of amenity;
- (g) Non-industrial uses, such as offices, retail uses and caretaker's accommodation that directly support the industrial area are facilitated;
- (h) The viability of both existing and future industrial activities is protected from the intrusion of incompatible uses;
- (i) Adverse impacts on natural features and processes both on-site and from adjoining areas are minimised through location, design, operation and management of development;
- (j) Industrial uses are adequately separated and buffered from sensitive land uses to minimise the likelihood of environmental harm including environmental nuisance occurring;
- (k) Land included in the Industry zone is to be protected from incompatible uses to ensure that industrial activities may continue and expand; and
- (l) Development is appropriately coordinated and sequenced to ensure the most effective use of land within the zone.

Compliance statement:

The proposed pet crematorium development is fully aligned with the objectives and outcomes outlined in the Industry Zone Code, effectively addressing the requirements set forth for industrial uses within Mareeba Shire. The following points demonstrate how the pet crematorium achieves compliance with the various aspects of the code:

1. **Range of Industrial Uses:** The pet crematorium qualifies as a service use within the Heavy Industry Precinct, which is intended to accommodate high-impact industrial activities. By situating the crematorium in this designated area, it aligns with the code's purpose of providing for a range of industrial uses while supporting the long-term viability of industrial land.
2. **Economic Development Contribution:** The establishment of the pet crematorium will contribute to the economic development of the region by creating employment opportunities and providing essential services to the community. This aligns with the council's objective to service the needs of local populations and enhance the overall economic landscape.
3. **Appropriate Location:** The Heavy Industry Precinct is specifically designed to accommodate higher-impact industries, making it an appropriate location for the proposed pet crematorium. Its positioning ensures that it cannot impact surrounding sensitive land uses as there are none nearby, thereby preserving the integrity of the industrial area.
4. **Environmental Considerations:** The development will incorporate design and operational measures to minimise any potential adverse impacts on the natural environment, addressing the need for safety and environmental sustainability. This is consistent with the code's emphasis on maintaining safety and minimising environmental harm.
5. **Infrastructure and Service Capacity:** The pet crematorium is located within an existing established facility with due consideration to existing transport, water, sewage, electricity, and

telecommunications infrastructure. Its proximity to necessary facilities supports efficient operations while maximising the use of existing transport infrastructure.

6. **Transport Infrastructure Access:** The location of the pet crematorium ensures that it has adequate access to transport infrastructure, facilitating the safe and efficient movement of goods and personnel.
7. **Buffering from Sensitive Uses:** The pet crematorium is appropriately located within the Heavy Industry Precinct adequately separated from any sensitive land uses, whilst adhering to the code's requirement to minimise the likelihood of environmental nuisance and harm. The industrial context of the Heavy Industry Precinct provides a natural buffer, further enhancing compatibility.
8. **Protection from Incompatible Uses:** The development will be designed and managed to protect the viability of existing and future industrial activities. By situating the pet crematorium within the Heavy Industry Precinct, it safeguards the area from encroachment by incompatible uses.
9. **Minimising Adverse Impacts:** The proposed design and operational practices will address potential impacts on natural features and processes, ensuring that both on-site and adjacent areas are protected from adverse effects. In terms of screening plant or refuse storage areas, these have been addressed when originally approved and are established within the existing industry facility.

In conclusion, the proposed pet crematorium development comprehensively meets the objectives of the Industry Zone Code, reinforcing Mareeba's industrial capacity while supporting economic development and community needs. Its thoughtful integration into the Heavy Industry Precinct exemplifies responsible planning practices that prioritize both industrial growth and environmental stewardship.

Given that the proposed industrial building is established with associated elements existing, an assessment against the Industrial Activity Code table is not relevant to this assessment.

5.1.3 Industrial Activities Code

9.3.5.2 Purpose

- (1) The purpose of the Industrial activities code is to ensure Industrial activities are:
 - (a) appropriately located within designated industrial areas;
 - (b) established and operated in an efficient manner with minimal impact on the character, scale, amenity and environmental values of the surrounding area; and
 - (c) managed to allow for progressive rehabilitation where involving Extractive industry.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Industrial activities are appropriately located having regard to topography, surrounding land uses, natural environment, accessibility, local character and potential social and community impacts;
 - (b) Industrial activities meet the needs of the local community and the local economy through well located, safe and convenient points of service;
 - (c) Industrial activities are designed to have minimal impact on the character, amenity and environment of the surrounding area;
 - (d) Industrial activities provide a safe working environment;
 - (e) Industrial activities are designed to promote sustainability and energy efficiency;
 - (f) Industrial activities are co-located with complimentary and compatible uses;
 - (g) External impacts associated with Extractive industry operations do not impact on the character and amenity of the surrounding area and the safety and wellbeing of the community;
 - (h) Extractive industry operations are adequately separated from potentially incompatible land uses; and
 - (i) Extractive industry sites are progressively rehabilitated.

