

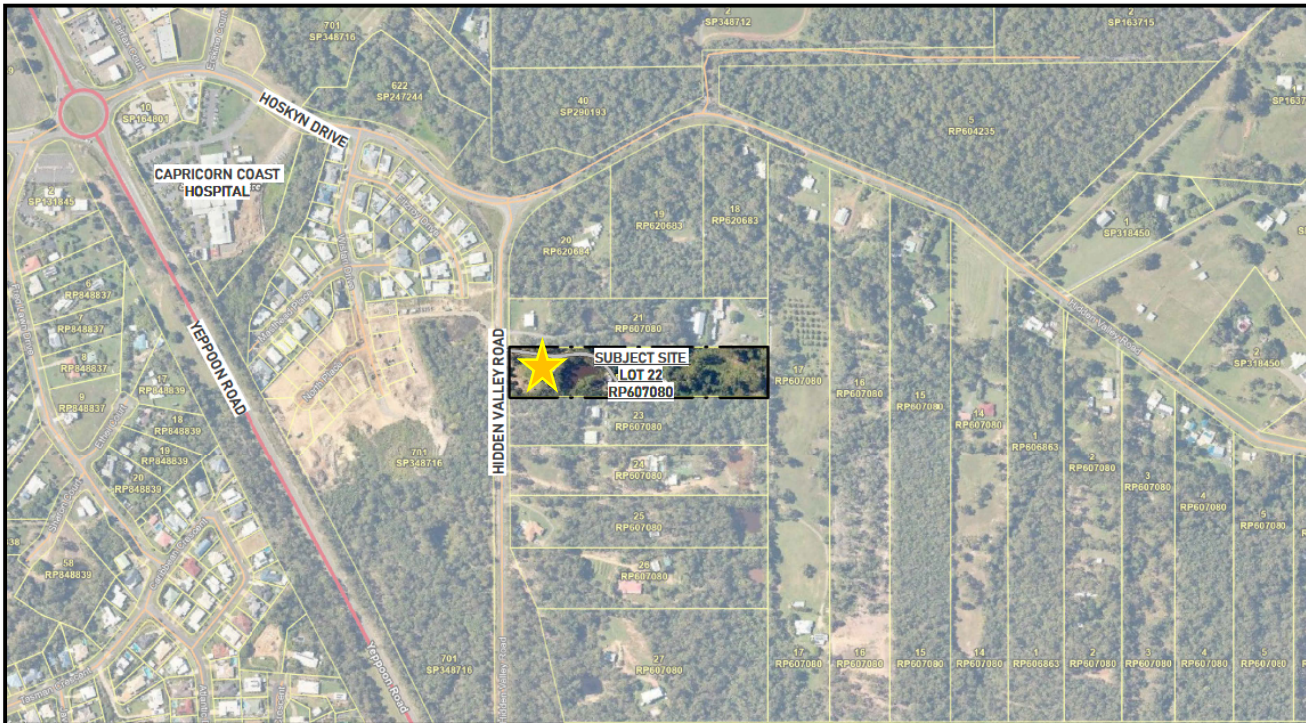


64 HIDDEN VALLEY ROAD, HIDDEN VALLEY

Development Application for Material Change of Use for and
Undefined Used (Companion Animal Cremation Service)

