

# IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.2 effective 3 August 2015)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications 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*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

## Mandatory requirements

**Applicant details** (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

**Bellacura Pty Ltd**

For companies, contact name

**C/- Planz Town Planning** Attn: Nikki Huddy

Postal address

PO Box 181

Suburb	Edge Hill
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State	Qld	Postcode	4870
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Country	Australia
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Contact phone number

04041 0445

Mobile number (non-mandatory requirement)

0447 323384

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

plan@planztp.com

Applicant's reference number (non-mandatory requirement)

P81617

**1. What is the nature of the development proposed and what type of approval is being sought?****Table A**—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

- a) What is the nature of the development? (Please only tick one box.)
- ☒ Material change of use    ☐ Reconfiguring a lot    Building work    ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA    ☐ Preliminary approval under s241 and s242 of SPA    ☒ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- Construction of a shed 10m long 6m wide 4m high to house a human cremator and instillation of a gas fired human cremator unit – ancillary to existing funeral parlour
- d) What is the level of assessment? (Please only tick one box.)
- ☒ Impact assessment    ☐ Code assessment

**Table B**—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

- a) What is the nature of development? (Please only tick one box.)
- ☐ Material change of use    ☐ Reconfiguring a lot    ☐ Building work    ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA    ☐ Preliminary approval under s241 and s242 of SPA    ☐ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- 
- d) What is the level of assessment?
- ☐ Impact assessment    ☐ Code assessment

**Table C**—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- ☐ Refer attached schedule    ☒ Not required

**2. Location of the premises** (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

**Table D**—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water.) (Attach a separate schedule if there is insufficient space in this table.)

☒ Street address **and** lot on plan (All lots must be listed.)

☐ Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		14	Sawmill Rd Mossman	4873	L16	RP748705	Douglas Shire
ii)							
iii)							

**Planning scheme details** (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Industry	Mossman and Environs Locality	
ii)			
iii)			

**Table E**—Premises coordinates (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.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

**3. Total area of the premises on which the development is proposed** (indicate square metres)

1,009 m<sup>2</sup>

**4. Current use/s of the premises** (e.g. vacant land, house, apartment building, cane farm etc.)

Business Facility (Funeral Parlour)

**5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)**

☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
Business Facility (funeral parlour)	Not known	Existing use

**6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)**

☐ No  
☒ Yes—complete either Table F, Table G or Table H as applicable

**Table F**

Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

**Table G**

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

**Table H**

Name of owner/s of the land	<b>Stella Partners Pty Ltd ATF Oldham / Rasmussen Super Fund</b>
<input checked="" type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

**7. Identify if any of the following apply to the premises (Tick applicable box/es.)**

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

**Table I**

Name of water body, watercourse or aquifer

**Table J**

Lot on plan description for strategic port land	Port authority for the lot
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**Table K**

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

**8. Are there any existing easements on the premises?** (e.g. for vehicular access, electricity, overland flow, water etc)

☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

**9. Does the proposal include new building work or operational work on the premises?** (Including any services)

☒ No ☐ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

**10. Is the payment of a portable long service leave levy applicable to this application?** (Refer to notes at the end of this form for more information.)

☒ No—go to question 12 ☐ Yes

**11. Has the portable long service leave levy been paid?** (Refer to notes at the end of this form for more information.)

☐ No

☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

**Table L**

Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

**12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?**

☒ No

☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

**13. List below all of the forms and supporting information that accompany this application** (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS Form 5	Electronic
Planning Report and Proposal Plans	Electronic
Kleenburn Systems crematorium specifications	Electronic
Gas bottle safety plan and Gas Specifications	Electronic

**14. Applicant's declaration**

✓By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

**Notes for completing this form**

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

**Applicant details**

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

**Question 1**

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

**Question 6**

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

**Question 7**

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

**Question 11**

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2002.

**Question 12**

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au). For further information contact QLeave on 1800 803 481 or visit [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au).

**Privacy**—The information collected in this form will be used by the Department of Infrastructure, Local Government and Planning (DILGP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

**OFFICE USE ONLY**

Date received

Reference numbers

**NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER**

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)**

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

# IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.1 effective 3 August 2015)

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on 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* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

## Mandatory requirements

**1. Describe the proposed use.** (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
Extension to existing Funeral Home by the addition of an ancillary Cremator)	Extension to existing Business Facility (Funeral Parlour and Cremator)	0	Refer to report	Up to 4

**2. Are there any current approvals associated with the proposed material change of use?** (e.g. a preliminary approval.)

☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
Existing Business Facility (Funeral Parlour)	Not known	



**3. Does the proposed use involve the following? (Tick all applicable boxes.)**

The reuse of existing buildings on the premises	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
New building work on the premises	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
The reuse of existing operational work on the premises	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
New operational work on the premises	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes

**Mandatory supporting information****4. Confirm that the following mandatory supporting information accompanies this application**

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
<b>All applications</b>		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are <b>recommended</b> scales) which shows the following:</p> <ul style="list-style-type: none"> <li>the location and site area of the land to which the application relates (<i>relevant land</i>)</li> <li>the north point</li> <li>the boundaries of the relevant land</li> <li>any road frontages of the relevant land, including the name of the road</li> <li>the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate)</li> <li>any existing or proposed easements on the relevant land and their function</li> <li>the location and use of buildings on land adjoining the relevant land</li> <li>all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked</li> <li>for any new building on the relevant land, the location of refuse storage</li> <li>the location of any proposed retaining walls on the relevant land and their height</li> <li>the location of any proposed landscaping on the relevant land</li> <li>the location of any stormwater detention on the relevant land.</li> </ul>	<input checked="" type="checkbox"/> Confirmed	Electronic
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	Electronic
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	Electronic
<p>Information that states:</p> <ul style="list-style-type: none"> <li>the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused)</li> <li>the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses).</li> </ul>	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Electronic

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>When the application involves the reuse of existing buildings</b>		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Electronic
<b>When the application involves new building work (including extensions)</b>		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are <b>recommended</b> scales) which show the following: <ul style="list-style-type: none"> <li>the north point</li> <li>the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only)</li> <li>the room layout (for residential development only) with all rooms clearly labelled</li> <li>the existing and the proposed built form (for extensions only)</li> <li>the gross floor area of each proposed floor area.</li> </ul>	<input checked="" type="checkbox"/> Confirmed	Electronic
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are <b>recommended</b> scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> Confirmed	Electronic
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Electronic
<b>When the application involves reuse of other existing work</b>		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Electronic
<b>When the application involves new operational work</b>		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

**Privacy**—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

#### OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.



✉ PO Box 181 Edge Hill  
QLD 4870  
🏠 Suite 26 City Arcade  
76-80 Grafton St, Cairns

✉ plan@planztp.com  
☎ 07 4041 0445  
ABN: 83 128 085 870

Our Ref: P81617  
Your Ref:

23 February 2016

Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
Mossman QLD 4873

Attention: Neil Beck

Dear Neil,

**Application for a Development Permit for a Material Change of Use  
Extension to Business Facilities (Funeral Parlour and Cremator)**

I am pleased to lodge this application for Material Change of Use for the Extension to the existing Business Facilities (Funeral Parlour) by the addition of an ancillary Cremator.

As detailed in the planning report, the of Crematorium, as defined in the Planning Scheme is likely to be of a greater scale than the proposed Business Facilities (Funeral Parlour/Cremator). The site is included in the Industry Planning Area and both Business Facilities and Crematorium are Impact Assessable.

The relevant information for the planning receipt is:

**Applicant:** Bellacura Pty Ltd  
c/- Planz Town Planning Pty Ltd  
**Mailing address:** PO Box 181  
Edge Hill QLD 4870  
**Landowner:** Stella Partners Pty Ltd ATF Oldham / Rasmussen Super Fund  
**Application Fee:** \$1,571 Given the low key / ancillary nature of the use Council is requested to waive the 50% surcharge of impact inconsistent uses. Once the fee is confirmed, the landowner / applicant will pay at the Council office.

If you require any further information please do call me.

Yours faithfully,

A handwritten signature in black ink, appearing to read "N. Huddy".

Nikki Huddy  
**Managing Director  
Planz Town Planning**

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**Application for a  
Development  
Permit Material  
Change of Use  
Extension to  
Business Facilities  
(Funeral Parlour and  
Cremator)**

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**Lot 16 RP748705  
14 Sawmill Road,  
Mossman**

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**Prepared for Bellacura Pty Ltd**

**Lodged 23 February 2016**

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## Contents

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<b>1.0</b>	<b>Proposed Use .....</b>	<b>1</b>
1.1	Proposal .....	1
1.2	Nature of the use.....	2
	Figure 1: Extract from Site Plan.....	3
	Figure 2: Typical Cremation Unit and Flue .....	4
<b>2.0</b>	<b>Site description.....</b>	<b>5</b>
	Figure 3: Subject Site .....	5
2.2	Locality and Surrounding Land Uses.....	5
	Figure 4: Subject Site and Surrounding Area .....	6
	Figure 5: Extract from Planning Area Map .....	6
<b>3.0</b>	<b>Planning Assessment .....</b>	<b>7</b>
3.1	State Agency Referral .....	7
3.2	Landscaping .....	8
3.3	Parking and Access.....	8
3.4	Advertising.....	8
	<b>Appendix 1: Assessment Against Planning Scheme Codes .....</b>	<b>9</b>
1	Mossman and Environs Locality Code .....	11
2	Industry Planning Area .....	15
3	Landscaping Code .....	20
4	Vehicle Parking and Access Code .....	30
	<b>Appendix 2: Proposal Plans .....</b>	<b>38</b>
	<b>Appendix 3: Kleenburn Product Brochure.....</b>	<b>39</b>

## 1.0 PROPOSED USE

### 1.1 Proposal

Mossman & Port Douglas Community Funerals currently operate a Funeral Director business from the premises at 14 Sawmill Road, Mossman (Lot 16 RP748705). The proposal is to enhance the existing Funeral Director business with the addition of a cremator which will be located in a new 6m x 10m shed on the premises.

