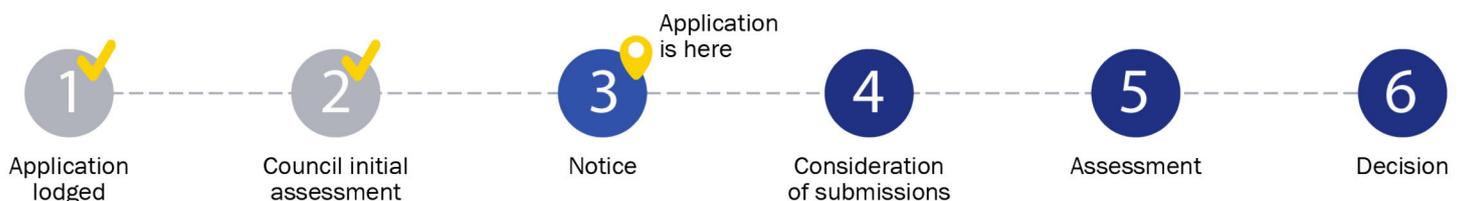


Notice of Application for a Planning Permit

The land affected by the application is located at:	L21 PS920717 V12628 F248 42 Commerce Place, Koo Wee Rup VIC 3981	
The application is for a permit to:	Use of land for a Pet Crematorium	
A permit is required under the following clauses of the planning scheme:		
33.01-1	Use of the land for a (Innominate Use)	 <p>ADVERTISED MATERIAL Planning Application: T250719 Date Prepared: 17 March 2026</p> <small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small>
APPLICATION DETAILS		
The applicant for the permit is:		Peaceful Pet Cremations
Application number:	T250719	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<p>This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:</p>		03 April 2026
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



Application Summary

Portal Reference A42524K7

Basic Information

Proposed Use Use and development of Pet Crematorium (Innominate use).

Current Use Warehouse

Site Address 42 Commerce Place Koo Wee Rup 3981



ADVERTISED MATERIAL

Planning Application: T250719

Date Prepared: 17 March 2026

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Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 1 Change of use only	\$1,496.10	100%	\$1,496.10
Total			\$1,496.10

Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application	Jennifer Lim	09 Sep 2025



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–
5pm

Phone: 1300 787 624

After Hours: 1300 787 624

Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
24-11-2025	A Copy of Title	Appendix A - RSS.pdf
24-11-2025	A Copy of Title	Appendix A - Copy of Plan.pdf
24-11-2025	A Copy of Title	Appendix A - Owners Corporation.pdf
24-11-2025	A Copy of Title	Appendix A - Instrument.pdf
24-11-2025	Site plans	Appendix B - Town Planning Drawings.pdf
24-11-2025	Written Explanation	Town Planning Report.pdf
24-11-2025	Additional Document	Appendix C - Portable Incinerator Dimensions.pdf
24-11-2025	Additional Document	Appendix D - Statement of Odour.pdf
24-11-2025	Additional Document	Appendix E - Emissions Data.pdf
24-11-2025	Additional Document	Appendix F - Sound Level Data.pdf
24-11-2025	Additional Document	Cardinia signed Application for permit.pdf

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

 **Civic Centre**
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

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P.O. Box 7, Pakenham VIC, 3810

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12628 FOLIO 248

Security no : 124129915020A
Produced 14/11/2025 11:47 AM

LAND DESCRIPTION

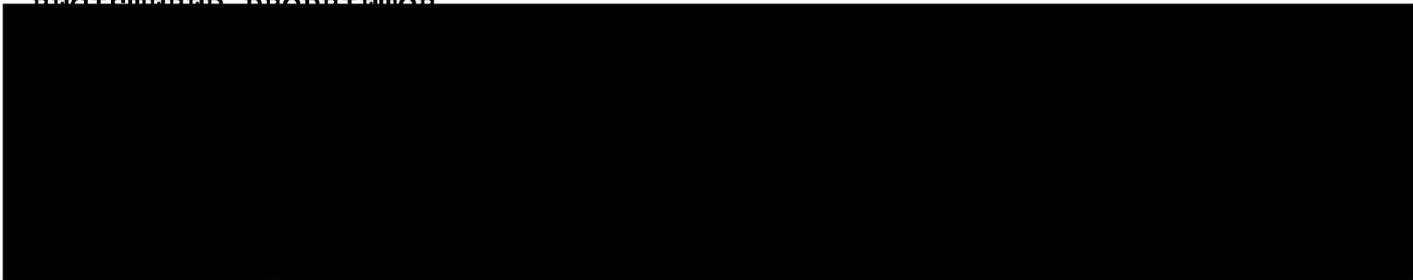
Lot 21 on Plan of Subdivision 920717W.
PARENT TITLE Volume 09363 Folio 279
Created by instrument PS920717W 13/08/2025



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Planning Application: T250719
Date Prepared: 17 March 2026

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REGISTERED PROPRIETOR



MORTGAGE AX244639M 11/09/2023
PERPETUAL CORPORATE TRUST LTD

COVENANT 0885991

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS920717W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS920717W (B)	PLAN OF SUBDIVISION	Registered	13/08/2025
AZ574401N	OWNERS CORPORATION RULES	Registered	10/09/2025

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 42 COMMERCE PLACE KOO WEE RUP VIC 3981

ADMINISTRATIVE NOTICES

NIL

eCT Control 26287D DAVIS LAWYERS
Effective from 13/08/2025

OWNERS CORPORATIONS

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS920717W

DOCUMENT END



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Planning Application: T250719

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Document Type	Plan
Document Identification	PS920717W
Number of Pages (excluding this cover sheet)	5
Document Assembled	14/11/2025 11:47

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<h1>PLAN OF SUBDIVISION</h1>	<h2>EDITION 1</h2>	<h1>PS920717W</h1>
------------------------------	--------------------	--------------------