Compliance statement:

The proposed pet crematorium development is fully aligned with the objectives and outcomes outlined in the Industrial Activities Code, effectively addressing the requirements set forth for industrial uses within Mareeba Shire. The following points demonstrate how the pet crematorium achieves compliance with the various aspects of the code:

1. **Range of Industrial Uses:** The pet crematorium qualifies as a service use within the Heavy Industry Precinct, which is intended to accommodate high-impact industrial activities. By situating the crematorium in this designated area, it aligns with the code's purpose of providing for a range of industrial uses while supporting the long-term viability of industrial land.
2. **Economic Development Contribution:** The establishment of the pet crematorium will contribute to the economic development of the region by creating employment opportunities and providing essential services to the community. This aligns with the council's objective to service the needs of local populations and enhance the overall economic landscape.
3. **Appropriate Location:** The Heavy Industry Precinct is specifically designed to accommodate higher-impact industries, making it an appropriate location for the proposed pet crematorium. Its

positioning ensures that it cannot impact surrounding sensitive land uses as there are none nearby, thereby preserving the integrity of the industrial area.

4. **Environmental Considerations:** The development will incorporate design and operational measures to minimise any potential adverse impacts on the natural environment, addressing the need for safety and environmental sustainability. This is consistent with the code's emphasis on maintaining safety and minimising environmental harm.
5. **Infrastructure and Service Capacity:** The pet crematorium is located within an existing established facility with due consideration to existing transport, water, sewage, electricity, and telecommunications infrastructure. Its proximity to necessary facilities supports efficient operations while maximising the use of existing transport infrastructure.
6. **Transport Infrastructure Access:** The location of the pet crematorium ensures that it has adequate access to transport infrastructure, facilitating the safe and efficient movement of goods and personnel.
7. **Buffering from Sensitive Uses:** The pet crematorium is appropriately located within the Heavy Industry Precinct adequately separated from any sensitive land uses, whilst adhering to the code's requirement to minimise the likelihood of environmental nuisance and harm. The industrial context of the Heavy Industry Precinct provides a natural buffer, further enhancing compatibility.
8. **Protection from Incompatible Uses:** The development will be designed and managed to protect the viability of existing and future industrial activities. By situating the pet crematorium within the Heavy Industry Precinct, it safeguards the area from encroachment by incompatible uses.
9. **Minimising Adverse Impacts:** The proposed design and operational practices will address potential impacts on natural features and processes, ensuring that both on-site and adjacent areas are protected from adverse effects. In terms of screening plant or refuse storage areas, these have been addressed when originally approved and are established within the existing industry facility.

In conclusion, the proposed pet crematorium development comprehensively meets the objectives of the Industrial Activities Code, reinforcing Mareeba's industrial capacity while supporting economic development and community needs. Its thoughtful integration into the Heavy Industry Precinct exemplifies responsible planning practices that prioritize both industrial growth and environmental stewardship.

Given that the proposed industrial building is established with associated elements existing, an assessment against the Industrial Activities Code table is not relevant to this assessment.

5.1.4 Landscaping Code

9.4.2.2 Purpose

- (1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
 - (a) complements the scale and appearance of the development;
 - (b) protects and enhances the amenity and environmental values of the site;
 - (c) complements and enhances the streetscape and local landscape character; and
 - (d) ensures effective buffering of incompatible land uses to protect local amenity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Landscaping is a functional part of development design and is commensurate with the intended use;
 - (b) Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;
 - (c) Landscaping treatments complement the scale, appearance and function of the development;
 - (d) Landscaping contributes to an attractive streetscape;
 - (e) Landscaping enhances the amenity and character of the local area;
 - (f) Landscaping enhances natural environmental values of the site and the locality;
 - (g) Landscaping provides effective screening both on site, if required, and between incompatible land uses;
 - (h) Landscaping provides shade in appropriate circumstances;
 - (i) Landscape design enhances personal safety and reduces the potential for crime and vandalism; and
 - (j) Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.

Compliance Statement:

The proposed pet crematorium development is fully compliant with the Landscaping Code, as it effectively utilises the existing landscaping established during the site's initial approval in 2008 by the Tablelands Regional Council. At that time, the property was developed as a Low Impact Industry and Caretaker's facility, which included landscaping requirements intended to enhance the aesthetic quality of the site.

Key points demonstrating compliance with the Landscaping Code include:

1. **Utilisation of Existing Landscaping:** The pet crematorium will make use of the mature landscaping elements already in place, which have been designed to complement the site's industrial character while providing necessary visual screening.
2. **Aesthetic Integration:** The existing landscaping enhances the site's visual appeal and ensures that the development harmonizes with its surroundings. This integration is crucial for maintaining the amenity of the industrial area.

In summary, the proposed pet crematorium development adheres to the Landscaping Code by effectively leveraging the existing landscaping established during the initial development of the site. This approach not only ensures compliance but also supports the broader goals of environmental sustainability and aesthetic integration within the industrial context of the area.

5.1.5 Parking and Access Code

The proposed pet crematorium development demonstrates compliance with the Parking and Access Code outlined in the Mareeba Shire Planning Scheme. According to the code, the requirement is established at one car park per 30m² of floor space. Given that the pet crematorium encompasses a total floor area of 285m², the calculated requirement is approximately 9.5, which rounds up to 10 car parks.

