

# STATEMENT OF ENVIRONMENTAL EFFECTS

## Application for the change of use and internal fit out of an existing industrial unit to an animal crematorium (Petrest)

UNDER THE  
*ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979*  
(AS AMENDED) AND REGULATIONS 2000



**Property:** Unit 2, 4 Taronga Place,  
Mona Vale NSW 2103  
(Lot 7 DP 701913)



**TOMASY  
PLANNING**

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## 1. INTRODUCTION

This report has been prepared as supporting documentation for a Development Application for the use and internal fit out of Unit 2, 4 Taronga Place, Mona Vale as an animal crematorium operated by Petrest. Petrest currently occupy and operate from the adjoining tenancy; Unit 1, 4 Taronga Place, Mona Vale.

This report has been prepared following instructions from the future tenants; Petrest in association with Greencross Ltd.

In preparing this document, consideration has been given to the following.

- The *Environmental Planning and Assessment Act, 1979* (as amended) (EP&A Act);
- The *Environmental Planning and Assessment Regulation*;
- Pittwater Local Environmental Plan 2014;
- Pittwater 21 Development Control Plan;
- Architectural Plans prepared by Leffler Simes Architects dated 5 June 2019;
- Acoustic Report prepared by Wilkinson Murray dated May 2019;
- Plan of Management prepared by Tomasy Planning dated 3 June 2019;
- Cremator Operational Details prepared by HCS Industrial dated 12 February 2019;

The use of Unit 2, 4 Taronga Place, Mona Vale as an animal crematorium is a permissible land use within the IN2 Light Industrial Zone under the Pittwater Local Environmental Plan 2014 (Pittwater LEP2014) and is consistent with the provisions specified in the Pittwater 21 Development Control Plan (Pittwater 21 DCP).

In accordance with the above, the application succeeds on merit and is appropriate for the granting of consent, as submitted.

## **2. BACKGROUND INFORMATION**

Petrest cremation services have been operating from the adjoining premises (Unit 1) since 2002. The related development approval is as follows:

N0448/02 – 30 October 2002

*Use – Change of use to animal crematory.*

Unit 3 of the site (to the north of Unit 2) is subject to the following development approval:

N0081/11 – 21 April 2011

*Change of use – fit out and change of use to electrical warehouse and distribution centre in Unit 3.*

### **Pre-Lodgement Meeting (PLM2019/0052)**

A pre-lodgement meeting was held with Northern Beaches Council on 9 April 2019 with Phil Lane – Principal Planner and Catriona Shirley – Planner in combination with representatives from Tomasy Planning to discuss the proposed development, being the proposed change of use and internal fit out of Unit 2 to an animal crematorium. Council's representatives did not identify any substantial issues with the proposed development; however, the meeting identified the specific information that needs to be provided for the lodgement of the application.

### 3. SITE PROFILE

The proposed animal crematorium will be located upon a site legally described as Lot 7 DP 701913, being Unit 2, 4 Taronga Place, Mona Vale. The subject premises is located in an industrial precinct, in a cul-de-sac abutting Darley Street. The site comprises three (3) industrial units being; Unit 1: an animal crematorium, Unit 2: a printing company and Unit 3: an electrical warehouse and distribution centre.

The site has ten (10) existing car parking spaces for use by the three (3) tenancies. Unit 1 and 2 have been allocated five (5) of the car parking spaces for a maximum of four (4) staff at any one time. Vehicular access to the site is via a single entry/exit driveway from Taronga Place.