<p>LOCATION OF LAND</p> <p>PARISH: YALLOCK</p> <p>TOWNSHIP:</p> <p>SECTION:</p> <p>CROWN ALLOTMENT: 3A (PART)</p> <p>CROWN PORTION:</p> <p>TITLE REFERENCE: VOL 9363 FOL 279</p> <p>LAST PLAN REFERENCE: LP128070 (LOT 2)</p> <p>POSTAL ADDRESS: 375 ROSSITER ROAD (at time of subdivision) KOO WEE RUP 3981</p> <p>MGA CO-ORDINATES: E: 368 450 ZONE: 55 (of approx centre of land in plan) N: 5 771 425 GDA 2020</p>	<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: S24-075 Planning Permit Reference: T240083 SPEAR Reference Number: S226547S</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Fiona Shadforth for Cardinia Shire Council on 02/06/2025</p> <p>Statement of Compliance issued: 08/07/2025</p> <div style="border: 1px solid black; padding: 5px; text-align: center;">  ADVERTISED MATERIAL Planning Application: T250719 Date Prepared: 17 March 2026 <small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small> </div>
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS				
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td style="text-align: center;">NIL</td> <td style="text-align: center;">NIL</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	NIL	NIL	<p>COMMON PROPERTY No.1 IS ALL THE LAND IN THE PLAN EXCEPT THE LAND IN LOTS 1-21.</p> <p>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS.</p> <p>COMMON PROPERTY No.1 CONTAINS A PRIVATE ROAD CALLED COMMERCE PLACE</p> <p>BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS LOCATION OF BOUNDARIES DEFINED BY BUILDINGS: MEDIAN: BOUNDARIES MARKED 'M' EXTERIOR FACE: ALL OTHER BOUNDARIES</p> <p>C.P. DENOTES COMMON PROPERTY INDICATES THE LOCATION OF STRUCTURE (NON BOUNDARY)</p>
IDENTIFIER	COUNCIL/BODY/PERSON				
NIL	NIL				
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY					
<p>SURVEY: This plan is based on survey.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. T240083</p> <p>This survey has been connected to permanent marks No(s). YALLOCK PM 31, YALLOCK PM 136 & KOO-WEE-RUP PM 47</p> <p>In Proclaimed Survey Area No. 71</p>					

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

EASEMENTS AND RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PARTY WALL	0.10	AZ439928B	VOL 4163 FOL 590
A-1	PARTY WALL	0.10	AZ439928B	LAND IN THIS PLAN

 <p>WEBSTER SURVEY GROUP ABN: 35 456 993 855 662 Main Road, Eltham 3095 P.O Box 291, Eltham 3095 Telephone: (03) 9439 4222 Facsimile: (03) 9439 5288 webstergroup.com.au</p>	<p>SURVEYORS FILE REF: 18404B 14/10/2024</p> <p>Digitally signed by: Simon Campagnolo, Licensed Surveyor, Surveyor's Plan Version (05), 29/05/2025, SPEAR Ref: S226547S</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 5</p> <p>Land Use Victoria Plan Registered 11:39 AM 13/08/2025 Assistant Registrar of Titles</p>
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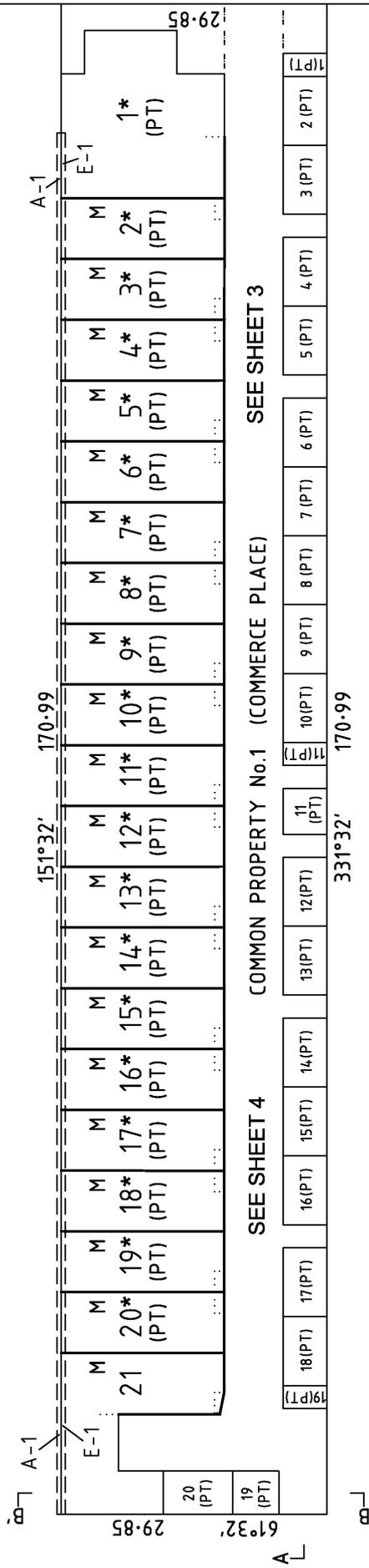
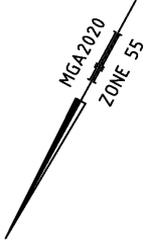
PS920717W

DENHAMS ROAD

ROSSITER ROAD


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SEE SHEET 4 COMMON PROPERTY No.1 (COMMERCE PLACE) SEE SHEET 3

SCALE 1:500	5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2 SURVEYORS REF.: 18404B
Digitally signed by: Simon Campagnolo, Licensed Surveyor, Surveyor's Plan Version (05), 29/05/2025, SPEAR Ref: S226547S		Digitally signed by: Cardinia Shire Council, 02/06/2025, SPEAR Ref: S226547S	