However, it is essential to consider the unique operational characteristics of this particular operator of the pet crematorium. The facility's operational model primarily involves the collection of remains directly from the source. As a result, the need for public visitation is minimal, significantly reducing the anticipated traffic generation associated with the facility's activities.

In light of this operational context, the proposed provision of 6 car parks within the existing hardstand areas is deemed more than sufficient to accommodate any expected demand. The number of car parks proposed exceeds the anticipated requirements, ensuring that there is ample capacity to meet the needs of staff and any potential visitors.

Moreover, it is worth noting that even with a minimal provision of 3 car parks, the facility would adequately cater to any operational demand, as these spaces are unlikely to be fully utilised given the limited public visitation. This further underscores the appropriateness of the proposed parking arrangement, as it is designed to align with the actual usage patterns of the proposed pet crematorium while ensuring compliance with the intent of the Parking and Access Code.

In conclusion, the proposed pet crematorium not only meets but exceeds the requirements outlined in the Parking and Access Code, reflecting a thoughtful consideration of its operational needs and community context. This approach ensures efficient land use while maintaining safety and accessibility for all users of the facility.

5.1.6 Works, Service and Infrastructure Code

The proposed pet crematorium development is fully compliant with the Works, Services and Infrastructure Code, as it leverages the existing infrastructure and amenities that were established during the site's initial approval in 2008 by the Tablelands Regional Council. At that time, the site was developed as a Low Impact Industry facility, complete with the necessary controls and services that are essential for operational functionality.

The key points demonstrating compliance with the Works, Services and Infrastructure Code are as follows:

1. **Existing Infrastructure:** The site has already been equipped with all requisite infrastructure elements, including access roads, utilities, and service connections. This pre-existing framework supports the operational needs of the pet crematorium without requiring any additional modifications or expansions.
2. **Minimal Alterations:** The proposed change in use to a pet crematorium will not necessitate alterations to the existing infrastructure. The only modifications involve the installation of cremation ovens within the facility, which is a relatively low-impact change that does not disturb the established services or amenities.

3. **Traffic Considerations:** Given the operational model of the pet crematorium, which relies heavily on the collection of remains from external sources and involves minimal public visitation, the anticipated traffic generation will be significantly lower than that of traditional industrial uses. This factor further supports the suitability of the existing infrastructure, as it was designed to accommodate more intensive industrial activities.
4. **Service Capacity:** The existing infrastructure is capable of supporting the pet crematorium's operational requirements, including access to necessary utilities such as water, electricity, and waste management services. The development will utilise these established services efficiently, ensuring compliance with the code's intent to promote sustainable and effective service provision.
5. **Maintenance of Amenity:** The proposed use will not compromise the functionality or amenity of the surrounding area, as the pet crematorium is designed to operate within the existing framework without generating adverse impacts. The careful consideration of site operations aligns with the principles of the Works, Services and Infrastructure Code, which aims to protect and enhance the quality of the built environment.

In summary, the proposed pet crematorium is well-positioned to comply with the Works, Services and Infrastructure Code due to its reliance on pre-existing infrastructure, minimal operational changes, and reduced traffic generation. This development not only supports the intent of the code but also exemplifies responsible and sustainable land use practices within the industrial context of the site.

5.2 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment. The SDAP identifies the matters of interest – where relevant they have been addressed by heading in this section. Where the State is a referral agency for a development application under the provisions, the state code applies. No referrals apply to this proposed development.

5.3 Far North Regional Plan 2009-2031

The Minister has identified that the planning scheme, specifically the Strategic Framework, appropriately advances the FNQRP 2009- 2031. Hence, compliance with the FNQRP is demonstrated through the compliance with the Planning Scheme (refer to this report and attachments for demonstration of this compliance).

6.0 CONCLUSION

The proposed development of a Material Change of Use for a pet crematorium at 5 Martin Tenni Drive, Mareeba, is deemed to be appropriate for several compelling reasons:

1. **Compliance with the Industrial Zone Code:** The development aligns with both the Performance Outcomes and Purpose Outcomes outlined for the Industrial Zone. By situating the pet crematorium within the Heavy Industry Precinct, the proposal supports a range of industrial activities while ensuring compatibility with the surrounding land uses. The operational model of the pet crematorium—focused on minimal public visitation and direct collection from source facilities—enhances its suitability within this industrial context.
2. **Alignment with the Industrial Activities Code:** The proposed pet crematorium also meets the Performance Outcomes, Purposes, and overall intent of the Industrial Activities Code. It reflects a commitment to responsible land use, effectively utilizing the existing infrastructure while mitigating potential impacts on the environment and surrounding properties. The incorporation of operational measures to address air and noise quality further demonstrates adherence to the expectations set forth by the code.
3. **Consistency with Regional Planning Frameworks:** Importantly, the proposed development does not conflict with the Far North Queensland Regional Plan 2009–2031, particularly regarding the Rural Production Area Regional Land Use Category. By being located within an established industrial precinct, the pet crematorium supports the region’s economic development objectives while ensuring that rural production areas are preserved for their intended purposes. The development contributes positively to the regional framework by providing essential services without impinging on agricultural land or sensitive environmental areas.