The immediate area has a variety of existing industrial land uses including the following:

- Avalon Tyres
- Letchford Engineering
- Brookvale Mazda Service Centre
- Motorcycle Repair Centre
- Hardware and General Supplies
- Reece Plumbing
- Sydney Bus Depot
- Cross Fit Gymnasium
- John Wayne Workwear
- Luxafoam
- Coles Supermarket & Harris Farm

### SITE PHOTOS



No. 4 Taronga Place, Mona Vale. Source: Tomasy Pty Ltd



No. 5 Taronga Place, Mona Vale. Source: Google Maps 2019



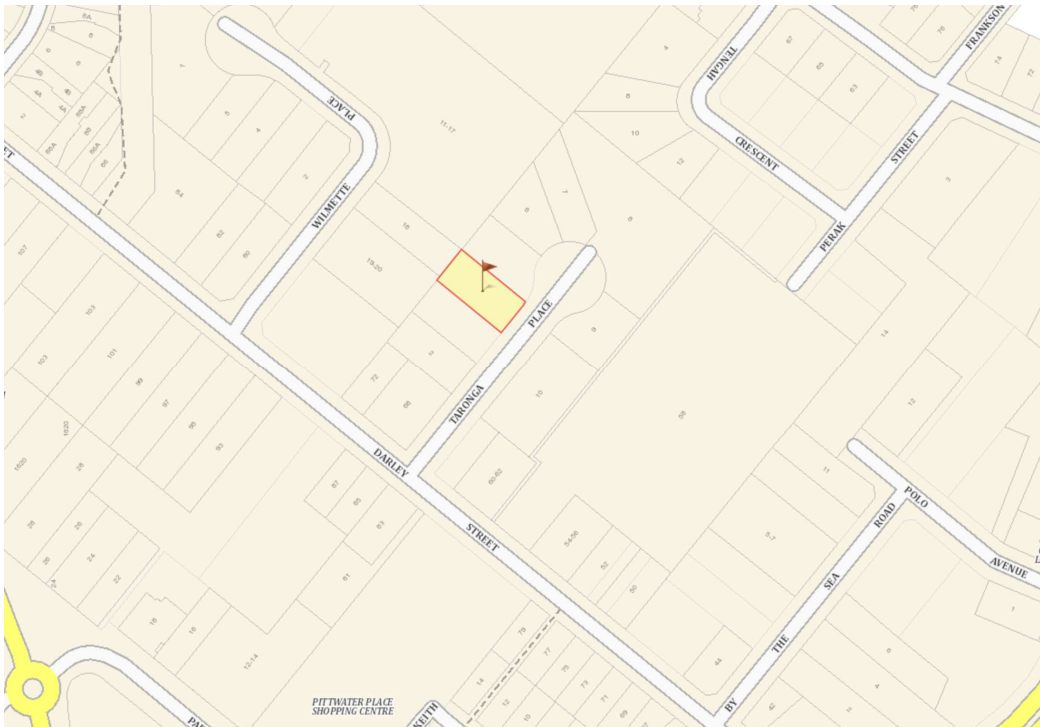
No. 3 Taronga Place, Mona Vale. Source: Google Maps 2019



## LOCALITY MAPS



Source: SIX Maps 2019



Source: SIX Maps 2019

## 4. THE PROPOSAL

### 4.1 General Description

This application seeks approval for the use and internal fit out of Unit 2, 4 Taronga Place, Mona Vale for an animal crematorium. The proposed animal crematorium will operate in conjunction with the adjoining animal crematorium operating successfully from Unit 1.