The current use is defined as Business Facilities (Funeral Parlour) and the cremator is ancillary to this use, accordingly this application is for the extension of the existing use which is defined as **Business Facilities**:

*The use of premises for the conduct of a business or office where the principle activity is the provision of business or professional advice, services and goods or the office based administrative functions of any organisation; The use includes facilities commonly described as professional office, real estate office, bank, building society, credit union or funeral parlour.*

For ease of reference, the planning scheme definition of **Cemetery and Crematorium** is provided as follows:

*The use of premises for the interment of, or the cremation of, the deceased. The use includes a funeral chapel or parlour, columbarium and mortuary when located on the same Site. The use may include facilities commonly described as a graveyard; burial ground; crematorium; or pet cemetery.*

The defined use of *Cemetery or Crematorium*, as defined is likely to be of a greater scale than the Business Facilities (Funeral Parlour/Cremator). As a *Cemetery or Crematorium* usually includes the interment of deceased (graveyard), chapel, and may also include a reception area for holding wakes. In this instance the use is simply for cremation and the formal funeral/chapel service, interment, and wake are all held off site.

The site is included in the Industry Planning Area and both the use of Business Facilities and Crematorium are Impact Assessable. It is submitted, that the

use of Business Facilities (Funeral Parlour/Cremator) is appropriate for the site. The cremator will be operated in a manner that will have minimal, if any, change on the amenity of the locality.

The provision of a local cremator will improve services available for residents in the Douglas region as currently any cremations have to be undertaken at Cairns (Whiterock) or Gordonvale. The use is considered to be suitable for approval, subject to reasonable and relevant conditions.

## **1.2 Nature of the use**

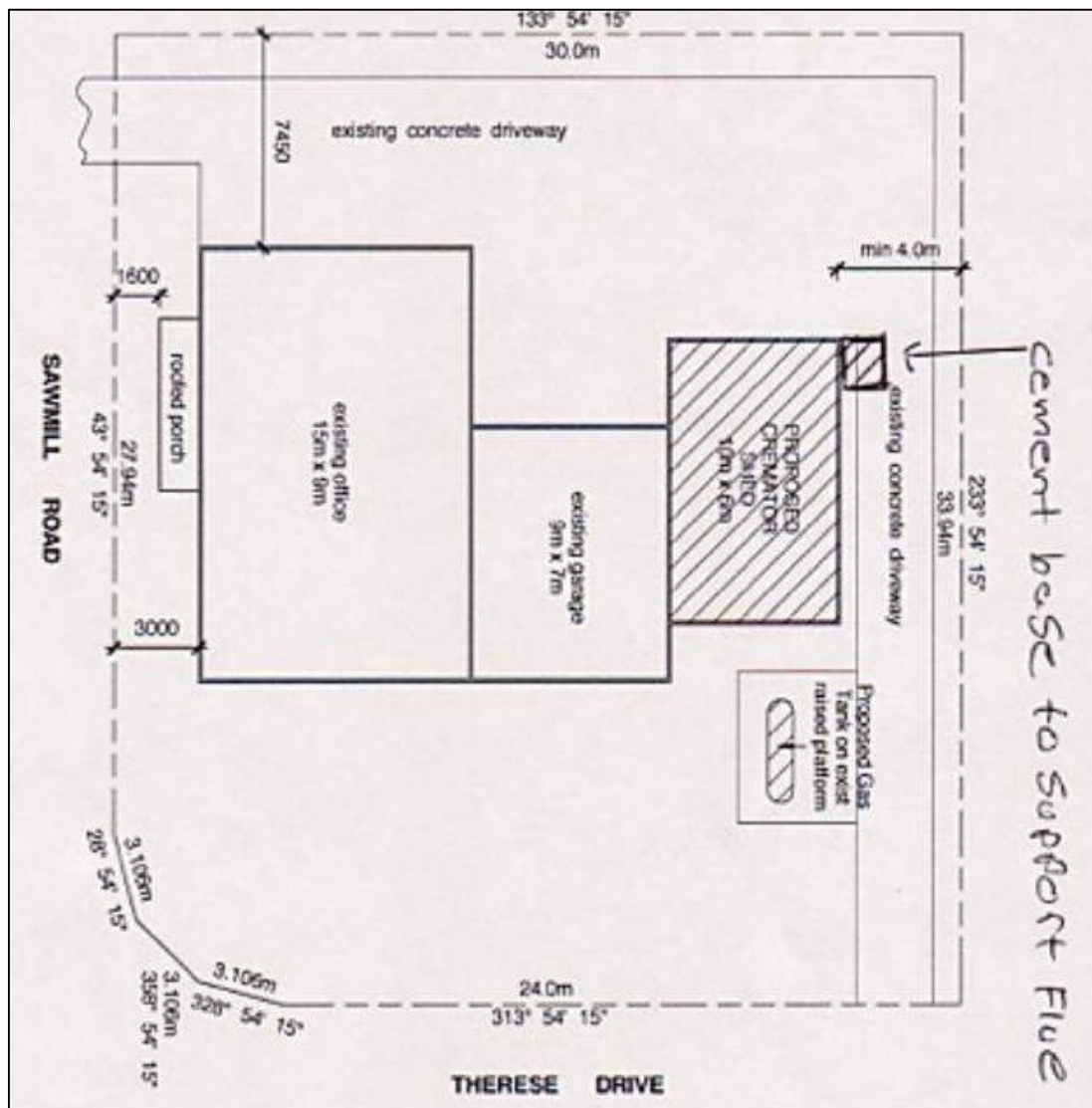
The site contains an existing office and garage, with existing access on Sawmill Road. The proposal will allow for an additional shed to contain the cremator which will be accessed from the existing access on Therese Street.

The hearse and staff vehicles currently enter and exit the site in forward gear from Sawmill Road, and the proposed addition of the Cremator will not impact on the onsite vehicle manoeuvring area (Sawmill Road access).

The flue for the cremator and the gas tank will be located on the Therese Drive access, there is sufficient manoeuvring area to enable vehicles using this access to enter and exit in a forward gear. Origin will provide the gas to the onsite tank, and have confirmed that the location is acceptable and that the tank can be filled onsite (the tank takes 15 minutes to fill), the fill mechanism is flexible and can also be done from Therese Drive. Once the Cremator is installed the site coverage will increase from 204m<sup>2</sup> (20%) to on 264m<sup>2</sup> (26%).

The business is usually operated by one staff member on most days and two staff when there is a funeral. A maximum of four staff would be on site at any one time. Staff park in the garage and can park in tandem. There is usually maximum four vehicles on premises including the hearse, and an unmarked transfer for vehicle the deceased. The business is such that it is conducted off site, however there are occasions when families of the deceased come to the site – usually an average of 1 per week.





**Figure 1: Extract from Site Plan**

The nature of the Funeral Parlour business is 24 hours a day, 7 days a week. The Cremator will be available to work 7 days a week 7am – 7pm, however there is likely to be very limited weekend use. Cremation takes approximately 80 minutes on average. The cremator is primarily for funerals however it may occasionally be used to destroy body parts if requested by Queensland Health.

The proposed cremator will provide a state of the art facility for the Funeral Parlour. It will be established and operated in compliance with AS3814-2009 (Industrial and Commercial Gas-Fired Appliances), and appropriate manufacturer's requirements. The use is not an Environmentally Relevant



Activity, however the Cremator complies with appropriate environmental standards.

The single cremation unit will be provided by Kleenburn and will be (**Figure 2** and **Appendix 3**):

- less than 3m in height and width and just over, 3m in depth.
- gas fired.
- continuously monitored through electronic systems, enabling quick shut down if required.
- a 'complete combustion' system, for which exhaust is virtually free of smoke and odour.
- set back approximately 15 metres from Therese Drive, 10 metres from the north-eastern side boundary and 4 metres from south-eastern side boundary, and screened by vegetation.



**Figure 2: Typical Cremation Unit and Flue**

## 2.0 SITE DESCRIPTION

The 1,009m<sup>2</sup> site is on the corner of Sawmill Road and Therese Drive, and has a constructed driveway to each frontage. The site is flat and connected to urban services. The site contains an existing office and garage, with existing access on Sawmill Road and the site coverage is currently 204m<sup>2</sup> on 1,009m<sup>2</sup> (20%). The balance of the site is imperviously sealed for ease of vehicle manoeuvring with established landscaping to all four boundaries.



*Figure 3: Subject Site*

### 2.2 Locality and Surrounding Land Uses

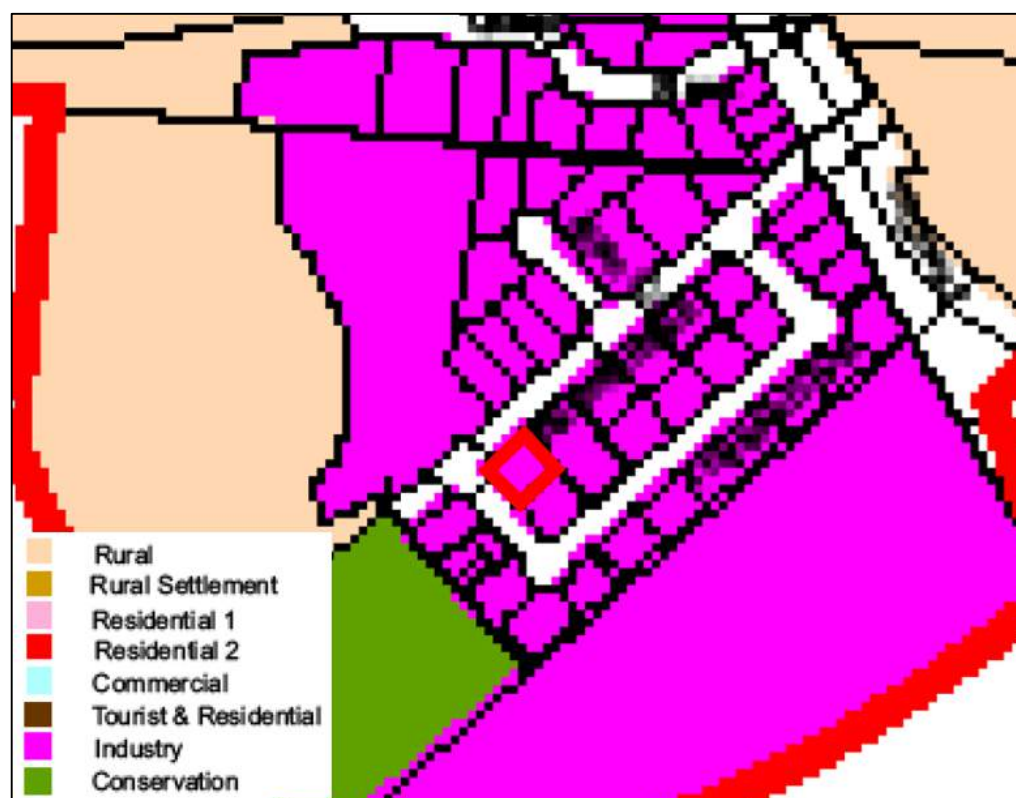
The site is located in the Mossman Industrial Estate at the southern end of Mossman. Surrounding land uses include storage yards, transport depots, timber yard, mechanical repairs, plant hire and repairs, and a nursery. These