In conclusion, the proposed pet crematorium at 5 Martin Tenni Drive is well-positioned to fulfill the requirements and objectives of the relevant planning instruments. Its thoughtful integration into the industrial landscape, coupled with a focus on operational sustainability, underscores its appropriateness for the site and contributes to the broader goals of the Mareeba Shire’s planning framework.

The applicant strongly believes that an assessment of the common material forming part of this development application in accordance with the decision-making rules established under the Planning Act will result in the approval of the development application and the issuing of a development permit subject to conditions. The proposal is consistent with the “Purpose” of the Industry Zone & Industrial Activities Code and the applicable State level policy. The proposal constitutes works and a use of the site in a manner that meets the strategic outcomes sought by the planning instruments and the expectations of the community. The conclusion of this report is that all the requirements set by the assessment benchmarks can be met and that the strategic level policy outcomes sought by the planning scheme for the site and locality can be achieved. The common material provided as part of this development application contains sufficient justification to establish compliance with the assessment benchmarks. It is the applicant’s

opinion that the development application contains sufficient justification to warrant approval subject to reasonable and relevant conditions.

We request that Council provide a copy of the Draft Conditions with sufficient time for review prior to issuing a Decision Notice for the development. If you have any queries, please do not hesitate to contact our office on 0411 344 110.



Ramon Samanes

Director, U&i Town Plan

Bachelor of Applied Science, Majoring in Environmental and Urban Planning

APPENDIX 1: DA FORM 1 – DEVELOPMENT APPLICATION DETAILS

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Nadine Spottiswood c/- U&I Town Plan
Contact name (only applicable for companies)	Ramon Samanes
Postal address (P.O. Box or street address)	35 Sutherland Street
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0411344110
Email address (non-mandatory)	Ramon.samanes@gmail.com
Mobile number (non-mandatory)	0411344110
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	M1-25
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of Planning Act 2016	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☐ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		5	Martin Tenni Drive	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	12	SP146296	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Pet Crematorium

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Crematorium	Crematorium		250sqm

8.2) Does the proposed use involve the use of existing buildings on the premises?

☒ Yes

☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

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9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below <input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?		
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage	<input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
<input type="checkbox"/> Yes – specify number of new lots:		
<input type="checkbox"/> No		

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Mareeba Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

<input type="checkbox"/> SEQ northern inter-urban break – community activity <input type="checkbox"/> SEQ northern inter-urban break – indoor recreation <input type="checkbox"/> SEQ northern inter-urban break – urban activity <input type="checkbox"/> SEQ northern inter-urban break – combined use <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Reconfiguring a lot in a coastal management district or for a canal <input type="checkbox"/> Erosion prone area in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – levees <i>(category 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 536: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	<input checked="" type="checkbox"/> Yes
Note: See the Planning Regulation 2017 for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	<input checked="" type="checkbox"/> Yes
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

APPENDIX 2: OWNER'S CONSENT

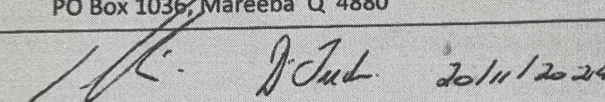
CLIENT ACCEPTANCE FORM / OWNER'S CONSENT
 (TO BE COMPLETED AND RETURNED)

PROJECT:	Material Change of Use - Crematorium
PROJECT ADDRESS:	5 Martin Tenni Drive, Mareeba (Lot 12 SP146296)

Client Details

Client:	Nadine Schetz Spottiswood
Invoice Address:	email
Phone:	0428 058 714
Email:	nscho13pr@gmail.com
Accounts Contact:	As above

Landowner Details (proof of ownership to be supplied by owner's, i.e. rates notices OR current title search supplied)

Landowner Name/s:	A & D Tudini Superannuation Fund
Address:	PO Box 1036, Mareeba Q 4880
All Owners Signatures:	 20/11/2024

I / we, the party named below (the Client), confirm the commission of R&A Samanes Pty Ltd t/a U&I Town Plan (the Consultant), in relation to the project referenced above and accept all terms and conditions of the Quote and in particular confirm responsibility for payment of fees generated by this commission and payable to the Consultant strictly prior to lodgement of the Application and in other cases within 7 days of the date of invoice.

Signed:

Name:

Date:

Nadine Schetz Spottiswood
 21/12/24

Please complete, sign and return to: ramon@uitownplan.com.au. Along with a copy of the receipt of payment of selected fees.

APPENDIX 3: DEVELOPMENT PLAN

LANDSCAPING NOTES

1. PLANTED GARDENS SHALL INCORPORATE A THREE (3) TIER PLANTING APPROACH.
2. MASS PLANTING DENSITY
 - GROUND COVER 0.5m CENTRES
 - SCRUBS 1.5m CENTRES
 - TREES 3.0m CENTRES
3. PLANT SPECIES SELECTED SHALL BE SUITED TO THE ENVIRONMENTAL AND CLIMATIC CONDITIONS OF THE SITE. 75% OF WHICH SHALL BE NATIVES.
4. GARDEN BEDS TO HAVE A STRATA CONSISTING OF
 - 200mm CULTIVATED SUBGRADE
 - 300mm PREPARED GARDEN SOIL
 - 100mm BIODEGRADABLE MULCH
5. GARDEN BEDS TO BE 150 ABOVE SURROUNDING FINISHED LEVEL
EDGED WITH TREATED TIMBER LOGS.