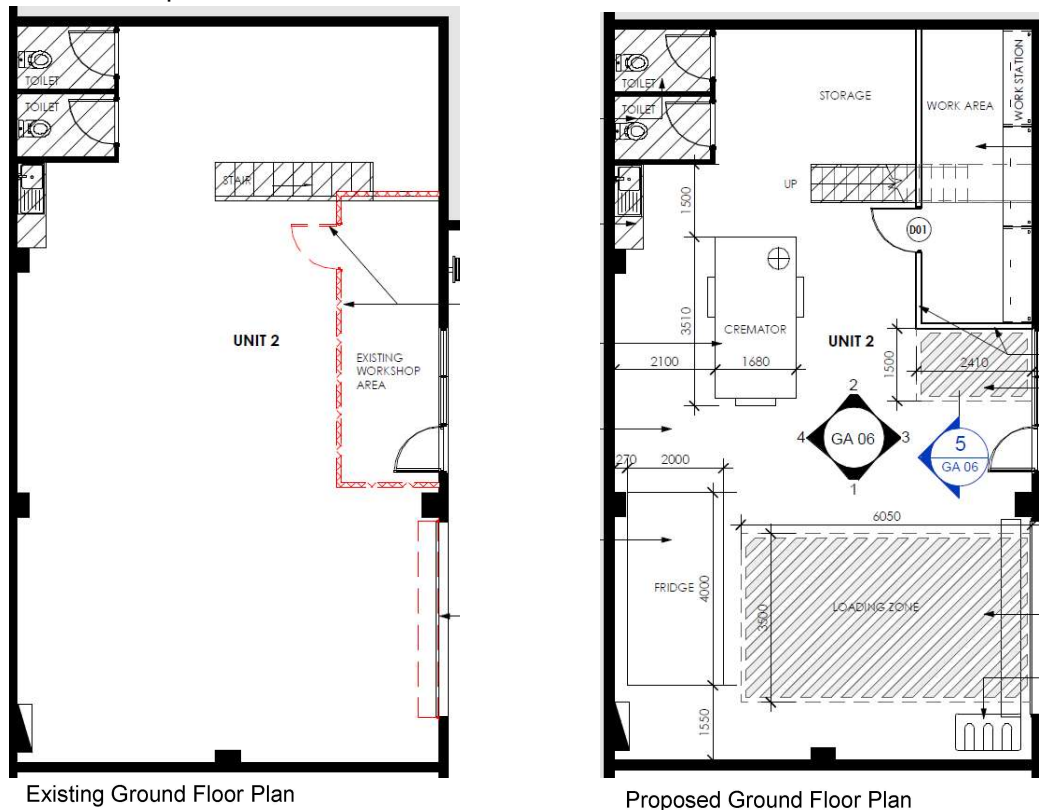
The proposed animal crematorium will be accessed through the entrance on the north-eastern elevation, and through the adjacent garage door when required. The two (2) crematoriums will operate in conjunction, however, will not be connected internally.

The glass on the north-eastern elevations will be opaque and the public will not be able to see through into the premises.

The proposal involves the following works:

1. Replace the existing roller/garage door
2. Demolition of existing ground floor workshop area
3. Construction of a new storage/workshop area to be used as a staff breakout space and as a space to pack the urns for delivery to the relevant veterinary hospitals. The room is fit out with air conditioning to ensure the amenity of the staff.
4. Installation of fridge and cremator/furnace.
5. No alterations proposed to mezzanine area. Mezzanine to be used for storage only.

A comparison of the existing and proposed floor plan prepared by Leffler Simes Architects is provided below.





## **Operational Details**

Below is a brief overview of the operational details of the crematorium. A Plan of Management has been submitted with this application providing further detail on the operation of the premises and details of the operation of the furnace.

### **Hours of Operation:**

Monday to Sunday    7.00am to midnight

### **Staffing:**

A maximum of two (2) staff members are required for the proposed development. Only one (1) person is required to operate the cremator at any one time.

### **Deliveries:**

There will be approximately two (2) deliveries per day, one at approximately 11.00am and one at 2.00pm each day. These deliveries come straight include deceased animals collected from relevant veterinary hospitals in the immediate area.

Deliveries for Units 1 and 2 will occur simultaneously and the deceased animals will be distributed between the two units for cremating.

Loading and unloading will occur in the dedicated loading zone of each premises. Unloading will occur inside the premises to ensure no adverse impacts to the amenity of the area from the unloading of deceased animals.

### **No. of cremations per day:**

Approximately 20-30 deceased animals per day. This will result in a maximum of 1,500kg of bulk per week.

### **Waste Management:**

There is limited waste produced by the operation of the crematorium. The primary form of 'waste' is ashes/calcified bone that are most often placed in urns for return to the relevant veterinary hospitals.

When an owner does not wish to receive the ashes of their deceased animal, the waste is placed in a small bin for removal once a week by a dedicated contractor. The waste is not toxic, it is merely calcified bone.

Other forms of waste will be disposed of in the general waste bin located within the tenancy for collection weekly.