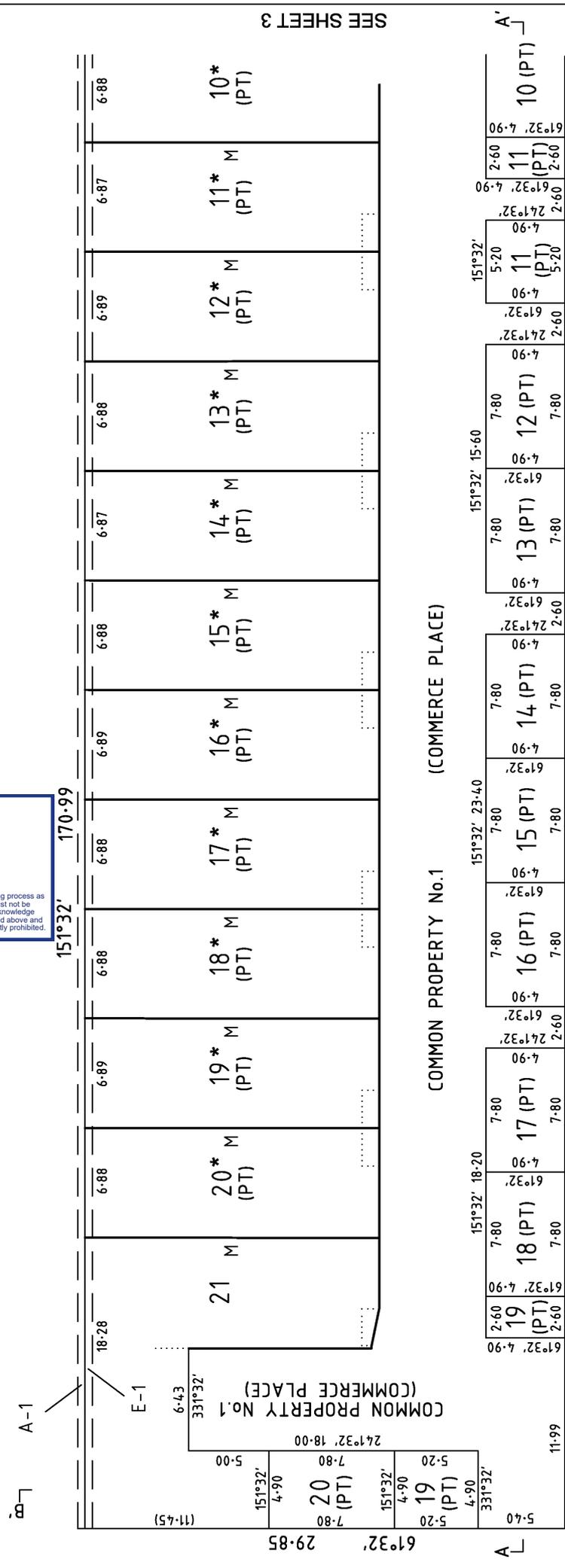
WEBSTER SURVEY GROUP
 ABN: 35 456 993 855
 662 Main Road, Eltham 3095
 P.O Box 291, Eltham 3095
 Telephone: (03) 9439 4222
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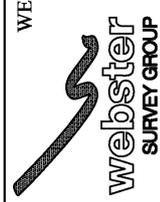
COMMON PROPERTY No.1 (COMMERCE PLACE)

COMMON PROPERTY No.1 (COMMERCE PLACE)

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151°32' 4.90	19 (PT)	7.80	24.13	18.00	5.20	11.99
331°32'	18 (PT)	7.80	24.13	18.20	5.40	11.99

61°32' 24.13	18 (PT)	7.80	7.80	151°32' 23.40	15.60	170.99
61°32' 24.13	17 (PT)	7.80	7.80	151°32' 15.60	15.60	170.99
61°32' 24.13	16 (PT)	7.80	7.80	151°32' 7.80	7.80	170.99
61°32' 24.13	15 (PT)	7.80	7.80	151°32' 0.00	0.00	170.99
61°32' 24.13	14 (PT)	7.80	7.80	151°32' 7.80	7.80	170.99
61°32' 24.13	13 (PT)	7.80	7.80	151°32' 15.60	15.60	170.99
61°32' 24.13	12 (PT)	7.80	7.80	151°32' 23.40	23.40	170.99
61°32' 24.13	11 (PT)	7.80	7.80	151°32' 31.20	31.20	170.99
61°32' 24.13	10 (PT)	7.80	7.80	151°32' 39.00	39.00	170.99

WEBSTER SURVEY GROUP
 ABN: 35 456 993 855
 662 Main Road, Eltham 3095
 P.O Box 291, Eltham 3095
 Telephone: (03) 9439 4222
 Facsimile: (03) 9439 5288
webstergroup.com.au



Amended by: Simon Campagnolo, Licensed Surveyor 13/08/2025.

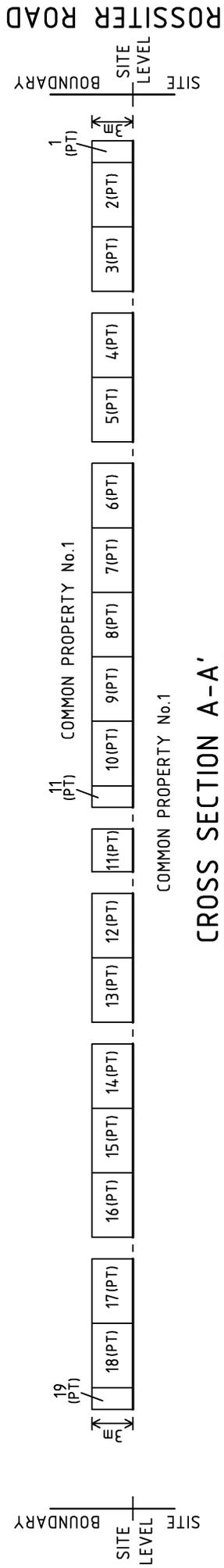
Digitally signed by: Simon Campagnolo, Licensed Surveyor,
 Surveyor's Plan Version (05),
 29/05/2025, SPEAR Ref: S226547S