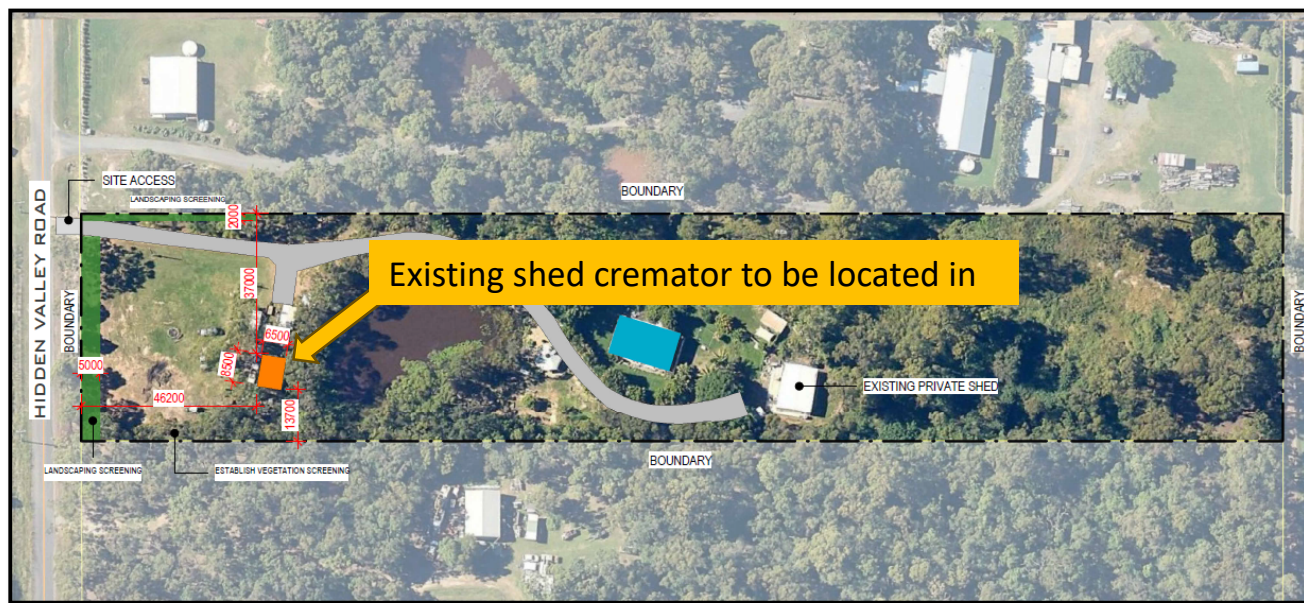
Lot 6 on SP170930

Site and Planning Overview



- Project site area – 19.1 hectares
- Rural Zone
- Existing area characterised by rural land parcels

Proposal Overview



- Undefined Use (Companion Animal Cremation Service)
 - Located within an existing enclosed shed
 - Collection of deceased domestic pets from veterinary clinics
 - Remains stored in a temperature-controlled freezer until time of cremation
 - On-site individual cremation of deceased domestic pets inside purpose-built equipment
 - Ashes returned to referring veterinary clinic for collection by pet owners
 - Operated solely by the applicant with no public visitation or services
 - No on-site ash disposal
 - No external signage or advertising
 - All cremation activities will be strictly Monday to Friday between 9.00 am and 4.00 pm



Environmental Considerations

- A peer review by Steer Environmental Consultants concluded the following:
 - Details provided in the planning report and response to Council's Information Request were accurate in describing the potential risks to the receiving environment, while also describing mitigation measures to protect environmental values of the surrounding receiving environment and sensitive land uses.
 - The service is entirely private and not public facing.
 - Potential air (odour/smoke/visual) impacts:
 - The impact of the proposed activity on environmental values for the air environment and surrounding sensitive uses has been assessed, and it is not considered that the activity will have any impact upon these uses and will fully comply with the requirements of the Environmental Protection (Air) Policy (EPP) 2008 (QLD).
 - Any potential air impacts can be mitigated with the following measures which can be conditioned:
 - Any cremation unit employed must be fully enclosed, and all cremation activities must be conducted within the enclosed shed.
 - Any cremation unit employed must be a new, modern, purpose-built unit for pet cremations, incorporating advanced emission control technology, which complies with the requirements of the EPP Air.
 - Any cremation unit employed must be operated and maintained in strict accordance with the manufacturer's specifications.
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Environmental Considerations Cont'd

- Potential Noise Impacts:
 - The impact of the proposed activity on environmental values for the acoustic environment and surrounding sensitive uses has been assessed, and it is not considered that the activity will have any impact upon these uses and will fully comply with the requirements of the EPP Noise.
 - Any potential air impacts can be mitigated with the following measures which can be conditioned:
 - The cremation unit must be fully enclosed within an existing, suitably insulated shed on the site. All cremation activities must be conducted within the enclosed shed.
 - The cremation unit must be a new, modern, purpose-built unit for pet cremations, incorporating advanced efficiency technologies, which complies with the requirements of the EPP(Noise) Policy 2008 (QLD).
 - Any cremation unit employed must be operated and maintained in strict accordance with the manufacturer's specifications.
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Summary of Submissions

- 35 submissions were received during the public notification period, 14 in support and 21 objecting to the proposal.

- **Important note: One of the submitters in support of the proposal noted the following:**

*“I became aware of this application after an **over-zealous opponent** distributed (anonymously) objection material by stapling pages to **one fence post per property** along Hidden Valley Road — in some cases up to **three kilometres from the subject site**. This prompted me to look into the matter personally. I visited the applicants to discuss their proposal directly. After seeing the equipment and hearing their plans, I was satisfied that the **scale of the operation is very modest**, the furnace is **modern and clean-burning**, and any potential impacts are **negligible** within a rural setting. Having taken the time to understand the facts, I believe many of the circulated objections were **exaggerated and not representative of the actual nature** of this small, low-impact enterprise.”*

This was evident when undertaking a detailed review of the submissions. In many cases, there was a significant lack of understanding of the proposal, the intent of the planning scheme and the fact that a decision on the application is based on planning grounds and not other considerations such as commercial viability or emotional grounds.

The submissions in opposition to the proposal have been summarised into themes and key points on the following slides, with a planning response to each theme.



Reasons for support

The proposed Companion Animal Cremation Service at 64 Hidden Valley Road:

- Is low-impact and small-scale;
- Will not impact upon existing or future rural uses on adjoining lots;
- Is not considered to limit or compromise the capacity of the land to support rural uses;
- Maintains rural character and amenity;
- Operates safely and without emissions or nuisances;
- Provides a tangible community and environmental benefit;
- Complies with the Rural Zone Code, General Development Code, and Strategic Framework;
- Does not create precedent for industrial development, and all risks are mitigated through scale, containment, and management measures.



Questions