### **Cleaning and Maintenance:**

The furnace is cleaned out with a metal rake after each cremation. Ash residue may remain, and this is disposed of in the specified bin for removal by a dedicated contractor.

The premises is cleaned weekly by a professional cleaner. The premises is mopped and vacuumed, and all benches are wiped and disinfected.

No contaminated liquid waste is disposed of through the drain.

## 5. STATUTORY PLANNING CONTROLS

### 5.1 Pittwater Local Environmental Plan 2014

#### Zoning:

The subject site is zoned **IN2 Light Industrial** under the Pittwater LEP2014:



Source: NSW Planning Portal 2019

#### 1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.
- To enable a range of compatible services, community and recreation uses.
- To accommodate uses that, because of demonstrated special building or site requirements or operational characteristics, cannot be or are inappropriate to be located in other zones.
- To provide healthy, attractive, functional and safe light industrial areas.

#### 2 Permitted without consent

Nil

#### 3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; **Crematoria**; Depots; Environmental protection works; Freight transport facilities; Funeral homes; Garden centres; Hardware and building supplies; Horticulture; Industrial retail outlets; Industrial training facilities; Landscaping materials supplies; Light industries; Mortuaries; Neighbourhood shops; Places of public worship; Recreation facilities (indoor); Roads; Service stations; Signage; Storage premises; Take away food and drink premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste disposal facilities; Water supply systems; Wholesale supplies

#### 4 Prohibited

Any development not specified in item 2 or 3

## Definitions

**crematorium** means a building in which deceased persons or pets are cremated, whether or not it contains an associated building for conducting memorial services.

Note. *Crematoria* is the plural term for crematorium.

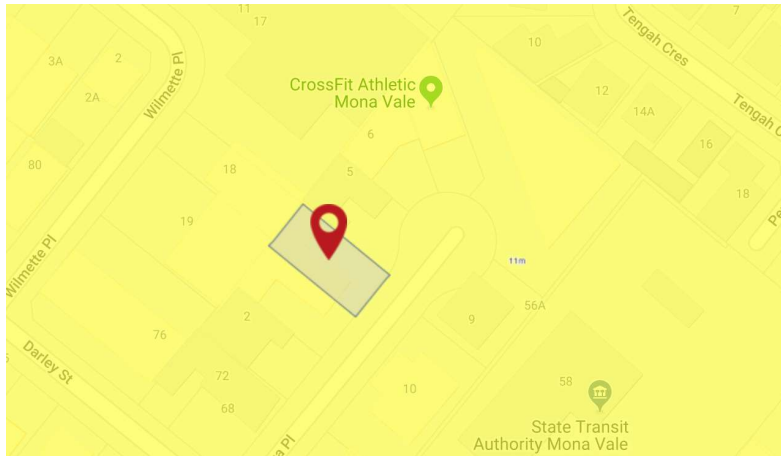
### Comment:

The proposal to use Unit 2 of the industrial premises as an animal crematorium is permissible with consent from Northern Beaches Council. It is submitted that the proposal is consistent with the objectives of the IN2 Light Industrial Zone in that it will support a wide range of industrial uses and provide employment opportunities for those in the immediate area.

The premises will operate as an extension of the existing crematorium operating from Unit 1 of the premises. The crematorium has been operating successfully in this location for over 15 years without complaint from neighbouring properties or any observable adverse impact for the community.

Animal crematoriums are not always considered a desirable use for a site, however the proposed use of the premises adjacent to the existing crematorium is an ideal location for a use such as this. The site is located in the heart of an industrial zone, with no potential significant adverse impacts anticipated for the expansion of the existing crematorium operation.