industrial uses are of a complementary nature, in keeping with the close proximity of the site to Mossman. The proposed Cremator (extension to the existing Business Facilities) will result in a relatively minor impact on the land, locality, and area, and that relatively minor impact is not likely to be detrimental to the locality.



**Figure 4: Subject Site and Surrounding Area**



**Figure 5: Extract from Planning Area Map**

### 3.0 PLANNING ASSESSMENT

The application is made over land included in the Industrial Planning Area. The proposed use of extension to existing Business Facilities (Funeral Parlour and Cremator) is Impact Assessable in this Planning Area. The following Codes are applicable to the proposal. A detailed assessment is in **Appendix 1**.

Planning Scheme Code	Proposal complies	Comment
Mossman and Environs Locality Code	Yes	This code primarily relates to new development. The proposal complies
Industry Planning Area Code	Yes	The development complies and does not alter the existing uses in the locality.
Acid Sulfate Soil Code	No	The site is not affected by this overlay.
Natural Hazards Code	No	The site is not affected by this overlay.
Filling and Excavation Code	No	The site does not require filling or excavation
Landscaping Code	Yes	The proposal complies
Vehicle Parking and Access Code	Yes	The proposal complies
Design and Siting of Advertising device	Yes	Addressed in the Industry code.

#### 3.1 State Agency Referral

The site is located in the Coastal Zone however it is not in the Coastal Management District and does not trigger referral for this matter.

The site is mapped as having a Category 1 Waterway along the Sawmill Road frontage, however the application does not involve waterway barrier works or operational works and does not trigger referral for this matter.

The site is 230 metres from the intersection of Sawmill Road with the state controlled Alchera Drive / Captain Cook Highway. However no part of the subject land is within 100m of the State-controlled road and the application does not trigger referral for this matter.

### **3.2 Landscaping**

The Industry Code contains the relevant landscaping provisions and requires industrial sites to be landscaped to enhance the amenity of industrial areas and provide a pleasant working environment. There is a minimum of 20% landscaping on the site (over 225m<sup>2</sup>). Site cover (buildings) is just 26% (264m<sup>2</sup>). The site is already landscaped, in accordance with the scheme requirements, and the landscaping has been maintained, and as such stands out in the street as a good example of the appropriate landscaping for the locality.

### **3.3 Parking and Access**

Parking is required at 1 car space per 25m<sup>2</sup> of net lettable area, which is 4 spaces. The cremator does not generate a parking demand. The business is usually operated by one staff member on most days and two staff when there is a funeral. A maximum of four staff would be on site at any one time. Staff park in the garage and can park in tandem. There is usually maximum four vehicles on premises including the hearse, and an unmarked transfer for vehicle the deceased. The business is such that it is conducted off site, however there are occasions when families of the deceased come to the site – usually an average of 1 per week. Vehicles can enter and exit in a forward gear. Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site.

### **3.4 Advertising**

No additional advertising is proposed, the existing advertising for the business is of a similar scale to other uses in the locality appropriate for the nature of the Funeral Parlour. The advertising is located on the fence and buildings rather than on a standalone pylon.

The advertising is appropriate to the scale of surrounding Buildings and the locality and does not dominate the surrounding vegetation, landscaping or natural features of the environment and scenic amenity values.

## **APPENDIX 1: ASSESSMENT AGAINST PLANNING SCHEME CODES**

## **Assessment Against the Douglas Shire Planning Scheme**

The proposed use is Assessable Development against Douglas Shire Planning Scheme Codes. In considering the proposal against the Codes, there are performance criteria and acceptable measures which are to be considered. It is of note that the Planning Scheme and the Sustainable Planning Act provide that:

- Assessable development must demonstrate that the performance criteria can be achieved.
- The acceptable measures that are nominated in the codes are just one means by which it may be demonstrated that the desired outcomes and performance criteria may be achieved.

The proposal well and truly satisfies the performance criteria of the Codes and in most instances, is also capable of meeting the relevant acceptable measures, as discussed in detail below.

## 1 Mossman and Environs Locality Code

The purpose of this Code is, to facilitate the achievement of the following:

- P1 consolidate Mossman as the major administrative, commercial and industrial centre of the Shire;
- P2 retain and enhance the built form and main street character of the Town Centre;
- P3 reinforce Mossman's identity as Queensland's northernmost sugar mill town, and develop a distinctive, ordered and attractive streetscape which responds to the tropical climate and the special features of the town's setting and layout;
- P4 enhance Mossman's distinct character through appropriate building design and Landscaping;
- P5 encourage residential development within designated areas to consolidate Mossman's character as a permanent residential settlement, without the loss of GQAL, especially sugar cane land;
- P6 ensure the residential areas of Mossman and Environs are pleasant, functional, distinctive and well defined and that residential amenity is maintained and enhanced with all residential areas having good access to services and facilities while minimising any land use conflicts associated with different urban activities;
- P7 facilitate opportunities for tourist accommodation and services within the Town Centre, which satisfy the requirements of tourists passing through Mossman or visiting Mossman Gorge;
- P8 minimise conflicts between alternative land uses, such as residential, commercial, agricultural and industrial uses;
- P9 enhance Mossman's role as the industrial service centre of the Shire by facilitating the expansion of industrial development adjacent to existing industrial areas and protecting industrial areas from encroachment of incompatible land use activities;
- P10 facilitate the future upgrading of Bonnie Doon and Junction Roads for heavy vehicle traffic accessing the Mossman sugar mill and northern industrial area of Mossman; and
- P11 protect remnant vegetation areas, riverine corridors and natural features



by ensuring any adjacent development is low key and sensitive to its surroundings.

**Comment:**

The proposal complies with the intent and purpose of the code, in particular the proposed development enhance Mossman's role as the service centre of the Shire. The proposal increases services without affecting the visual amenity or environmental values of the locality.

**Elements of the Code**

Performance Criteria	Acceptable Solutions	Comment
<b>General requirements</b>		
Buildings and structures complement the Height of surrounding development and Buildings are limited to two Storeys	A1.1 In this Locality the maximum Height of Buildings/structures is 6.5 metres. In addition, the roof (including any ancillary roof features) does not exceed a maximum Height of 3.5 metres above the intersection of the pitching part of the roof and the wall of the Building.	<p><b>Complies</b></p> <p>The site is included in Industry Planning Area.</p> <p>The proposal is for a 1 storey structure with a maximum height of 4m to the eave and 4.53 to the highest point.</p> <p>The height and buildings and structures are consistent with the height of surrounding development. <b>Appendix 2</b> shows the height of the new building.</p>
Development is connected to all urban services.	<p>A2.1 Development is connected to available urban services by underground connections, wherever possible.</p> <p>AND/OR</p> <p>Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.</p>	<p><b>Complies</b></p> <p>The site is connected to all urban services.</p>

Performance Criteria	Acceptable Solutions	Comment
Landscaping of development Sites complements the existing character of the Mossman Locality	A3.1 Landscaping of a development Site complies with Planning Scheme Policy No 7 – Landscaping, with particular emphasis on appropriate species for Port Douglas.	<b>Complies</b>
Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.	A4.1 All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	<b>Complies</b>
Provisions relating to Town Centre, Local Centres, Residential Development and Community facilities and Flood Immunity for Residential development and Special Management Area (Foxton) <i>have not been included here as they are not relevant to this application.</i>		
<b>Other Development</b>		
Good quality agricultural land, particularly sugar cane land, within the environs of the locality is protected from urban or incompatible development.	A13.1 No urban development encroaches into the Rural Planning Area located within the Locality boundary.  UNLESS A buffer is provided in accordance with the requirements of State Planning Policy 1/92 and Planning Guidelines – Separating Agricultural and Residential Land Uses	<b>Not applicable</b>
Industrial development is located in existing or identified industrial areas to facilitate efficient use of industrial land and to effectively service the needs of the Shire.	A14.1 Class A Industry uses are located in the Industry Planning Area at the southern end of Mossman around Sawmill Road to effectively service the Shire, particularly Port Douglas.  A14.2 Class B Industry uses are located in the Industry Planning Area at the northern end of Mossman	<b>Not applicable</b> However, Industry Class A – is generally lower impact industry and the proposal is complimentary to these uses. The site and the use are appropriate to service the Shire, particularly Port Douglas.  <b>Not applicable</b>

Performance Criteria	Acceptable Solutions	Comment
	around the Mill to service the needs of the Mill and to consolidate allied industrial uses.	
Industrial land and uses are protected from incompatible urban development.	<p>A15.1 No residential development encroaches into the Industry Planning Area.</p> <p>A15.2 Buffers are provided between Industry uses and incompatible urban uses of 40 metres and include Landscaping for screening or incorporate land use activities which are compatible to interface with the adjacent Industry uses.</p>	<p><b>Not applicable</b></p> <p><b>Not applicable</b></p>
<b>Scenic Amenity and Conservation Areas</b>		
Development does not adversely impact on Scenic Amenity, natural vegetation or Watercourses, in particular the Mossman River, the South Mossman River, Parker Creek and Marrs Creek	No Acceptable Solution.	<p><b>Not applicable</b></p> <p>The site does not contain areas of sensitive natural vegetation, foreshore areas, or a watercourse.</p>

## 2 Industry Planning Area

The purpose of this Code is to facilitate the achievement of the following outcomes for the Industry Planning Area:

- provide for the establishment of Industry, Class A and Class B and Service Industry on appropriate land with regard to Site suitability, accessibility, surrounding land uses, and location of utilities and services;
- ensure that Industry achieves appropriate environmental standards; ensure that industrial Buildings have a high standard of layout and building design
- that provides an efficient, safe and attractive working environment; ensure that Industry, Class A and Class B and Service Industry do not adversely
- impact on surrounding land uses and Setback areas provide landscaped buffers to adjacent incompatible land uses;
- ensure that Landscaping provides an attractive streetscape and screens utility, storage and car parking from the street; and
- ensure that industrial land uses are protected from encroachment of incompatible land use activities.