Digitally signed by:
 Cardinia Shire Council,
 02/06/2025,
 SPEAR Ref: S226547S

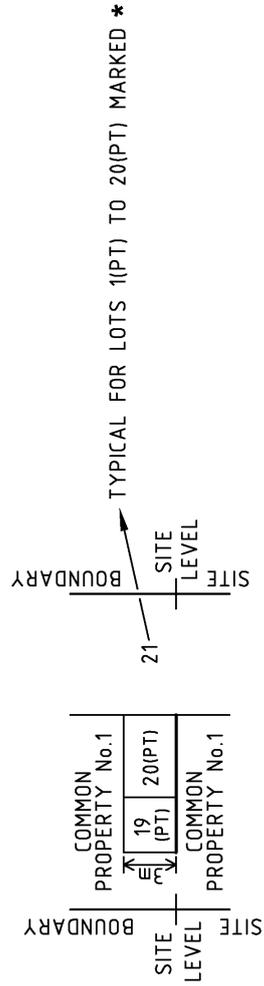
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 LENGTHS ARE IN METRES
 ORIGINAL SHEET SIZE: A3
 SHEET 4 SURVEYORS REF: 18404B

SEE SHEET 3

PS920717W



CROSS SECTION A-A'
(NOT TO SCALE)



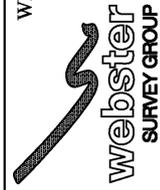
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 Surveyor's Plan Version (05),
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SCALE

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 5
SURVEYORS REF: 18404B

Digitally signed by:
 Cardinia Shire Council,
 02/06/2025,
 SPEAR Ref: S226547S



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 14/11/2025 11:47:04 AM

OWNERS CORPORATION 1
PLAN NO. PS920717W

The land in PS920717W is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 1 - 21.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

375 ROSSITER ROAD KOO WEE RUP VIC 3981

PS920717W 13/08/2025


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Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

1. AZ574401N 10/09/2025

Additional Owners Corporation Information:

PS920717W 13/08/2025

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	10	10
Lot 2	10	10
Lot 3	10	10
Lot 4	10	10
Lot 5	10	10
Lot 6	10	10



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 14/11/2025 11:47:04 AM

OWNERS CORPORATION 1
PLAN NO. PS920717W

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 7	10	10
Lot 8	10	10
Lot 9	10	10
Lot 10	10	10
Lot 11	10	10
Lot 12	10	10
Lot 13	10	10
Lot 14	10	10
Lot 15	10	10
Lot 16	10	10
Lot 17	10	10
Lot 18	10	10
Lot 19	10	10
Lot 20	10	10
Lot 21	10	10
Total	210.00	210.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.


Cardinia
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 Planning Application: T250719
 Date Prepared: 17 March 2026

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Number of Pages (excluding this cover sheet)	2
Document Assembled	14/11/2025 11:47

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1947170

885991

Freehold

CROFT & RHODEN
VICTORIA

TRANSFER OF LAND



I HENRY GARDNER of St. Kilda Road St. Kilda Gentleman being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of Eighty Four Pounds paid to me by CHARLES Edward WOODMAN of Kooweerup in the State of Victoria Farmer DO HEREBY TRANSFER to the said Charles Edward Woodman ALL my estate and interest in ALL THAT piece of land being Lot Twenty eight on Plan of Subdivision No. 4210 lodged in the Office of Titles and being part of Crown Allotment Three A Parish of Yallock County of Mornington and being part of the land more --- particularly described in Certificate of Title entered in the Register Book Volume 2805 Folio 560979 and in consideration of the foregoing I the said Charles Edward Woodman do hereby for myself my heirs executors -- administrators and transferees covenant with the said Henry Gardner --- (hereinafter called the said transferor) his heirs executors administrators and transferees or other the registered proprietor or proprietors for the time being of the balance of the land described in the said Certificate of Title or any part thereof that he shall at any time hereafter be carried on or upon the said land and no sand clay stone earth gravel or sand shall at any time hereafter be dug carried away or removed from the said land AND the said Charles Edward Woodman requests that the foregoing covenant shall appear as an encumbrance on every Certificate of Title to be issued on this or any subsequent transfer of the land hereby transferred or any part thereof and shall run with the same and every part thereof.

Cardinia
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 Planning Application: T250719
 Date Prepared: 17 March 2026
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2505 Part
 979 A R P
 Area 2.28
 Enc Covenant in
 T^o N^o 885991

10/9
 12/5/19
 8/11
 15/5/19

DATED this 6th day of May One thousand nine hundred and nineteen.

SIGNED by the said HENRY GARDNER at Melbourne in Victoria in the presence of Mr. W. Deenan

W. Deenan
 Secretary
 The Adelaide Permanent Building Society
 78 Elizabeth St. Melbourne

SIGNED by the said CHARLES EDWARD WOODMAN at Kooweerup in Victoria in the presence of

C. Adcock, J.P.

H. Gardner
Charles Edward Woodman

ENCUMBRANCES REFERRED TO



9/11/19

92,1481

X

Dated the _____ day of _____ 1919

Croft & Rhoden
Solicitors
311 Collins Street
Melbourne.

MR. HENRY GARDNER
-to-
MR. C. E. WOODMAN

T R A N S F E R

Cardinia
ADVERTISED MATERIAL
 Planning Application: T250719
 Date Prepared: 17 March 2026

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ASSISTANT REGISTRAR OF TITLES.



Town Planning Report

42 Commerce Place, Koo Wee Rup

Use and Development of land for Pet Crematorium (innominate use).