### Maximum Building Height:



Source: NSW Planning Portal 2019

**Comment:** The maximum permissible building height for the site is 11m. The proposal does not include an increase in the maximum building height of the premises. As per the Pittwater LEP2014 building height is identified as:

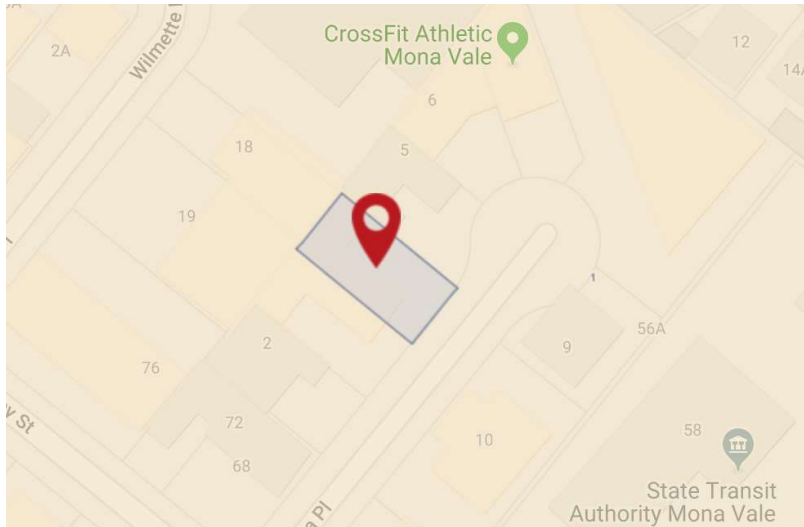
**building height (or height of building)** means:

- (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
  - (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,
- including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

The above definition excludes 'chimneys, flues and the like' from the calculation of building height. The proposal includes the construction of a flue with a height of 2m from the height of the roof. As per the definition of building height, the flue is not considered to contribute to the height of the building.

It is also important to note the site's location in an industrial zone. The majority of businesses surrounding the site have a form of flue or chimney on the roof of their premises. Therefore, the inclusion of a flue on Unit 2 will not be inconsistent with the surrounding locality.

#### **Floor Space Ratio:**



Source: NSW Planning Portal 2019

**Comment:** The development does not propose to increase the floor space of the existing Unit 2. All works involved in the proposed development are internal and do not result in an increase to the existing approved floor space ratio.

## **5.2 Pittwater 21 Development Control Plan (Pittwater 21 DCP)**

### **SECTION A: SHAPING DEVELOPMENT IN PITTWATER**

#### **A4 Localities**

##### *A4.9 Mona Vale Locality*

The proposal is consistent with the desired future character of the Mona Vale locality. As the development relates to the change of use and internal fit out of an existing industrial tenancy, there will be no external alterations to the site that will have an adverse impact on the locality. It is likely that the change of use of the premises will not be noted by surrounding businesses and the neighbourhood, due to the lack of external alterations and signage.

The premises will generate employment opportunities and is consistent with the zoning of the site and the surrounding industrial land uses. The proposal will not result in an



intensification of the existing use and there will be no increased traffic generation from the change of use to an animal crematorium.

The proposed development will be fully supported by existing infrastructure. The existing roads, car parking spaces, water and sewerage facilities will be sufficient to cater for the proposed animal crematorium.

### **Hazards, Natural Environment and Heritage**

There are no applicable hazards, natural environmental or heritage considerations for the site. The proposal has considered any potential odour or acoustic impacts on the natural environment and note that there will be no adverse impacts from the development. The site is identified as a low to medium flood risk precinct. This will be addressed later in the Pittwater 21 DCP.