### Comment

The proposed development complies with the purpose and intent of the code particular the development is of an appropriate scale in the appropriate location – ensuring industrial services are available to the community and residential, agricultural and natural areas are not encroached upon by incompatible development.

### Elements of the Code

Performance Criteria		Acceptable Solution	Comment
<b><i>Consistent and Inconsistent Uses</i></b>			
P1	The establishment of uses is consistent with the outcomes sought for the Industry Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Tables are not established in the Industry Planning Area.	<b>Complies</b>
P2	A Caretaker's Residence is	A2.1 Only one Caretaker's	<b>Not applicable</b>

Performance Criteria	Acceptable Solution	Comment
only established in association with an industrial use or activity operating as the primary use on the Site.	Residence is established on the parent Site in association with an industrial use or activity located on one industrial allotment identified on a Standard Format Plan.	
<b>Site Coverage</b>		
P3 The Site Coverage of Buildings ensures that there is sufficient area for the provision of services and Landscaping.	A3.1 The Site Coverage of all Buildings does not exceed 60% of the Site area.	<b>Complies</b> The proposal not result in a built form that is bulky or visually obtrusive. The site coverage is 264m <sup>2</sup> on 1,009m <sup>2</sup> (26%). Refer <b>Appendix 2</b> .
<b>Siting and Design</b>		
P4 The siting of industrial Buildings/structures contributes to the desired amenity of the area and protects the amenity of other land uses.	<p>A4.1 Buildings/structures on Sites with Frontage to a State-Controlled Road, are Setback 8 metres from the Road Frontage.</p> <p>A4.2 In other cases, Buildings / structures are Setback:</p> <ul style="list-style-type: none"> <li>• 6 metres from the Main Street Frontage; and</li> <li>• 4 metres from any secondary street Frontage.</li> </ul> <p>A4.3 Where the Site has a common boundary with land in an Industry Planning Area, the Building/structure may be built to the side and rear boundaries where the</p>	<p><b>Not applicable</b></p> <p><b>Complies with the performance criteria</b> The existing buildings are set back a minimum of 3m from the Sawmill Road frontage and the new building will be setback at least 10m from the Therese Drive frontage and the gas tank will be setback 6m. The side setback of 2-4m will be maintained to the adjoining premises to the south-east. The siting of the cremator is appropriate for the amenity of the area having regard to the location of other buildings on the site and adjoining sites. <b>Complies / not applicable</b></p>

Performance Criteria	Acceptable Solution	Comment
	<p>Building Code requirements are satisfied. HOWEVER Where the Building Code requirements are not satisfied, Buildings are Setback 2.5 metres or a quarter of the Height of the Building/structure, whichever is the greater, from side and rear boundaries.</p> <p>A4.4 Where the Site adjoins land not in an Industry Planning Area or land developed partially or wholly for a residential use, the Building/structure is Setback 2.5 metres or a quarter of the Height of the Building/structure, whichever is the greater, from the common boundary.</p> <p>A4.5 The Building / structure is sited to maximise energy conservation, natural cooling and shading from summer sun, with the use of high quality materials and non-reflective roof materials.</p>	<p><b>Not applicable</b></p> <p><b>Not applicable</b> The site is constrained. The buildings are located in accordance with the lot shape, access and orientation.</p>
<b>Loading / Unloading facilities</b>		
P5 The transport of goods and materials to and from industrial Sites does not adversely affect the movement of traffic on the Roads adjacent to the Site.	<p>A5.1 All delivery/pick up vehicles are contained wholly within the Site when being loaded / unloaded.</p> <p>A5.2 Sufficient manoeuvring area is provided on Site to allow a single unit truck to ingress and egress the Site in a forward gear.</p> <p>A5.3 Site Access is limited to one Access point for each street Frontage.</p>	<p><b>Complies</b> Refer to discussion in <b>Section 3.3</b> of this report.</p> <p><b>Complies</b> The vehicles likely to access the site will be able to manoeuvre onsite to leave in a forward gear.</p> <p><b>Complies</b></p>

Performance Criteria		Acceptable Solution	Comment
<b>Landscaping</b>			
P6 Industrial Sites are landscaped to enhance the amenity of industrial areas and provide a pleasant working environment.	A6.1	A minimum of 20% of the area of the Site is landscaped.	<b>Complies</b> There is over 225m <sup>2</sup> of landscaping onsite. The landscaping is approx 25m in length x 3m wide (150m <sup>2</sup> ) of landscaping to each street frontage and approx 30m x 1.25m (75m <sup>2</sup> ) along the side boundaries
	A6.2	Dense Planting along any Road Frontage is a minimum width of 3 metres. EXCEPT THAT Dense Planting along the Road Frontage is a minimum of 4 metres in width where adjacent to the Captain Cook Highway.	<b>Complies</b>
	A6.3	Any Setback areas from side and rear boundaries where the Site adjoins land not in an Industry Planning Area or land developed partially or wholly for a residential use, are landscaped with Dense Planting in accordance with all the relevant requirements of the Landscaping Code and Planning Scheme Policy No 7 – Landscaping.	<b>Not applicable</b>
	A6.4	Areas used for loading and unloading, storage, utilities and car parking are screened from public view by a combination of Landscaping and screen fencing.	<b>Complies</b>
P7 Industrial areas are not characterised by a proliferation of advertising signs and/or the use of large advertising signs.	A7.1	Signage complies with the Design and Siting of Advertising Devices Code.	<b>Will be complied with</b>
	AND	No wall signs are located	<b>Will be complied with</b>

Performance Criteria	Acceptable Solution	Comment
	on the walls of industrial Buildings facing the Captain Cook Highway or any other State-Controlled Road.	



### 3 Landscaping Code

The purpose of this Code is to:

- ensure that new Landscaping incorporates plants which encourage Biodiversity;
- maintain and strengthen the tropical and native landscape character of the Shire through high quality landscape works;
- ensure that Landscaping enhances the visual quality and unique identity of different parts of the Shire by featuring endemics;
- create attractive streetscapes and public spaces through landscape design and the use of street trees and shade trees;
- ensure that native species are incorporated into Landscaping, as a means of providing continuity between developed and undeveloped areas;
- ensure that existing vegetation on Site is retained, protected during works and integrated with the built environment;
- ensure preferred plant species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping; and
- ensure that Landscaping screens Buildings to reduce their bulk and to enhance the landscape character of the Shire.

#### **Comment:**

The application is for the extension to an existing business and as such the site has already been landscaped to enhance the amenity of the area and provide a pleasant working environment. There is a minimum of 20% landscaping on the site (over 225m<sup>2</sup>). Site cover (buildings) is just 26% (264m<sup>2</sup>). The site is already landscaped, in accordance with the scheme requirements, and the landscaping has been maintained, and as such stands out in the street as a good example of the appropriate landscaping for the locality. The front setback area has a minimum width of 3 metres of landscaping.

## Elements of the Code

Performance Criteria	Acceptable Measure	Comment
<b><i>Landscape Design</i></b>		
Landscape design satisfies the purpose and the detailed requirements of this Code.	<p>A1.1 Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>AND</p> <p>Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.</p>	<p><b>Complies</b> Refer discussion in <b>section 3.2</b> of this report.</p> <p>The application is for the extension to an existing business and as such the site has already been landscaped and maintained in accordance with the scheme requirements. The site stands out in the street as a good example of the appropriate landscaping for the locality.</p> <p><b>Will be complied with</b></p>
<b><i>Landscape Character and Planting</i></b>		
Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	<p>A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</p> <p>A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.</p> <p>OR</p> <p>Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.</p> <p>A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.</p>	<p><b>Complies</b></p> <p><b>Complies – as applicable</b></p> <p><b>Complies</b></p>

Performance Criteria	Acceptable Measure	Comment
Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.	A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.	<b>Will be complied with – – as applicable</b>
	A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.	<b>Will be complied with – – as applicable</b>
	A3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.	<b>Complies</b> The site has been landscaped in accordance with the scheme requirements, and the landscaping has been maintained, and as such the site sets the landscaping theme for the locality.
	A3.4 Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	<b>Will be complied with – – as applicable</b> Street trees are not proposed.
Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	A4.1 Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	<b>Complies</b> The site has been landscaped in accordance with the scheme requirements.
Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	A5.1 Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.	<b>Not applicable to this scale of development.</b>
	A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or	<b>Not applicable to this scale of development.</b>