ADVERTISED MATERIAL

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Document checking / Quality control

Project	42 Commerce Place, Koo Wee Rup
Document Number	001
Prepared by	TH
Reviewed by	HP



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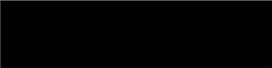
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Project overview

<hr/> Background <hr/>	
Applicant	
Owner	Zerop Developments Pty Ltd
Address	42 Commerce Place, Koo Wee Rup
Lot Description	Lot 21 PS 92071
<hr/> Relevant Planning Controls <hr/>	
Planning Policy Framework	Clause 11 - Settlement Clause 13 - Environmental Risks and Amenity Clause 21.02 - Environment
Local Planning Policy Framework Zone Overlays	Clause 33.01 - Industrial 1 Zone Clause 44.04 - Land Subject to Inundation Overlay
Particular Provisions	Clause 52.06 - Carparking
<hr/> Application Details <hr/>	
Proposal	Use and Development of land for Pet Crematorium (innominate use).
Permit Triggers	Clause 33.01-1, a planning permit is required to use land for a Pet Crematorium (innominate use). Clause 33.01-4, a planning permit is required to construct a building or construct or carry out works.



1. Introduction

1.1. Instruction / Purpose

ĀBAN Planning has been instructed by T & A Gillespie to prepare a town planning report for planning application which seeks to use and develop land for a Pet Crematorium (innominate use) on land addressed 42 Commerce Place, Koo Wee Rup.

This report assesses the proposal against relevant provisions of state and local planning policy, zoning, overlays and particular provisions of the Cardinia Shire Planning Scheme.

1.2. Considerations / limitations / Scope

This report has considered the following:

- Cardinia Shire Planning Scheme
- Town Planning Drawings prepared by Urban Solutions.
- Other relevant documents including EPA Priority Sites Register.



2. Site Description

2.1. Title Particulars

The subject site is formally described as Lot 21 PS 92071 within Volume 12628 Folio 248 which was created on the 13 August 2025.

The title documents show the subject site is burdened by a restrictive covenant. The covenant relates to quarrying and resource mining. The proposed use does not contravene the restrictions.

2.2. Subject site and surrounds

The subject site is in an industrial estate which comprises of 21 attached warehouse buildings.

A common property access runs along the western boundary and carparking is provided within the common property. The land surrounding the subject site has been developed for industrial purposes.



Figure 1 - Aerial.


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Image 1 - View of front of building.



Image 2 - View looking west along common accessway and carparking.

For further details please refer to town planning drawings at Appendix B.

2.3. Site Planning History and Contamination Assessment.

Planning Practice Note 30 relates to potentially contaminated land provides a range of information sources on exist in identifying potentially contaminated land uses. Information sources are set out in Table 1 should be consulted. These include Council records, EPA/DELWP publicly available database, and applicant information.

PPN30 notes obtaining information is a shared responsibility between Council and the applicant. It is noted the practice note states every effort should be made by the applicant or proponent to obtain this information prior to submitting an application or planning scheme amendment.

Table 1: Basic information sources for identifying potentially contaminated land

Planning/responsible authority information	<ul style="list-style-type: none"> • There is no EAO identified on the subject site. • No known contamination investigations or other relevant environmental assessment.
Public Databases	<ul style="list-style-type: none"> • Victorian Unearthed does not indicate any known contamination on the subject site or surrounds. • An assessment of the EPA priority sites register shows there are no priority sites within the surrounding area.
Application/proposal information	<ul style="list-style-type: none"> • The subject site has been developed for industrial warehouses.

2.4. Aboriginal Cultural Sensitivity

The subject site is not located in an area of aboriginal cultural sensitivity.

2.5. Bushfire Prone Area

The subject site is not located in a bushfire prone area.



3. Proposal

3.1. Overview

The application seeks to use the land for a Pet Crematorium (innominate use). A pet crematorium is a specialised facility where the bodies of deceased animals are respectfully cremated. The building will be internally rearranged to provide a reception/client area, cremation room, ash processing and storage area, equipment and fuel storage, waste storage and disposal area. A vehicle bay/loading area is provided for the receipt and dispatch of animals and ashes.

The building will house a cremator unit with a secondary combustion chamber for complete burn of emissions which results in odourless emissions, a chimney stack is proposed at a height of 1,200mm to further prevent emissions from affecting neighbouring areas. A statement regarding odour emissions has been prepared by Addfield Environmental Systems Limited to outline best practice guidance for the facility and demonstrate emissions accord with Environmental Protection Authority guidelines.

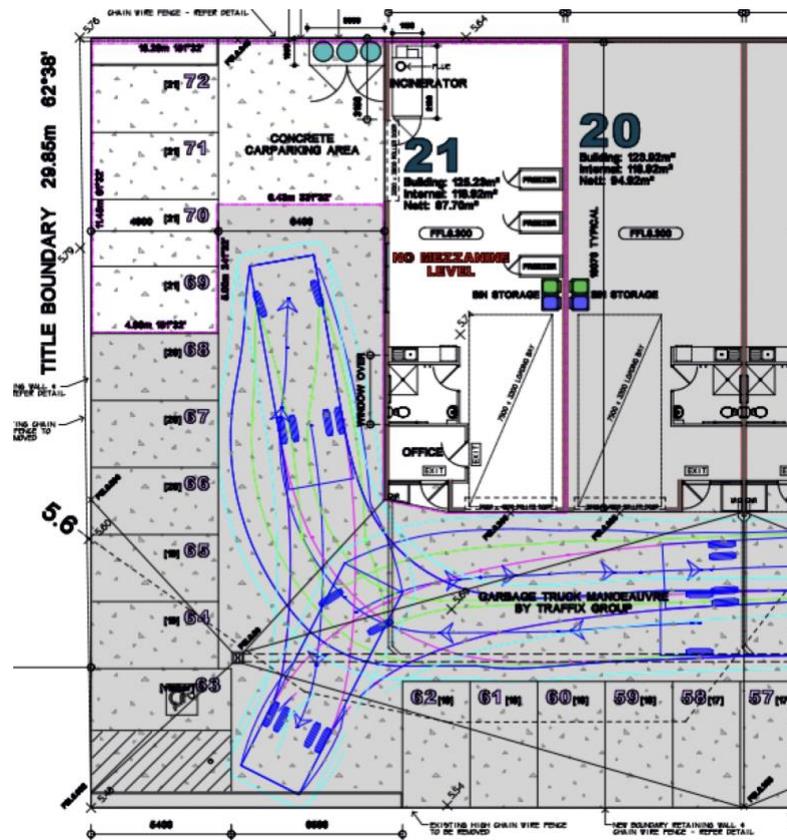


Figure 2 - Propose site plan.