### **Pre-Lodgement Meeting Notes (PLM2019/0052)**

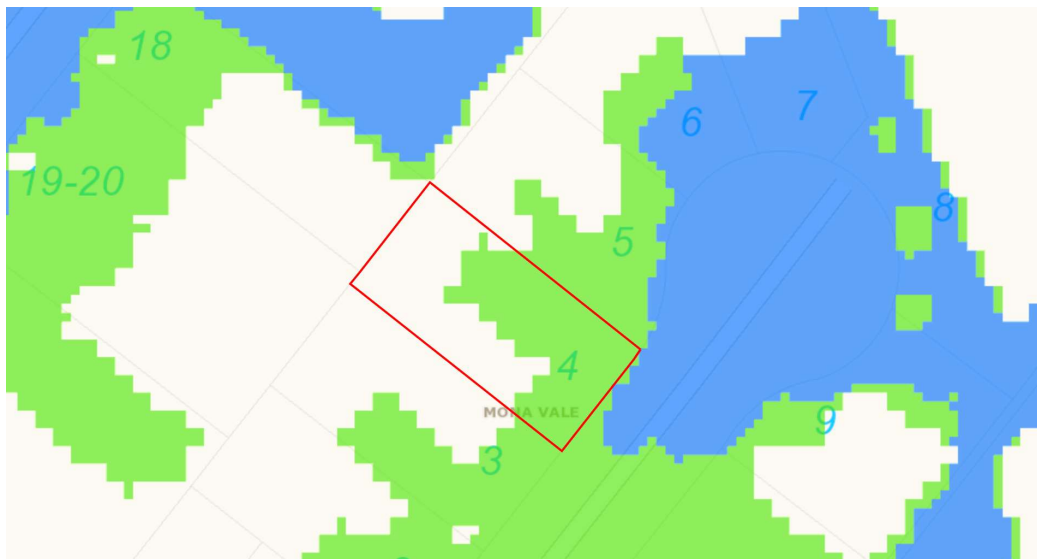
Below is an extract from the Pre-Lodgement Meeting notes prepared by Northern Beaches Council.

*“Mona Vale – Locality – The change of use will achieve the desired future character of the Mona Vale Locality and the Mona Vale Commercial Centres”.*

## **SECTION B: GENERAL CONTROLS**

### **B3 Hazard Controls**

#### *B3.11 Flood Prone Land*



Source: Pittwater Flood Risk Planning Map 2019

The site is identified as having a low to medium flood risk. The majority of the site is identified as having a low flood risk. As there are no proposed alterations to the floor level of the building and the site is a low flood risk, there is no requirement for a flood management plan to be submitted with the application.

## **Pre-Lodgement Meeting Notes (PLM2019/0052)**

Below is an extract from the Pre-Lodgement Meeting notes prepared by Northern Beaches Council.

*“The subject site is classified to be a low to medium flood risk precinct. However, a Flood Management Report will not be required as the property is not affected by the FPL”*

## **B6 Access and Parking**

### ***B6.3 Off-Street Vehicle Parking Requirements***

There are no proposed changes to the existing car parking facilities or the vehicular access to the site.

A crematorium is not a listed land use in TABLE: Onsite Car Parking requirements and therefore consideration must be given to *Roads and Maritime Services Guide to Traffic Generating Development*. A crematorium is not listed as a prescribed use in the *Roads and Maritime Services Guide to Traffic Generating Development*.

The proposed development does not have a specified number of car parking spaces required and therefore a justification of the existing number of car parking spaces on the site is provided below.

The proposed development will not result in an intensification of the use of the site and will not result in an increase in parking demand. The site has ten (10) existing car parking spaces for the three (3) tenancies on the site. There will be five (5) dedicated car parking spaces for the use by Unit 1 and 2 (both units will be operated in conjunction by Petrest).

The resultant use of the site as an animal crematorium requires a maximum of two (2) staff at any one time and therefore the use of two (2) car parking spaces. The use of the site as an animal crematorium will not result in any visitors to the site at any time.

Small service vehicles will enter the site twice a day utilising the existing vehicular entrance from Taronga Place and will be unloaded in the dedicated loading and unloading areas inside the tenancy. No service/delivery vehicles will need to utilise the car parking spaces on the site. Details regarding the use of the site and delivery and service vehicles required are provided in the Plan of Management.

The change of use of the premises will result in a decreased parking demand due to the small number of staff required to operate the premises and the lack of visitors to the site on a regular basis. As there is no specific car parking requirement for the use of the site, it is submitted that the proposed development provides adequate car parking spaces for the development.

## **Pre-Lodgement Meeting Notes (PLM2019/0052)**

Below is an extract from the Pre-Lodgement Meeting notes prepared by Northern Beaches Council.