Performance Criteria	Acceptable Measure	Comment
	internal Roadway.	
	A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.	<b>Not applicable to this scale of development.</b>
	A5.4 Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.	<b>Not applicable to this scale of development.</b>
<b>Screening</b>		
Fences along street frontages are articulated with appropriate Landscaping.	A6.1 Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.	<b>Complies</b>
	A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	<b>Not applicable</b>
Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	A7.1 One shade tree is provided for each private open space or private Recreation Area.	<b>Not applicable</b>
	A7.2 Tree species provide 30% shade over the area within 5 years.	<b>Complies</b> The site has been landscaped in accordance with the scheme requirements.
	A7.3 A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.	<b>Not applicable</b>
	A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	<b>Complies</b>
Undesirable features are screened with Landscaping.	A8.1 Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of	<b>Not applicable</b>

Performance Criteria	Acceptable Measure	Comment
	Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.	
The environmental values of the Site and adjacent land are enhanced.	A9.1 Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.	<b>Complies</b> The site has been landscaped in accordance with the scheme requirements.
<b>Streetscape and Site Amenity</b>		
Landscaping for residential development enhances the streetscape and the visual appearance of the development.	A10.1 Dense Planting along the front of the Site incorporates: <ul style="list-style-type: none"> <li>• shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting;</li> <li>• landscape screening of blank walls;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>	<b>Complies as applicable</b>
	A10.2 Dense Planting to the rear of the Site incorporates: <ul style="list-style-type: none"> <li>• 1 shade tree for an average of every 75m<sup>2</sup>, growing to the Building eave Height within 5 years of planting;</li> <li>• screening shrubs to grow to 3 metres in Height within 2 years of planting;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>	<b>Complies as applicable</b>
	A10.3 Dense Planting to the side boundaries incorporates: <ul style="list-style-type: none"> <li>• trees planted for an average of every 10 metres where adjacent to</li> </ul>	<b>Complies as applicable</b>

Performance Criteria	Acceptable Measure	Comment
	a Building; • low shrubs, groundcovers and mulch to completely cover unsealed ground	
Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.	A11.1 Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates: • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground.	<b>Complies as applicable</b>
	A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates: • 1 shade tree for an average of every 75 m <sup>2</sup> growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground.	<b>Complies as applicable</b>
	A11.3 Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates: • trees planted for an average of every 10 metres where adjacent to a Building; • screening shrubs, low	<b>Complies as applicable</b>

Performance Criteria	Acceptable Measure	Comment
	shrubs and groundcover appropriate for the amount of space, light and ventilation of the area; <ul style="list-style-type: none"> <li>low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> A11.4 A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.	Complies as applicable
<b>Maintenance and Drainage</b>		
Landscaped areas are designed in order to be maintained in an efficient manner.	A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping. A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area. A12.3 Turf areas are accessible by standard lawn maintenance equipment. A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited. A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.	<b>Will be complied with</b>  <b>Complies</b> The site has been landscaped in accordance with the scheme requirements.  <b>Complies as applicable</b>  <b>Complies</b> The site has been landscaped in accordance with the scheme requirements.  <b>Will continue to be complied with</b>

Performance Criteria	Acceptable Measure	Comment
Stormwater runoff is minimised and re-used in Landscaping through water infiltration, where appropriate.	<p>A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.</p> <p>A13.2 Overland flow paths are not to be restricted by Landscaping works.</p> <p>A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.</p>	<p><b>Complies</b> The site has been landscaped in accordance with the scheme requirements.</p> <p><b>Will continue to be complied with</b></p> <p><b>Will continue to be complied with</b></p>
<b>Safety</b>		
Tree species and their location accommodate vehicle and pedestrian sight lines.	A14.1 Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.	<p><b>Complies</b> The site has been landscaped in accordance with the scheme requirements.</p>
The landscape design enhances personal safety and reduces the potential for crime and vandalism.	<p>A15.1 Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.</p> <p>A15.2 Hard surfaces are stable, non-slippery and useable in all weathers.</p> <p>A15.3 Bushfire hazard is minimised with planting of bushfire resistant species near bushfire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map).</p> <p>A15.4 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards</p>	<p><b>Will be complied with as applicable</b></p> <p><b>Will continue to be complied with</b></p> <p><b>Not applicable to this scale of development</b></p> <p><b>Not applicable to this scale of development</b></p>



Performance Criteria	Acceptable Measure	Comment
<b>Utilities and Services</b>		
The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	A16.1 Plant species are selected and sited with consideration to the location of overhead and underground services.	<b>Complies</b> The site has been landscaped in accordance with the scheme requirements.
	A16.2 All underground services are to be located under pathways and below the eaves of the Building.	<b>Complies</b>
	A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.	<b>Not applicable to this development</b>
	A16.4 Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.	<b>Complies</b>
	A16.5 Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.	<b>Complies</b>
	A16.6 Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land: <ul style="list-style-type: none"> <li>- in an electric line shadow; or</li> <li>- within 5.0 metres of an electric line shadow; or</li> <li>- within 5.0 metres of a substation boundary.</li> </ul>	<b>Complies / not applicable</b> (there are no substations in the locality)
	A16.7 Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height	<b>Not applicable</b> There are no substations in the locality.

Performance Criteria	Acceptable Measure	Comment
	<p>at maturity of the vegetation.</p> <p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>	<b>Not applicable</b>

#### 4 Vehicle Parking and Access Code

The purpose of this Code is to ensure that:

- sufficient vehicle parking is provided on-Site to cater for all types of vehicular traffic accessing and parking on the Site, including staff, guests, patrons, residents and short term delivery vehicles;
- sufficient bicycle parking and end of trip facilities are provided on-Site to cater for customer and staff.
- on-Site parking is provided so as to be accessible and convenient, particularly for any short term use;
- the provision of on-Site parking, loading/unloading facilities and the provision of Access to the Site, do not impact on the efficient function of the street network or on the area in which the development is located; and
- new vehicle Access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements

#### Comment

Parking is required at 1 car pace per 25m<sup>2</sup> of net lettable area, which is 4 spaces. The cremator does not generate a parking demand. The business is usually operated by one staff member on most days and two staff when there is a funeral. Staff park in the garage and can park in tandem. There is usually maximum four vehicles on premises including the hearse, and an unmarked transfer for vehicle the deceased. The business is such that it is conducted off site, however there are occasions when families of the deceased come to the site – usually an average of 1 per week.

#### Elements of the Code

Performance Criteria	Acceptable Measure	Comment
<b>Vehicle Parking Numbers</b>		
Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of	A1.1 The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1*	<b>Complies</b> Parking is required at 1 car pace per 25m <sup>2</sup> of net lettable area, which is 3 spaces. The proposal allows for at least 4 spaces.

Page | 31 Creating Great Places for People

	closest whole number) of the total number of spaces required; • All other uses – 2% (to the closest whole number) of the total number of spaces required.	
<b>Motor Cycles</b>		
In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that: <ul style="list-style-type: none"> <li>• ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to capacity constraints; and,</li> <li>• it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and,</li> <li>• it is not a reflection of the lower cost of providing motorcycle parking.</li> </ul>	A3.1 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking.  AND  The motorcycle parking complies with other elements of this Code.	<b>Not applicable</b>
<b>Compact Vehicles</b>		
A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering: <ul style="list-style-type: none"> <li>• compact vehicles spaces are not available to non-compact vehicles; and,</li> <li>• it is a reflection of the proportion of the likely vehicle fleet that uses the parking; and,</li> <li>• compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and,</li> <li>• the scale of parking spaces, likely users and the likely degree</li> </ul>	A4.1 For parking areas exceeding 100 spaces for short term users or 50 spaces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that: <ul style="list-style-type: none"> <li>• compact vehicle parking does not exceed 10% of total vehicle parking required; and,</li> <li>• the parking location is proximate to the entry locations for parking users; and,</li> <li>• the parking provided complies with other elements of this Code.</li> </ul>	<b>Not applicable</b>

of familiarity with the availability of such spaces.		
<b>Bicycles Parking</b>		
Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.	A5.1 The minimum number of bicycle parking spaces provided on Site is not less than the number prescribed in Schedule 1 of this Code, for the particular use or uses.	<b>Not applicable</b>
<b>Vehicular Access to the Site</b>		
<p>The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account:</p> <ul style="list-style-type: none"> <li>the amount and type of vehicular traffic;</li> <li>the type of use (eg long-stay, short-stay, regular, casual);</li> <li>Frontage Road traffic conditions;</li> <li>the nature and extent of future street or intersection improvements;</li> <li>current and future on-street parking arrangements;</li> <li>the capacity of the adjacent street system; and</li> <li>the available sight distance.</li> </ul>	A6.1 The location of the Access points is in accordance with the provisions of the relevant Australian Standards.	<b>Complies</b>
	AND	
	A6.2 Where the Site has Frontage to more than one street, the Access is from the lowest order street.	<b>Complies</b>
	A6.3 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.	<b>Not applicable</b>
	A6.3 Only one Access point is to be provided to each Site unless stated otherwise in another Code.	<b>Complies</b> The Industry Planning Area Code does permit 2 access points where a site has 2 road frontages.
<b>Accessibility and Amenity for Users</b>		
On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.	<p>A7.1 Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.</p> <p>AND</p> <p>In mixed use premises that include residential or accommodation uses (excluding, Port Douglas –</p>	<b>Not applicable</b>

	Tourist Centre), at least 50% of the required number of parking spaces for the non-residential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.	
The layout of parking areas provides a high degree of amenity and accessibility for different users.	<p>A8.1 The layout of the parking area provides for the accessibility and amenity of the following:</p> <ul style="list-style-type: none"> <li>• People with Disabilities</li> <li>• Cyclists</li> <li>• Motorcyclists</li> <li>• Compact Vehicles</li> <li>• Ordinary Vehicles</li> <li>• Service Delivery Vehicles.</li> </ul> <p>A8.2 Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.</p>	<p><b>Complies</b></p> <p><b>Not applicable</b></p>
<b>Access Driveways</b>		
The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	A9.1 Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	<b>Complies</b>
The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	A10.1 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	<b>Complies</b>
<b>Access for People with Disabilities</b>		