The crematorium will operate three days per week with two employees present on site when operating. Animals are collected by the operators, stored on site before being processed. Remains are delivered by the operator to clients. Clients may attend site to personally deliver animals, however, no facilities are provided for customers to attend the site for extended periods. It is anticipated that up to 25 cremations would occur per week. Minor works are proposed including the erection of a chimney (exempt under clause 62.02-2) and installation of a secure open steel cage on the north-western boundary for the storage of gas bottles associated with the incinerator operating within the building. A summary of the weekly business schedule is provided below.

Weekly business schedule:

- Monday: Collect pets from our supporting veterinary clinics.
- Tuesday: Perform cremation service at the Koo Wee Rup site.
- Wednesday: Return ashes and collect pets booked.
- Thursday: Perform cremation service at the Koo Wee Rup site.
- Friday: Return ashes and collect pets booked.
- Saturday & Sunday: Closed (on-call if needed).

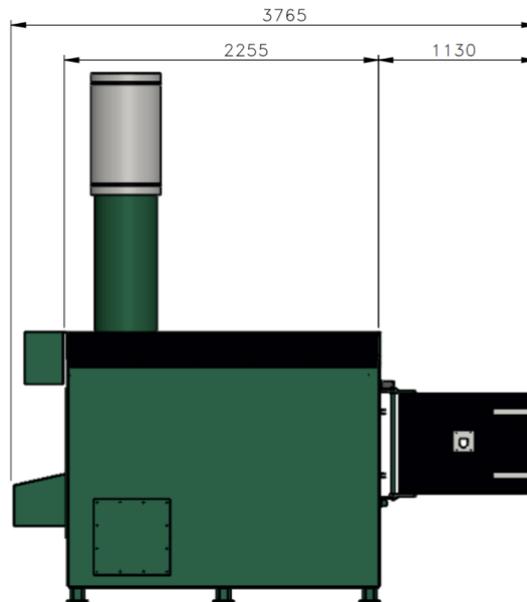


Figure 3 - Side view of portable incinerator.

For further details on the proposed development please refer to the submitted town planning drawings at Appendix B.

3.2. Planning Permit Triggers

The relevant planning permit triggers under the Cardinia Planning Scheme are set out below.

Clause 33.01-1, a planning permit is required to use land for a Pet Crematorium (innominate use).

Clause 33.01-4, a planning permit is required to construct a building or construct or carry out works.


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4. Planning Policy and Controls

4.1. Planning Policy Framework

- 11.01 - Victoria
 - 11.01-1S - Settlement
 - 11.02-1S - Supply of urban land
- 13.06 - Air Quality
 - 13.06-1S - Air quality management
- 13.07 - Amenity, Human Health and Safety
 - 13.07-1S - Land use compatibility
- 17.03 - Industry
 - 17.03-1S - Industrial land supply
 - 17.03-2S - Sustainable industry

Local Planning Policy Framework

- 21.04 - Economic Development
 - 21.04-4 - Industry

Clause 11 - Victoria

Clause 11.01-1S - Settlement

The objective of the policy is to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Clause 11.02-1S - Supply of urban land

The objective of the policy is to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses through strategies such as planning for opportunities for the consolidation, redevelopment and intensification of existing urban areas and neighbourhood character and landscape considerations.

Clause 13 - Environmental Risks and Amenity

Clause 13.06-1S - Air quality management

The objective of the policy is to assist the protection and improvement of air quality through strategies such as ensure wherever possible, that there is suitable separation between land uses that pose a human health risk or reduce amenity due to air pollutants, and sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital) and minimise air pollutant exposure to occupants of sensitive land uses near the transport system through suitable siting, layout and design responses.

Clause 13.07-1S - Land use compatibility

The objective of the policy is to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts through strategies such as ensure that use or development of land is compatible with adjoining and nearby land uses, avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses, avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures and protect commercial, industrial and other employment generating uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.



Clause 17 - Economic Development

Clause 17.03-1S - Industrial land supply

The objective of the policy is to ensure availability of land for industry through strategies such as provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment, protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development, preserve locally significant industrial land for industrial or employment generating uses, unless long-term demand for these uses can be demonstrably met elsewhere and avoid non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

Clause 17.03-2S - Sustainable industry

The objective of the policy is to facilitate the sustainable operation of industry through strategies such as ensure that industrial activities requiring substantial threshold distances are located in the core of industrial areas, encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area, minimise inter-industry conflict and encourage like industries to locate within the same area. Protect industrial activity in industrial zones from the encroachment of commercial, residential and other sensitive uses that would adversely affect industry viability and encourage industrial uses that meet appropriate standards of safety and amenity to locate within activity centres.

Clause 21.04 - Economic Development

Clause 21.04-4 - Industry

The main industrial area within the municipality is established within Pakenham with smaller industrial precincts also located in Emerald, Maryknoll, Beaconsfield, Officer, Bunyip, Koo Wee Rup and Lang Lang. A number of existing industries add value to the precincts of agricultural production.

In the Casey-Cardinia Growth Area, 2,500 additional hectares have been set aside for employment uses, including industry and commerce. Southeast Industrial Business Park (located at the intersection of Bald Hill Road and Koo Wee Rup Road, Pakenham) will provide 167 hectares of industrial land to support more jobs to be created near Pakenham.