DESIGN VEHICLE

OVERALL LENGTH 4910
OVERALL WIDTH 1870
TRACK WIDTH 1770
LOCK TO LOCK TIME 4.00 SEC
CURB TO CURB TURNING RADIUS 6000
FORWARD SPEED 5 km/h
REVERSE SPEED 2.5 km/h

TABLELANDS REGIONAL COUNCIL

APPROVED PLAN

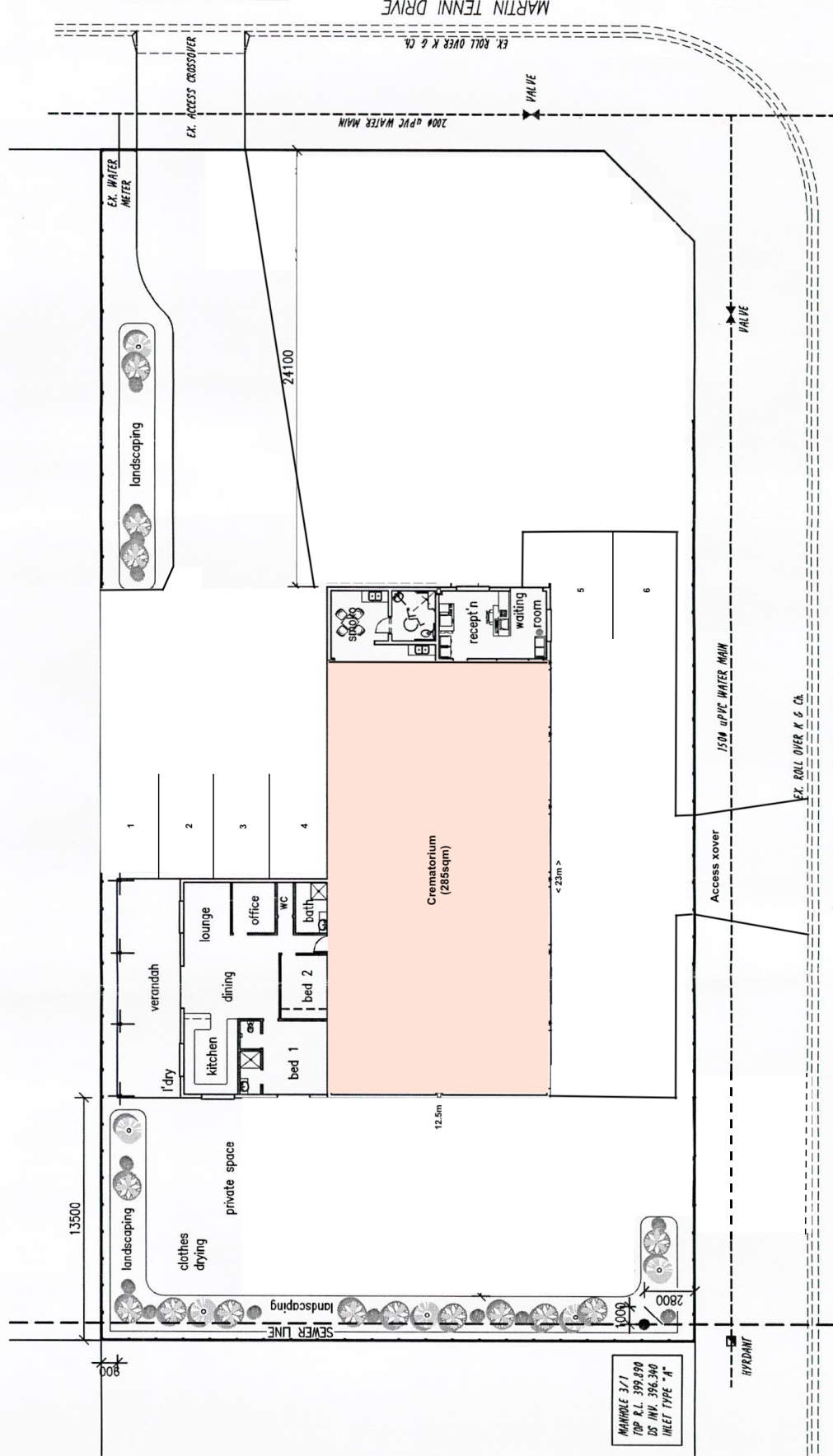
The building work detailed on this plan/document is to be carried out in accordance with the provisions of the Building Act 1975 and the conditions of the development approval.

15 OCT 2008

15 OCT 2008

BUILDING CERTIFIER ACCREDITATION NO. HT101057

35mm COMPACTED DEPTH
A.C. WEARING COURSE
ON 150mm COMPACTED DEPTH
TYPE 2 GRAVEL BASE
COMPACT TO 100% S.R.D.D.
COMPACT SUBGRADE TO
98% S.R.D.D.