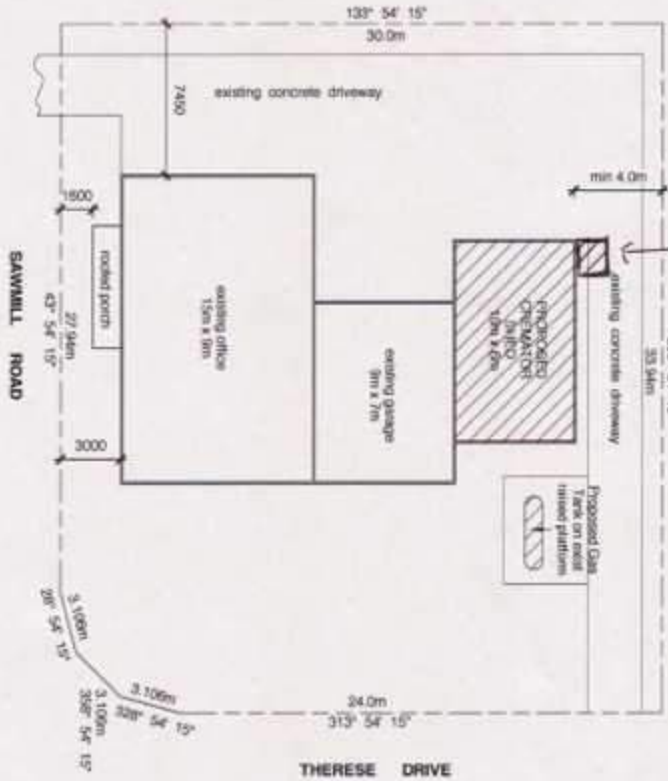
Access for people with disabilities is provided to the Building from the parking area and from the street.	A11.1 Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.	<b>Not applicable</b>
<b>Access for Pedestrians</b>		
Access for pedestrians is provided to the Building from the parking area and from the street.	A12.1 Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	<b>Complies</b> There is a gate for pedestrian access from Sawmill Road.
<b>Access for Cyclists</b>		
Access for cyclists is provided to the Building or to bicycle parking area from the street.	A13.1 Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards.  AND  Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.	<b>Not applicable to this scale of development</b>
<b>Dimensions of Parking Spaces</b>		
Parking spaces must have adequate areas and dimensions to meet user requirements.	A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards.  AND  Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.  AND  Parking spaces for standard sized buses have the following minimum dimensions:	<b>Complies as far as relevant to this scale of development</b>

	<ul style="list-style-type: none"> <li>width: 4 metres</li> <li>length: 20 metres</li> <li>clear Height: 4 metres.</li> </ul> <p>AND</p> <p>Parking spaces for compact vehicles have the following minimum dimensions:</p> <ul style="list-style-type: none"> <li>15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and,</li> <li>20 per cent less in length measurements than required by Australian Standards for any ordinary vehicle.</li> </ul> <p>AND</p> <p>Parking spaces for special vehicles meet the requirements dictated by the vehicle dimensions and manoeuvring characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards.</p> <p>A14.2 Parking spaces for bicycles meet the requirement of the relevant Australian Standard.</p>	
<b>On-Site Driveways, Manoeuvring Areas and Parking/Standing Areas</b>		
<p>On-Site driveways, manoeuvring areas and vehicle parking / standing areas are designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> <li>are at gradients suitable for intended vehicle use;</li> <li>consider the shared movements of pedestrians and cyclists;</li> </ul>	<p>A15.1 On-Site driveways, vehicle manoeuvring and loading / unloading areas:</p> <ul style="list-style-type: none"> <li>are sealed in urban areas:</li> </ul> <p>AND</p> <p>upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the</p>	<p><b>Complies</b></p> <p>See discussion in <b>Section 3.3</b> of this report.</p>

<ul style="list-style-type: none"> <li>• are effectively drained and surfaced; and</li> <li>• are available at all times they are required.</li> </ul>	<ul style="list-style-type: none"> <li>• relevant Locality Code;</li> <li>• have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and</li> <li>• drain adequately and in such a way that adjoining and downstream land is not adversely affected.</li> </ul> <p>A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p>	<p><b>Will be complied with</b></p>
<b>Vehicle Circulation, Queuing and Set Down Areas</b>		
Sufficient area or appropriate circulation arrangements are provided to enable all vehicles expected to use the Site to drive on and off the Site in forward gear.	A16.1 Circulation and turning areas comply with the provisions of the relevant Australian Standards.	<b>Complies</b>
An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.	A17.1 Circulation driveways comply with the provisions of the relevant Australian Standards.	<b>Not applicable to this scale of development</b>
Where vehicle queuing, set down or special vehicle parking is expected, sufficient queuing or parking area is provided to enable vehicles to stand without obstructing the free flow of moving traffic or pedestrian movement.	A18.1 Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.	<b>Not applicable to this scale of development</b>

## APPENDIX 2: PROPOSAL PLANS

# Site Plan - Business Facilities (Funeral Parlor and Cremator)



cement base to support five

1 Site Plan  
1 : 200

ALLOTMENT AREA 1009m²

GREG SKYRING

Design and DRAFTING Pty Ltd

11 Wood Close  
Mossman Q. 4873  
Phone 07 4080041  
Mobile 041827082  
Email greg@gregskyring.com.au

PROJECT

Site Plan of Proposed Cremator Shed,  
14 Sawmill Road,  
L16 RP748705,  
MOSSMAN

CLIENT

Mossman and Port Douglas Community  
Funerals

WORK CLASS

C2

PLAN NUMBER

312-15

SHEET

1 of 1

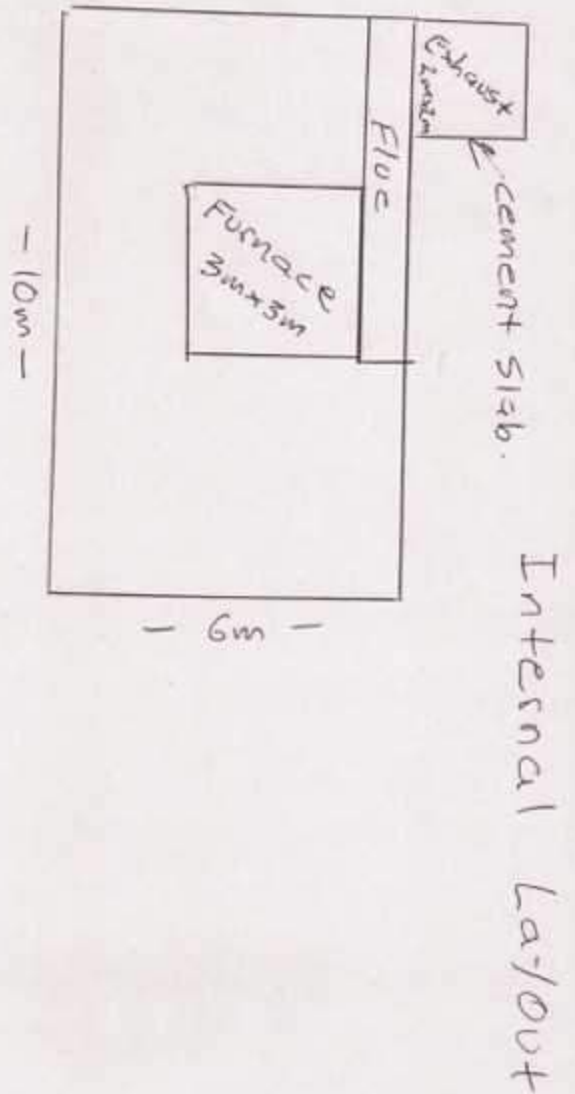
DATE OF ISSUE

10.12.15

REV

10.12.15

## New Cremator Shed Internal Layout



# New Cremator - Shed Specifications

YOUR SHED



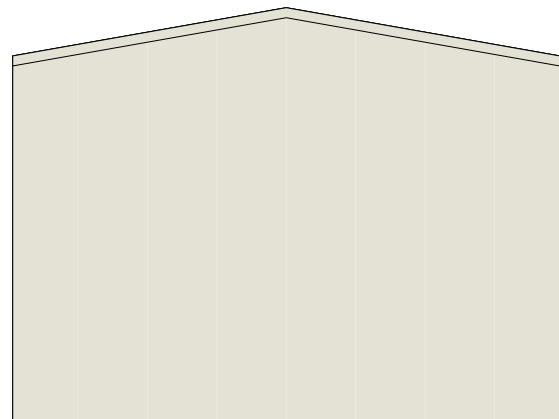
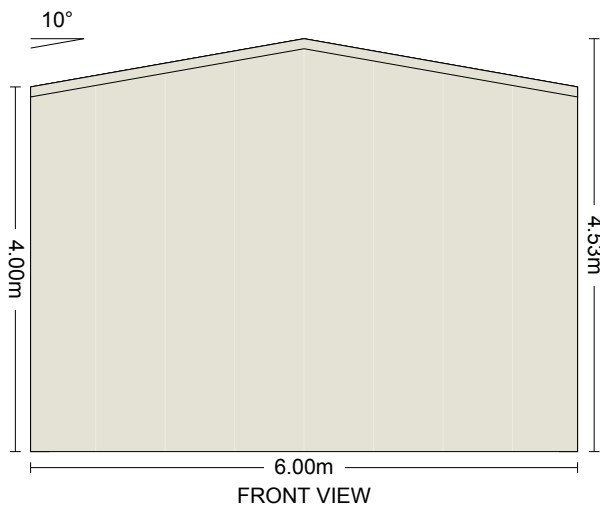
STEPHEN OLDHAM