Key issues

- *Enhancing the appearance and functionality of existing industrial areas and the design of future industrial development to create an attractive, functional and safe business environment.*
- *Providing for investment and development both for local businesses and larger industries.*
- *Facilitating the development of the Pakenham and Cardinia Road Employment Precincts.*
- *Facilitating linkages between industry and agricultural uses particularly in terms of transport networks.*
- *Locating future industry to ensure appropriate access from the transportation network.*
- *Recognising that future industry development will be increasingly linked to a range of knowledge-based services.*
- *Recognising the need for innovation, diversification and resilience to improve and develop employment opportunities and a strong employment base within the municipality.*
- *Recognising the importance of emerging technology and new types of employment into the future.*

Objective

To develop manufacturing and service industries that provide services to local residents and businesses, support local employment and reflect a high standard of urban design.

Use

- *Provide for limited retailing (restricted retail and trade supplies) in industrial areas along arterial roads provided the retailing activities do not conflict with nearby activity centres.*

- Provide for office and research and development in association with industrial activities in appropriate locations.
- Encourage the establishment of industries which add value to local agricultural produce.
- Consider the establishment of rural industries in green wedges if they are directly related, or contribute, to agricultural production.
- Encourage the establishment of service industries in townships to meet the needs of local residents and to provide for local employment.

4.2. Industrial 1 Zone

The land is zoned Industrial 1 Zone (IN1Z).

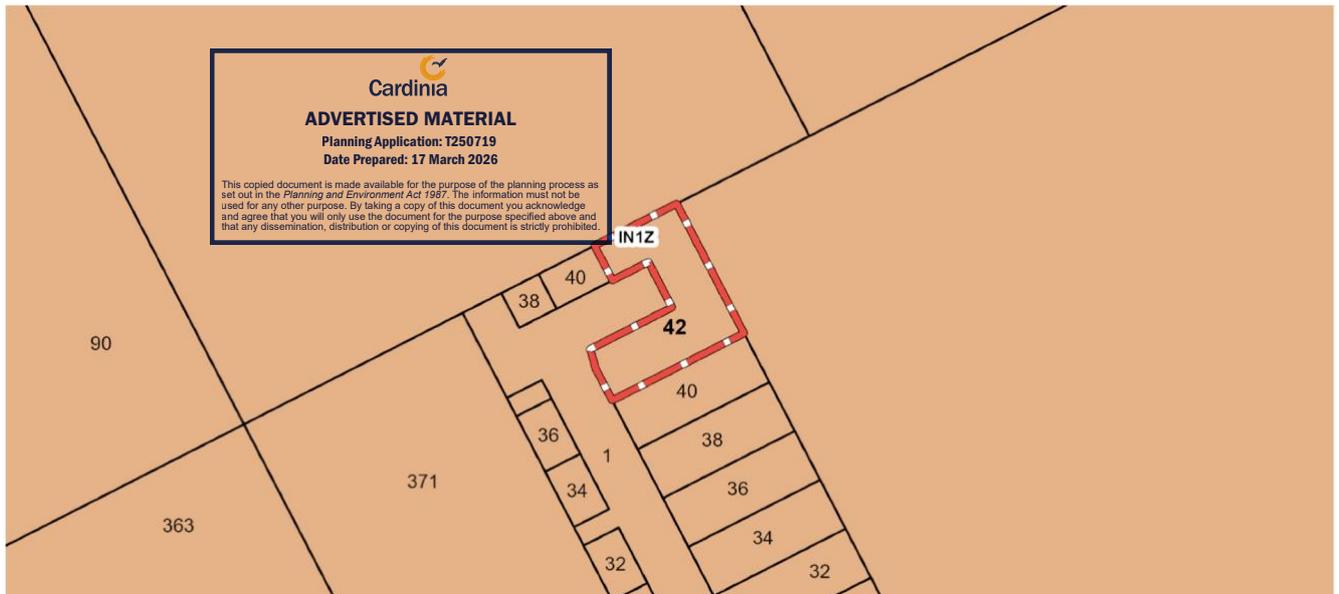


Figure 4 - Industrial 1 Zone.

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

A planning permit **is required** to use land for a Pet Crematorium (innominate land use).

A planning permit **is required** to construct a building or construct or carry out works.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

4.3. Land Subject to Inundation Overlay

The subject site is affected by a Land Subject to Inundation Overlay (LSIO).



Figure 5 - Land Subject to Inundation Overlay.

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

A permit **is not required** under this overlay as the proposed buildings and works are do not require a planning permit under Schedule 3 of the Land Subject Inundation Overlay.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any local floodplain development plan.
- Any comments from the relevant floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- Alternative design or flood proofing responses.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:

- The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
- The flood warning time available.
- Tidal patterns.
- Coastal inundation and erosion.
- The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effect of the development on river, marine and coastal health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality, estuaries and sites of scientific significance.
- Any other matters specified in a schedule to this overlay.

4.4. Particular Provisions

4.4.1. Clause 52.05 - Signs

Purpose

- To regulate the development of land for signs and associated structures.
- To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.
- To ensure signs do not contribute to excessive visual clutter or visual disorder.
- To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

The subject land is in a Category 1 area. A planning permit **is not required** to display a business identification sign up to 8sqm. No signage is proposed as part of this planning application.



4.4.2. Clause 52.06 - Carparking

Purpose

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.

Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

The purpose of the clause is to ensure the provision of an appropriate number of carparking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

A Pet Crematorium is not listed under clause 52.06. Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority.

Council have issued a planning permit under T220813 to construct buildings on the subject land. Carparking was considered under this application, and the subject building was assigned four carparks within the common access and carpark area. An explanation of how the business operates and whether clients would attend the site will assist to demonstrate the existing level of carparking on the property is capable of providing the necessary parking requirements associated with the use of the land.