CERTIFIED STRUCTURALLY
ADEQUATE PER CERTIFICATE

Alan SVILJIC, B.E.(CIVIL), MIE(Aust), R.P.E.Q.
Date 03/10/08

19.09.08 Issue for ENGINEERING CERTIFICATION
05.09.08 Issue for PLANNING APPROVAL
DATE
SUBJECT

AMENDMENTS

Robert EDWARDS (Ass.Dip.Civ.Eng.)
O.M.I.E.(Aust), Ch.M. B.D.A.Q., H.I.A. Mem.
Mem. Ass. Biding Sustainability Assessors
QUALIFIED "GREENSMART" PROFESSIONAL
Q.B.S.A. Lic No. 061176
Building Design - Medium Rise

Pr. Mechanical Workshop
& Caretakers Residence
Lot 12 on S.P. 146296

5 Martin Tenni Drive
MAREEBA INDUSTRIAL PARK

SITE DETAIL PLAN, NOTES, etc.

CLIENT

FNA Constructions
B.S.A. Lic.No. 18006

FOR
M.S. & J.A. Pty. Ltd.

JOB No.

809254

SHEET No. 2

site detail plan

1:250

KLEENBURN SYSTEMS



A Division of R & Y Engineering

Office & 24/7 Service: 02 4372 1585

Ray Mobile: 0414 239 585

Tristan Mobile: 0417 266 678

Fax: 02 4372 2070

ryeng83@hotmail.com

www.kleenburn.com.au

ACN 002 859 547

1161 Wisemans Ferry Road
Somersby NSW 2250

Postal Address:
PO Box 6166
West Gosford NSW 2250

General Maintenance & Fabrication
Service & Maintenance - Oil & Gas Fired
Heat Exchangers - Boilers - Forges
Refractory Reline & Repair
Cremation Systems



KLEENBURN SYSTEMS

A Division of R & Y Engineering

About Kleenburn

- As a division of R & Y Engineering; Kleenburn specialise in marketing and assist in the design, manufacture, installation and service of Human Cremation Systems, Pet Cremation Systems, Poultry Bio-security Systems, Hydraulic Loading Machines, Transfer Trolleys, Ash Processors, Ash Trays, etc.
- R & Y are 100% Australian designed and fabricated.
- With over 30 years' experience and over 150 systems installed across Australia plus numerous ancillary devices such as ash processors and hydraulic loading machines.
- We have an extensive client list; over 90% of all Australian East Coast crematoriums have at least one R & Y system installed.
- R & Y and Kleenburn are a small but committed family team; offering consistent, reliable and affordable service.
- Using the latest in design and technical innovation to provide the most efficient and cost effective cremation systems to date.
- Offering purchase of new units and/or upgrades to older machines to meet current specifications, with guarantee and service available.
- Equipment is reliable, fuel efficient and clean, with simple operation.
- All units meet Local Council and Clean Air requirements.
- R & Y Engineering provide 24 hour / 7 Day Breakdown Service.
- Breakdowns and other minor or major repair work can be carried out with minimal cost and down time.
- Systems cost from \$ 105,000 AUD + GST **.
- Cremation times approximately 80 minutes on average.

*** Additional costs apply for delivery, crantage, loading and unloading at installation site .*

*** These costs may vary depending on season, availability, material costs, type of unit or equipment being delivered etc.*



Pet Cremator



KLEENBURN SYSTEMS

A Division of R & Y Engineering

Pet Cremation Unit Machine Details

- 1 off cremator unit with 1 main chamber and lower secondary chamber
- 2 off LPG fuelled burners or natural gas, 1 off main burner rated at 0.9 GJU/hr. 1 off secondary burner rated at 0.6 GJU/hr
- Fully automatic control with manual over-ride
- 1 off combustion blower
- 1 off exhaust fan unit
- 4 metres stainless steel stack (standard)
- Fully programmable temperature controllers. Both burners with manual over-ride control
- Post firing cool down timer
- 2 second fume holding (standard)
- Fully installed and commissioned (Australia wide)
- Painted enamel finish (standard) with stainless steel optional
- 2 off Ash Pans plus 2 off Rakes

Options

- Hydraulic Loading Machine (Height Adjustable)
- Holding & Storage Rack
- Ash Processing Unit (with or without Dust Extraction Unit)
- Ash Tray
- Custom Units can be designed at Client request

PLEASE NOTE: Customer to Supply the following:

- Power supply to our control panel
- Fuel supply to our isolation point on furnace
- Flue trenching (for under floor systems)
- Roof flashing around stack
- Unloading and installation requirements to be discussed
- Delivery to and Cranage on Site
- Any Approvals & Inspections from Local Authorities

*** These services can be arranged by R & Y upon customer request*



KLEENBURN SYSTEMS

A Division of R & Y Engineering

Pet Cremation Unit Specifications Continued...

- Within our many years of involvement in the cremation industry Kleenburn have observed a growing need for the disposal of loved family pets in a more ecological friendly and less distressing manner than simply burying in a backyard or disposing of at a local council tip.
- It is our intention and aim; to provide this service to the public at a reasonable cost and in an efficient, caring and sympathetic manner. As most pets are regarded as a member of the family, many people have asked existing Human Crematoriums to provide this service. Unfortunately, this is not legally acceptable.
- In proposing to provide these services, we have considered the project from a spectator/neighbour point of view and have addressed many issues likely to cause concern and inconvenience.
- Over 30 years of design, research and experience, we have developed units capable of extremely efficient disposal of such remains.
- With pet disposal there are far less possible contaminants; no timber coffin, plastic lining, plastic handles or unknown packaging as is common within the Human Cremation Industry.
- Our units are designed to be aesthetically pleasing and quiet. They offer low fuel consumption and are automatically controlled.