QUOTE NO: 106334

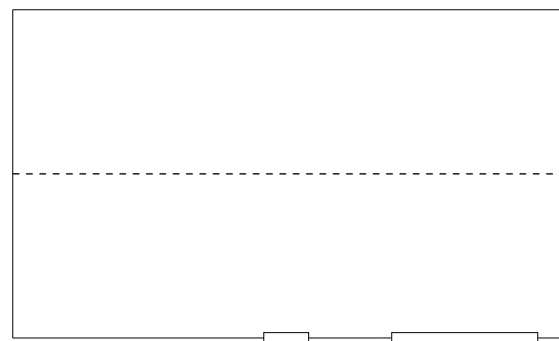
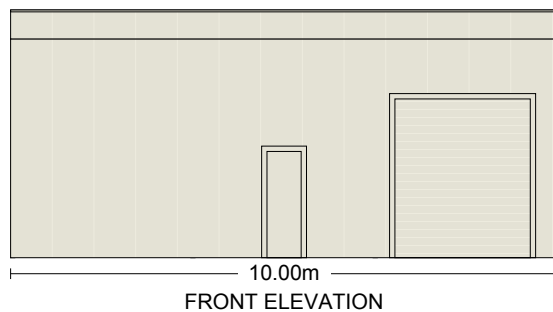
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VALID: 7 Days

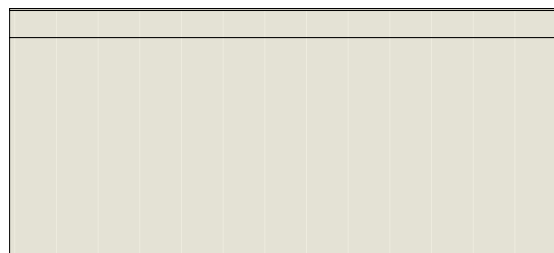
NQ SHEDS AND PATIOS



REAR VIEW



PLAN VIEW



REAR ELEVATION



## SPECIFICATIONS SUMMARY



STEPHEN OLDHAM

QUOTE NO: 106334

DATE: 25/11/2015

VALID: 7 Days

## NQ SHEDS AND PATIOS

### WIND DESIGN SPEED

Wind Region	Region: C, Terrain Category: 2.5, Importance Level: 2
Wind Multipliers	Md: 1.0, Mz: 0.87, Ms: 0.90, Mt: 1.00
Design Speed	54 m/s

### PORTAL FRAMES

End Portal Frame	C20019
Internal Portal Frame	C25019
Knee Braces	No
Apex Braces	No

\* End portal frames are upgraded to internal frames for unsheeted bays or where dominant openings cover 50% of the bay.

### ROOF PURLINS

Purlin Type	Z10015 (No Bridging Required)
Purlin Spacing	730mm

### WALL GIRTS

Wall Girt	Z10015 (No Bridging Required)
Girt Spacing	1183mm

### BAYS

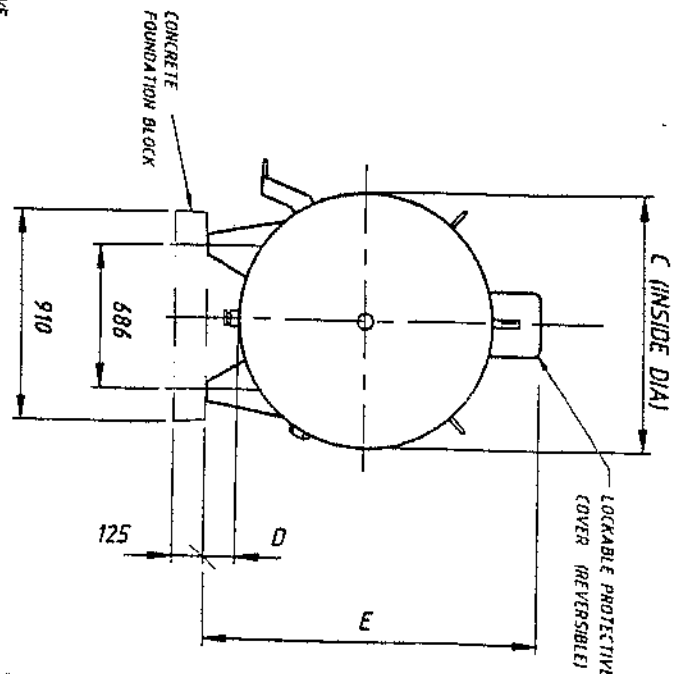
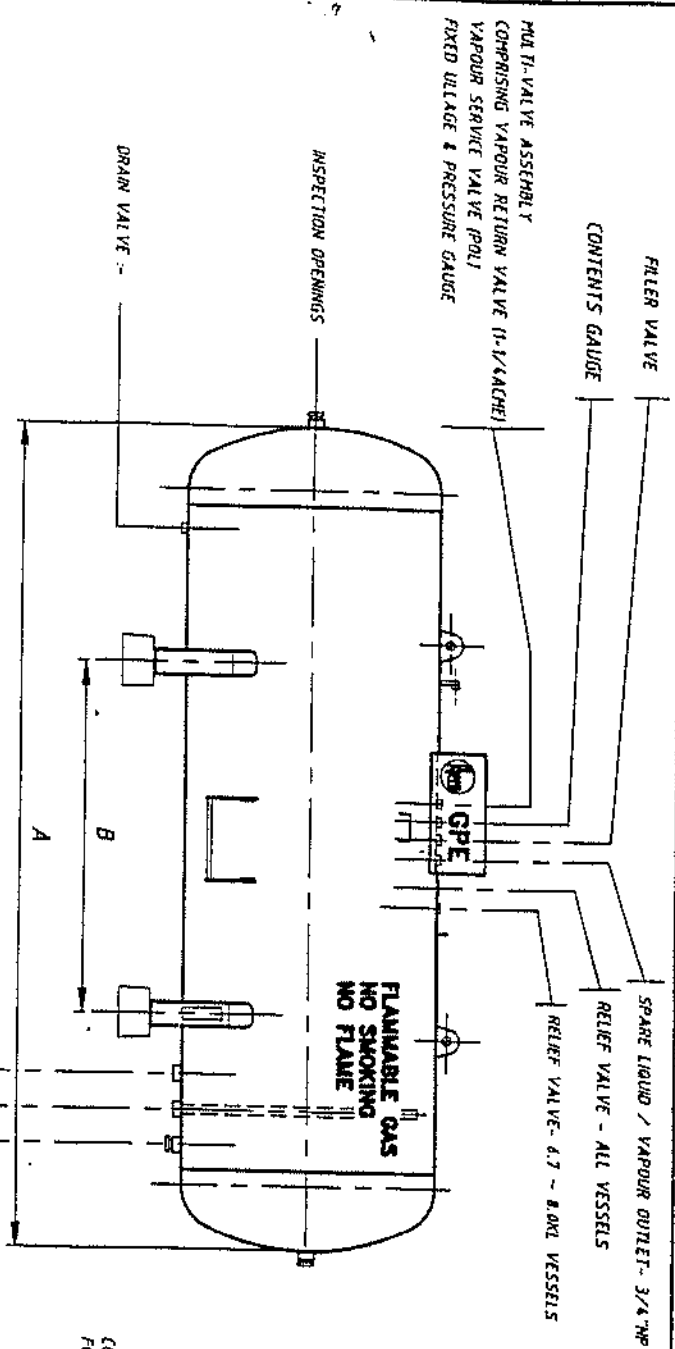
Bay Count	3
Bay Sizes	3.33m, 3.33m, 3.33m

### RAIN GOODS

Gutter	Trimline Gutter - Colour: Surfmist
Down Pipe	Downpipe: Rect 100 x 75 x 2.4m - Colour: Surfmist
Barge Cap	Barge Capping Trim Line - Colour: Surfmist
Ridge Cap	Type 119 Ridge Cap 10 deg 0.55 - Colour: Surfmist

\* ShedTech and/or the consulting engineer reserve the right to alter any nominated engineering specification without further notice.

# Gas Bottle Specifications



- NOTES**
1. TANK STEP & HANDLE NOT FITTED ON 1.35, 2.2 & 2.75KL
  2. FLAMMABLE GAS, NO SMOKE & NO FLAME TRANSFERS FITTED TO EACH SIDE OF TANK.
  3. TANK STEP & HANDLE MAY BE FITTED TO EITHER SIDE OF TANK.
  4. SURFACE FINISH:
    - a) ABRASIVE BLAST CLEAN TO CLASS 2-1/2 AS1627-P14, THEN APPLY ONE COAT ZINC RICH PRIMER 75microns min THK.
    - b) TWO COATS OF WHITE CHLORINATED RUBBER 50microns min THK FOR TOP COATS.
  5. TANKS ARE DESIGNED IN ACCORDANCE WITH AUSTRALIAN STANDARDS 1210 "SAA UNFILLED PRESSURE VESSELS CODE" AND AUSTRALIAN STANDARD 1596 "SAA LPGAS CODE" AND ARE APPROVED BY STATUTORY AUTHORITIES IN ALL STATES OF AUSTRALIA.
  6. PORTABLE STORAGE TANKS DESIGNED TO ALLOW FOR OCCASIONAL TRANSPORTATION FROM SITE TO SITE IN A FILLED OR PARTLY FILLED CONDITION ARE ALSO AVAILABLE IN 1.35KL - 4.3KL CAPACITIES.