*"It is recognised that the change in use will not generate increased traffic or parking demand. The site currently has car parking spaces allocated to the tenancy, and accessible visitor parking".*

## **SECTION C: DEVELOPMENT TYPE CONTROLS**

### **C5 Design Criteria for Other Development**

#### *C5.8 Waste and Recycling Facilities*

As detailed in Section 4 of this report and the plan of management, there will be sufficient waste management practices that will be implemented. There is a general waste bin located internally, and a dedicated bin for waste in the form of ashes/calcified bone to be removed by a certified contractor.

The proposed use of the premises as an animal crematorium will not generate a large amount of waste. Refer to the plan of management for further details.

#### *C5.9 Signage*

No signage is proposed as part of the application. While the change of use will have no adverse impact on the surrounding area, there is a noted stigma attached to this form of sensitive development that Petrest attempts to mitigate by providing no signage on their premises.

#### *C5.10 Protection of Residential Amenity*

The site does not abut a residential zone and the closest residential dwelling is located over 250m from the site. There will be no adverse impact on the amenity of any residential dwellings in the immediate area. *C5.17 Pollution Control* and the accompanying plan of management addresses any potential concerns in relation to the amenity of any surrounding land uses.

#### *C5.17 Pollution Control*

The proposed development will employ odour and acoustic control measures to ensure there is no adverse impact on neighbouring properties in terms of air or noise pollution. As detailed in the plan of management, the proposed furnace has existing internal systems to ensure that no odour escapes from the furnace during the cremation process. In essence, the deceased animals are burnt in the primary chamber, and the secondary chamber is used to incinerate any combustible matter leftover from the primary chamber. In the event any odorous matter is expelled from the furnace, the furnace is immediately temporarily shut down and cooled until the matter is contained.

In terms of acoustic amenity, a Noise Impact Assessment has been prepared by Wilkinson Murray as part of the supporting documentation for the application. The report concludes that there will be no adverse acoustic impact from the operation of

the animal crematorium at 4 Taronga Place, Mona Vale. The garage door will remain closed during the operation of the cremator. As well as this, the existing acoustic level of the industrial area is quite high, eliminating any potential impact from the operation of the furnace.

The premises will remain compliant with all relevant legislative requirements including, *Protection of the Environment Operations Act 1997* and the *NSW Environment Protection Authority Industrial Noise policy* (January 2000) at all times.

#### *C5.21 Plant, Equipment Boxes and Lift Over-Run*

The proposal includes the construction of a flue on the roof of the premises. The flue will be a maximum of 2m from the existing roof height. The flue is consistent with the existing flue on Unit 1 of the premises, as well as the surrounding industrial tenancies. The industrial locality in which the unit is located comprises a large number of industrial uses that require mechanical ventilation and flues that are consistent with that that is proposed with this application. The flue will not contribute negatively to the bulk and scale of the building and will not impact and views or vistas. The flue is consistent with the character of the area and the streetscape of Taronga Place.

### **SECTION D: LOCALITY SPECIFIC DEVELOPMENT CONTROLS**

#### **D9 Mona Vale Locality**

The proposed development consists of the following external works:

1. Replacement of existing garage roller door.
2. Installation of a mechanical flue/chimney for ventilation to a height of 2m.

The above mentioned works will have no adverse on the Mona Vale locality. The site is located in an existing industrial area and there will be minimal alterations to the building. The flue/chimney will be marginally visible from the street, and where visible will be consistent with surrounding industrial tenancies in Taronga Place.



## **6. OTHER MATTERS UNDER SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

### **6.1 Matters for Consideration – General**

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development, the subject of the Development Application:

- (a) the provisions of:*
  - (i) any environmental planning instrument, and*
  - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent, and*
  - (iii) any development control plan, and*
  - (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
  - (iv) the regulations that apply to the land to which the development application relates*

The proposal for the use and internal fit out of Unit 2, 4 Taronga Place, Mona Vale for the purpose of an animal crematorium is permissible with consent from Northern Beaches Council. The proposal is consistent with all relevant planning policies and plans including the Pittwater LEP2014 and the Pittwater 21 DCP.