KLEENBURN SYSTEMS

A Division of R & Y Engineering

Ash Processing Unit Specifications With Dust Extractor



HEIGHT (mm):	1,150mm
WIDTH (mm):	780mm
DEPTH (mm):	450mm
MOTOR TYPE:	AS AVAILABLE
POWER INPUT:	415V AC OR 240V AC
PROCESS TYPE:	CUTTER
AVERAGE TIME:	60 SEC, TIMER CONTROLLED

***** Custom Units can be designed at Client request***



KLEENBURN SYSTEMS

A Division of R & Y Engineering

Ash Processing Unit Machine Details

- ❖ This is a new generation of Ash Processor to complement our Cremation Units and other Ancillary Equipment.
- ❖ Engineered for easy operation and in line with relevant safety standards. The new unit incorporates all operations pertaining to the processing of remains in one compact and ergonomic unit.
- ❖ The concept of an ash processor producing fine powder is not a new one... The design of an ash processor which produces a virtually dust free product in 30 seconds, is!
- ❖ The vacuum system on this machine makes the Ash Processing Unit unique amongst its peers. This model has been designed for compatibility with our Dust Extraction Units which provides for a simpler, quieter, and virtually dust free operation.
- ❖ With the introduction of the Ash Processing Unit there is minimal need for contact with the remains. The bowl on the Ash Processor has a "tilt" mechanism. The processed ash is effortlessly collected in the chosen receptacle.
- ❖ This Ash Processor is manufactured with a stainless steel casing and table top, providing both an aesthetically pleasing finish surface that is easily cleaned.