	1.35	2.2	2.75	4.3	5.1	6.7	7.5	8.0
PROpane (L)	1094	1779	2216	3460	4322	5682	6358	6799
PROpane (kg)	54.9	89.4	118	174.8	220.2	289.3	323.9	345.4
WATER (L)	1367	2224	2770	4325	5085	6685	7480	7999
WATER (kg)	54.5	82.0	98.0	153.0	178.0	228.0	253.0	274.0
TARE MASS (kg)	7.4	10.26	12.33	16.72	17.80	19.26	21.27	22.03
SURFACE AREA (m <sup>2</sup> )	2250	2690	3300	3920	4570	5940	6620	7180
A mm	1065	1450	2000	2190	2840	3640	4320	4320
B mm	915	1065	1065	1220	1220	1220	1220	1220
C mm	75	102	102	102	102	102	102	102
D mm	1245	1400	1400	1550	1550	1550	1550	1550
E mm								



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**RHEEM AUSTRALIA LIMITED**  
 GAS PLANT & EQUIPMENT  
 RHEEM LTD, 100, STURGEON ROAD, MELBOURNE, VIC 3000. TELEPHONE: (03) 9311 1111 FAX: (03) 9311 1111

**RHEEM STD L.P.G. STORAGE VESSELS**  
 1.35 ~ 8.0KL NOM WATER CAPACITY

SALES DRAWING REFERENCE NUMBER:-  
**NOT FOR CONSTRUCTION!**

**H951**

1-16600

## **APPENDIX 3: KLEENBURN PRODUCT BROCHURE**



***KLEENBURN***  
*SYSTEMS*

# **PRODUCT INFORMATION**

**Valid November 2015**

# KLEENBURN SYSTEMS

## About Kleenburn

- ❖ Kleenburn specialise in the design, manufacture and installation of Human Cremation Systems, Pet Cremation Systems, Poultry Bio-security Systems, Hydraulic Loading Machines, Transfer Trolleys, Ash Processors, Ash Trays, etc.
- ❖ 100% Australian designed and fabricated.
- ❖ With over 30 years experience and over 140 systems installed in QLD, NSW and TAS plus numerous ancillary devices such as ash processors and hydraulic loading machines.
- ❖ Extensive client list, over 90% of all Australian East Coast crematoriums have at least one Kleenburn system installed.
- ❖ Using the latest in design and technical innovation to provide the most efficient and cost effective cremation systems to date.
- ❖ Offering new units and upgrades to older machines to meet current specifications, with guarantee and service available.
- ❖ Reliable, fuel efficient, clean, simple operation.
- ❖ All units meet Local Council and EPA requirements.
- ❖ Kleenburn 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 \$120,000AUD with finance available.
- ❖ Cremation times approximately 80 minutes on average.



# KLEENBURN SYSTEMS

## Single Cremation Unit Specifications



<b>HEIGHT (mm)</b>	<b>2,200 + 900</b> Insertion End
<b>WIDTH (mm)</b>	<b>1,750</b>
<b>DEPTH (mm)</b>	<b>3,200</b>
<b>WEIGHT (kg)</b>	<b>14,000</b>
<b>DOOR OPENING (mm)</b>	<b>1,040</b>

***\*\* Exhaust system configured to suit installation***





# KLEENBURN SYSTEMS

## Single 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 1.1 GJU/hr, 1 off secondary burner rated at 0.9 GJU/hr
- Fully automatic control with manual over-ride control
- 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
- Auto exhaust rate adjusting and manual over-ride
- Auto pressure sampling and self adjusting system with manual over-ride
- Power insertion door for safety with manual over-ride
- Post firing cool down timer
- 1.5 second fume holding (standard)
- Fully installed, commissioned including delivery to site (Australia wide)
- Painted enamel finish (standard) with stainless steel optional
- 2 off ash pans plus 2 off rakes

### Options

- Hydraulic - height adjustable insertion machine
- 1 off holding rack
- Ash processor (with or without Dust Extraction Unit)

### 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 Kleenburn upon customer request*





# KLEENBURN SYSTEMS

## Single Cremation Unit Technical Data

### MAIN BURNER

- ❖ MVTA 168 - rated 1.8 GJU/hr.
- ❖ LPG or natural gas fired. Fully automatic firing.
- ❖ Temperature controlled - with manual firing selection controlled at 800°C.

### SECONDARY BURNER

- ❖ MVTA 104 - rated at 0.9 GJU/hr.
- ❖ LPG or natural gas fired. Fully automatic firing.
- ❖ Temperature controlled - with manual firing selection. Controlled at 850°C.

### TEMPERATURE INSTRUMENTS

- ❖ Main and secondary chambers are temperature controlled via fully programmable instruments.
- ❖ Temperature is displayed.
- ❖ Safety shut-down limits are incorporated.
- ❖ Manual over-ride firing rate instruments fitted with firing rate percentage display.

### COMBUSTION BLOWER

- ❖ Volume - 1500 CFM @ 15" WG 2950 RPM.
- ❖ Motor Rating 415 Volts 5.5 KW.

### PRESSURE SAMPLING

- ❖ Pressure controlled via Adjustable and Self-Correcting "Null" switch.
- ❖ Dampers controlled to maintain Furnace Pressure and Exhaust Rate.
- ❖ Provisions are fitted for Manual Control.

### EXHAUST FAN

- ❖ MCL 840 - 100s.
- ❖ Designed for operation at 350°C.
- ❖ Power by 7.5 KW.
- ❖ 415V motor @ 900 RPM with discharge volume of 7478 L/s.
- ❖ Inlet density 1.204 kg/M.
- ❖ Outlet Velocity 15.4 M/s.
- ❖ Discharge pressure 250.00 PA @ 20°C.

### DAMPER CONTROL

- ❖ 24 V instant response modulating

### INSERTION DOOR

- ❖ Driven via chain drive.
- ❖ Powered by 0.09 KW motor @ 36 RPM.
- ❖ Gearbox 240 V.
- ❖ Manual operation fitted.

### PREHEAT TIME

- ❖ From cold: 30-35 minutes.
- ❖ Daily use: 20 minutes.

### CREMATION TIME

- ❖ Assuming 1 off usage: 60-80 minutes at 1.5 second fume holding time.

### RAKE DOORS

- ❖ Top and bottom - manually operated.
- ❖ Chain driven - crank type.

### TEMPERATURE PROBES

- ❖ Type 'K' thermocouples.

### POST OPERATION COOLING

- ❖ Variable Timer holds Exhaust Fan running with Burners off to assist Fume Extraction and Cooling Down
- ❖ Auto Exhaust Fan shut down at end of set time

### ELECTRICAL CONTROL PANEL

- ❖ Fitted with Microprocessor Temperature Instrument, Hardwired Contactors and Motor Controllers including Indicators and Manual Controls
- ❖ Smoke control mechanisms & Baffles are incorporated
- ❖ Pressure and Air Inlet analysing mechanisms are incorporated
- ❖ Full Alarm and Manual Back Up on all Control Systems

### FINISH

- ❖ Enamel Painted Finish on Zinc Anneal Panels – Standard
- ❖ Stainless Steel Cover Panels To Cremator Unit Optional Extra

### SUPPLY

- ❖ Ex-Gosford - Supplied, loaded and delivered to Site (Australia wide). Unloading and craning is Customer responsibility

# KLEENBURN SYSTEMS

## Single Cremation Unit EPA Information

**NOTE: This is general information ONLY – requirements vary per state**

- † Cremator Unit primarily has a Modulating After Burner, not 'ON'-'OFF' to maintain temperature of 850°C pre-set
- † This holds 'After Burner' Chamber and incinerates any discharge with fume retention time of 1.5 seconds within Chamber
- † Air Speed maintained by Automatic Damper via Pressure Sensing 'Null' Switch
- † Main Chamber Burner set at 800°C for efficient Cremation and fully automatic modulating control

### EXHAUST FAN

- † Discharge rate of 7476 L/s @ 250 outlet velocity, 15.4M/s

### BURNERS

- † LPG or Natural Gas Fuel
- † Main Burner max rated 1.8 GJU/hr
- † Secondary Burner max rated 0.9 GJU/hr
- † Combustion Air - 1350 CFM @ 15 WG

### CHAMBER SIZE

- † Main or Top - 2.5m x 10.4m x 0.9m

### DOOR OPENINGS

- † Insertion door – 10.4m x 0.9m
- † Top rake door - 0.3m x 0.45m
- † Bottom rake door - 0.6m x 0.45m

### REFRACTORY

- † Top chamber - 115mm fire brick rated 1350°C
- † 120mm insulation behind brick rated @ 1300°C
- † Bottom chamber - 115mm fire brick rated 1350°C
- † 350mm insulation behind brick rated @ 1300°C
- † Door lining and arches refractory concrete rate @ 1650°C
- † Exhaust flue, hot side, steel plate section lined with 140mm - 100 mm refractory insulating hot face concrete rate @ 1450 °C
- † All controls are automatic with manual back up for safety and emergency situations
- † If insertion door is left open too long upon 'charging' a light grey emission is visible for 30 seconds. Once door is closed, automatic controls take over and remainder of operation is very clean
- † Any problems experienced over past years have usually been operator error or excessive plastics in casket.
- † Provided instructions and operational procedures are carried out correctly, no problems are experienced.

### AS PER REMAINS HANDLING

- † Primary collection by mechanical raking into steel cool tray.
- † Ash is usually FINE (2-3mm aggregate).
- † Packaging usually plastic containers.

# KLEENBURN SYSTEMS

## Insertion Machine – Mach III Machine Details

- ❖ The Kleenburn Insertion Machine Model Mach III provides a new level of operator safety and ease of use.
- ❖ The new unit provides a fully automated, hydraulic, push button system. The Mach III incorporates wireless, remote control operation for cremator insertion door opening and closing. This greatly increases safety as the operator no longer needs to be positioned anywhere near an insertion door to open and close it. This function is now performed by the press of a button on the control panel. The fully automated system also means only minimal contact with the casket.
- ❖ With an insertion speed of less than one second, the Insertion Machine minimises the length of time the insertion door is open, thus reducing associated risks. The reduction in door opening times also minimises the amount of fumes that may escape.
- ❖ The Mach III features a keypad security code to prevent unauthorised use.
- ❖ This machine is designed for use with Kleenburn Cremator Units. With minimal onsite modification, the Mach III will suit any cremator unit.



# KLEENBURN SYSTEMS

## Kleenburn Warranty, Maintenance & Operation

- ❖ Kleenburn provide a 12 month parts and labour Warranty depending on equipment.
- ❖ Kleenburn 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.
- ❖ Kleenburn will provide written instructions on operation and personal tuition to the authorized 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.
- ❖ 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, Kleenburn requires a minimum of 48 hours equipment downtime, prior to repairs, to allow the refractory to cool down sufficiently to enable safe access by Kleenburn.
- ❖ Kleenburn can provide a breakdown service for the equipment as necessary and shall endeavour to be onsite as soon as practicable.