The proposal is considered to be consistent with the fundamental objectives and provisions of the governing instruments and accordingly, the proposed development as detailed in this application is considered a use that is facilitated by such instruments and permissible with Councils consent. The proposed works are minor and primarily internal and will have no adverse environmental impacts on the surrounding locality.

### **6.2 Likely Impacts of the Development (Section 4.15 (1)(b))**

An assessment of the likely impacts of the proposed development, including environmental impacts on both the natural and built environment, social and economic impacts in the locality has been undertaken as follows:

As detailed throughout this report and the relevant supporting documentation, the proposed change of use to an animal crematorium will have no adverse environmental impacts. The crematorium will operate in accordance with the plan of management and the relevant legislative requirements at all times. The operation of the furnace is monitored closely, and the furnace is serviced regularly to ensure the successful function of the equipment. Any discrepancies in the function of the equipment is taken seriously and addressed immediately.

From a social amenity perspective, it is recognised that the proposed use of the premises is a sensitive land use. In that regard, all possible attempts have been made to ensure the discretion of the use in this zone to eliminate any potential social impacts of the development. The subject premises is located adjacent to an existing Petrest crematorium (Unit 1) that has been discretely operating in this location since 2002 without complaint or issue. Unit 2 of the site will be operated in the same professional manner and will have no negative social impacts.

Any complaints received will be taken seriously and dealt with in a professional manner. As detailed in the plan of management, a record is taken of all complaints and every effort is made to ensure there are no issues with the operation of the premises.

The proposed use of the site as an animal crematorium provides for an essential service that is scarce in the Sydney region. Crematoriums of any form are an extremely uncommon land use due to the stigma attached to the sensitive nature of the operation. Despite this, animal crematoriums are essential to meeting the day to day needs of animal owners. While this is an indirect need, having animal crematoriums in close proximity to veterinary hospitals allows for the smooth and efficient cremation of deceased pets.

In accordance with the above, the proposal will have no adverse environmental, social or economic impacts on the surrounding area.

### **6.3 Suitability of the Site (Section 4.15 (1)(c))**

The site is located in the heart of an industrial zone adjacent to an existing animal crematorium and an electrical warehouse and distribution centre. An industrial zone, by nature, has a lower amenity, particularly in terms of acoustics and odour due to the use of heavy machinery and chemicals. The proposed site, in the centre of an industrial precinct is a ideal location for an animal crematorium as noted by the existing use of the adjoining tenancy without issue or complaint.

The subject premise requires minimal fit out and external works and is considered suitable for the purposes of an animal crematorium.

### **6.4 Submissions (Section 4.15 (1)(d))**

No submissions are available at this time.

### **6.5 The Public Interest (Section 4.15 (1)(e))**

The proposal, as mentioned throughout this report, will have no adverse environmental, social or economic impact on the surrounding neighbourhood. The public interest is served positively through providing a use that is not necessarily desired but is essential to the successful operation of veterinary hospitals and is an essential indirect use to pet owners in the surrounding community.

## 7. CONCLUSION

- The merits of the proposal have been assessed in accordance with the provisions of the relevant clauses of Pittwater LEP2014, the Pittwater 21 DCP and the provisions of Section 4.15 of the *Environmental Planning and Assessment Act, 1979*.
- The proposed use and internal fit out of Unit 2, 4 Taronga Place, Mona Vale for the purpose of an animal crematorium is permissible with consent from Northern Beaches Council under the IN2 Light Industrial zone of the Pittwater LEP2014.
- The proposal has considered all potential adverse environmental, social and economic impacts from the proposed development and it is submitted that there will be no adverse impacts from the proposed use.
- The proposal will ensure compliance with all relevant EPA Regulations and associated legislative requirements at all times.
- The proposed use and fit out will not increase the GFA of the premises and as such have no adverse traffic impacts are envisaged.
- Accordingly, the application for the use and fit out of Unit 2, 4 Taronga Place, Mona Vale for the purpose of an animal crematorium is acceptable from environmental, social and planning perspectives and warrants the support and approval by Northern Beaches Council as submitted.