KLEENBURN SYSTEMS

A Division of R & Y Engineering

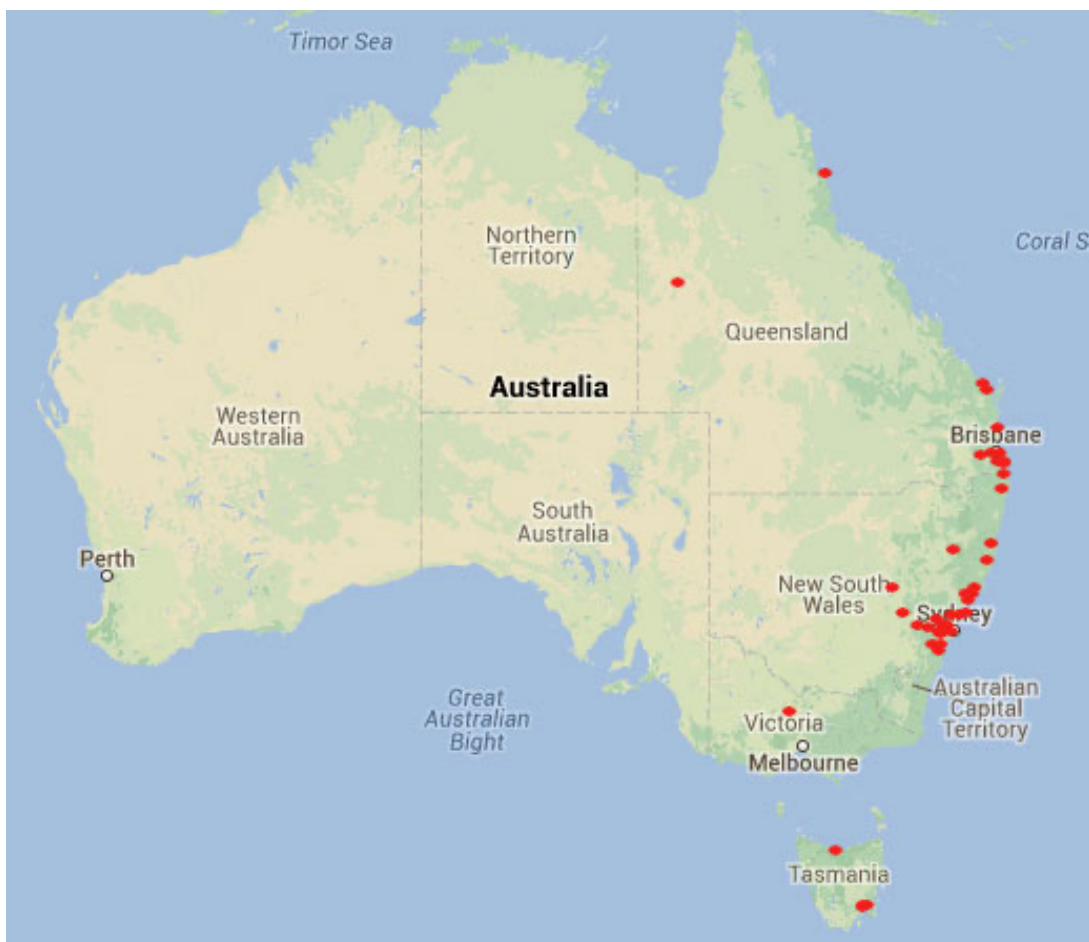
R & Y Warranty, Maintenance & Operation

- ✦ R & Y provide a 12 month parts and labour Warranty depending on equipment.
- ✦ R & Y can provide regular full service of equipment at 6 monthly intervals including replacement parts. This will ensure equipment stays in good working order and complies with all necessary Government legislation.
- ✦ R & Y will provide written instructions on operation and personal tuition to the authorised employees upon installation of the equipment.
- ✦ Only those trained employees are to use the equipment.
- ✦ The equipment is not to be moved or altered in any way, without the express written consent of Kleenburn or R & Y Engineering.
- ✦ The user shall use the equipment for the disposal of approved material ONLY. The user shall maintain the equipment in a clean and proper condition; having regard to the terms in relation to maintenance set out herein.
- ✦ **Any parts damaged, other than by reasonable wear and tear, shall be replaced at the cost of the user.**
- ✦ The user is responsible for all expenses incurred in connection with the operation of the equipment, including electricity and gas where required.
- ✦ Should maintenance to refractory work be required, R & Y requires a minimum of 48 hours equipment downtime, prior to repairs, to allow the refractory to cool down sufficiently to enable safe access by our team.
- ✦ R & Y can provide a breakdown service for the equipment as necessary and shall endeavour to be onsite as soon as practicable.

KLEENBURN SYSTEMS

A Division of R & Y Engineering

**R & Y Engineering Cremation Unit
Installation Locations**



- ❖ R & Y Engineering have Cremation and Ancillary Units installed in locations shown on the map above.
- ❖ A detailed list can be found over page.



KLEENBURN SYSTEMS

A Division of R & Y Engineering

R & Y Engineering Cremation Unit Installation Locations

CLIENT	UNITS	YEAR	STATE
Beresfield *	4	1990	NSW
Castlebrook *	2	1994	NSW
Dapto *	1	1992	NSW
Dubbo *	1	1995	NSW
Leppington *	2	1996 / 2001	NSW
Leura *	1	1992	NSW
Northern Suburbs, Sydney *	6	1998 / 2001	NSW
Orange *	1	1995	NSW
Ourimbah *	1	2001	NSW
Palmdale *	3	1993 / 1998	NSW
Pinegrove *	2	2000	NSW
Port Macquarie *	1	1985 / 1987	NSW
Rookwood *	4	1996	NSW
Tamworth	1	2003	NSW
Lismore	1	2001	NSW
Taree *	1	1997	NSW
Tomago *	1	2002	NSW
Toronto *	2	1994 / 2002	NSW
Tweed Heads *	1	1996	NSW
Unanderra	2	1993	NSW
Camden (Pet) *	4	1998 / 2002	NSW
Camden University (Pet)	1	2008	NSW
Sandgate	1		NSW
Somersby (Pet) *	1	2001	NSW
Badgery's Creek	5	2003	NSW
Wilberforce	1	2003	NSW
Maralya	1	2002	NSW
Bowral	1	2003	NSW
Kurrajong	1	2002	NSW
Allambe Gardens *	2	1995 / 2001	QLD
Albany Creek *	3	1996	QLD
Buderim	1	1990	QLD

* These sites are equipped with Ash Processors and Dust Extractors manufactured by R & Y Engineering

KLEENBURN SYSTEMS

A Division of R & Y Engineering

R & Y Engineering Cremation Unit Installation Locations

CLIENT	UNITS	YEAR	STATE
Cairns *	2	1985-2003	QLD
Deception Bay *	1	1997	QLD
Heritage Park	2	1989-2017	QLD
Laidley	1	1992	QLD
Logan *	1	1997	QLD
Mount Isa *	1	2001	QLD
Mount Thompson *	3	2001	QLD
Loganholme (Pet)	3	2001	QLD
Clontarf (Pet)	2	2018-2019	QLD
Bundaberg *	1	2006	QLD
Cairns (Pet) *	1	2005	QLD
Harvey Bay (Poultry)	1	2005	QLD
Harvey Bay (pet)	1	201	QLD
Devonport	2	2003-2016	TAS
Hobart *	1	2000 / 2001	TAS
Hobart (pet)	2	2007	TAS
Hobart	1	2007	TAS
Hobart Corneliun Bay	2	2007	TAS
Laucenston (Pet)*	1	2011	TAS
Bendigo (pet) *	2	2007	VIC
Bendigo (pet)*	2	2016-2019	VIC
New Calendoncia (pet) *	1	2006	NOUMEA
Norwood Park	1	2013	QLD (IPSHWICH)
Clive Alison	1	2014	NSW
Bunderberg	1	2017	QLD
Clontarf	2	2018-2019	QLD
Mossman	2	2016-2017	QLD
Mackay	1	2017	QLD
Tuncurry	1	2018	NSW
Salamanda bay	1	2017	NSW
Peakhurst	1	2019	NSW
Newcastle (Pet)	1	2019	NSW

* These sites are equipped with Ash Processors and Dust Extractors manufactured by R & Y Engineering