4.5. Decision Guidelines

4.5.1. Approval of an application or plan

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*



5. Assessment



5.1. Overview

The proposal has been carefully informed by a review of relevant planning policy and provisions of the Cardinia Planning Scheme. The proposal strongly aligns with key considerations, objectives and strategies of state and local planning policy.

Having regard to the site history, surrounding development context, the purpose and decision guidelines of the IN1Z and LSIO of the Cardinia Planning Scheme, relevant planning guidance and policies and other planning considerations, the proposal can be broken down to a series of questions and discussions that are explored in more detail to demonstrate the proposed development can be supported by Council. The following key considerations are relevant to the assessment of the proposal:

- Is the proposal consistent with the Planning Policy Framework?
- Does the proposal meet the purpose of Industrial 1 Zone?
- Is the proposed carparking appropriate with regard to carparking demand and traffic generation by the proposed use?

5.2. Key Considerations

5.2.1. Is the proposal consistent with the Planning Policy Framework?

State settlement policies seek to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. The proposed use is located in an industrial precinct which provides for use and development that may adversely affect residential areas.

Clause 13 refers to environmental risks and amenity considerations. Relevant clauses to the proposed development include clause 13.05-1S which seeks to assist the control of noise effects on sensitive uses by ensuring that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions, using a range of building design, urban design and land use separation techniques to the land use functions and character of the area.

Adjoining sites are used for industrial purposes including warehouses, mechanic repairs and building supplies. Information from the supplier of the incinerator demonstrates the proposed use will not unreasonably affect surrounding businesses and complies with Environmental Protection Authority guidelines. The emissions associated with the use will be dispersed through a chimney which sits 1200mm above the roof line to ensure the odourless smoke will not unreasonably impact adjacent properties.

Clause 13.07-1S seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts by ensuring that use and development of land is compatible with adjoining and nearby land uses and protects existing commercial, industrial and other uses from encroachment by use or development that would compromise the ability of those uses to function safely.

The subject site is zoned Industrial 1 Zone (IN1Z) which provides for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities. The proposed use is considered a compatible operation with the purpose of the zone.

Clause 15 refers to the built environment and encourages development to respect existing neighbourhood character and create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

The subject and surrounds do not have an identified long term future character within the planning scheme and development has been allowed to develop organically within the area.

The built form of the surrounding area can be described as generally single-storey prefabricated buildings constructed in a semi-attached/attached form with a flat roof profile.

Clause 17.02-1S seeks to encourage development that meets the community's needs for retail, entertainment, office and other commercial services through strategies such as locating commercial facilities in existing or planned activity centres and ensuring commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure. Clause 17.03-1L specifically relates to strategies to ensure availability of land for industry.

The subject site is within an established industrial area and the proposed use and development will allow for a new local business to offer services which are compatible with other businesses operating within adjacent warehouses and surrounding properties.

Clause 18.02-4S seeks to ensure an adequate supply of carparking that is appropriately designed and located through strategies such as allocating or requiring land to be set aside for carparking subject to the existing and potential modes of access including public transport, the demand for off-street carparking, road capacity and the potential for demand management of carparking and protect amenity of residential precincts from the effects of road congestion created by on-street parking.

The proposed development will provide three (3) off-street carparks for staff and customer parking. The carparks will be available throughout the day for customers and the limited number of customers who attend the site to deliver animals. A loading and unloading facilities are established within the building for deliveries and pick up.

5.2.2. Does the proposal meet the purpose of Industrial 1 Zone?

The purpose of the Industrial 1 Zone is to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.*

Clause 17.02-1S seeks to encourage development that meets the community's needs for retail, entertainment, office and other commercial services through strategies such as locating commercial facilities in existing or planned activity centres and ensuring commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.

The subject site is zoned Industrial 1 Zone (IN1Z) which is an industrial area which allows for a range of industrial uses and development. The industrial precinct is located approximately 214m to the east of the subject building.

Adjoining sites are used for industrial purposes including warehouses, mechanic repairs and building supplies. Information from the supplier of the incinerator demonstrates the proposed use will not unreasonably affect surrounding businesses, the incinerator is odourless and smokeless and complies with Environmental Protection Authority guidelines. The emissions associated with the use will be dispersed through a chimney which sits 1200mm above the roof line to ensure the emissions will not unreasonably impact adjacent properties.

The subject building has reticulated services available to provide for the proposed use. The proposed use will not generate unreasonable traffic movements within the street network or accessway and the building provides adequate loading and unloading facilities to allow for deliveries and pick up associated with the business. All material associated with the business will be stored within the building. An open secure steel cage is proposed to be sited at the rear of the building for the storage of gas bottles. This will result in one carpark being unavailable for parking. A carpark will be available throughout the day for customers to attend the site to deliver animals, there are no facilities available for customers to remain on site for extended periods. Loading and unloading facilities are already established within the building for deliveries and pick up.



5.2.3. Is the proposed carparking appropriate with regard to carparking demand and traffic generation by the proposed use?

A Pet Crematorium is not listed under clause 52.06. Clause 52.06-6 states where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority. This does not apply to the use of land for a temporary portable land sales office located on the land for sale.

The town planning drawings show four carparks have been assigned to the subject building, it is proposed to retain three of these carparks for staff associated with the business. A carpark is available for customers who will only attend the site to deliver animals. No provision has been made for customers to remain on the site for extended periods.

The purpose of the clause is to *ensure the provision of an appropriate number of carparking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*

Council issued planning permit under T220813 to construct 21 warehouse buildings on the subject land which included a carparking layout to provide carparking in accordance with the statutory requirement of warehouses under Table 1 of clause 52.06-5.



6. Conclusion

The proposal has been carefully informed by a review of relevant planning policy and provisions of the Cardinia Planning Scheme in addition to the feasibility and demand for a local business.

The proposal strongly aligns with key considerations, objectives and strategies of state and local planning policy.

We submit that the proposal for the use and development of land for a Pet Crematorium (innominate use) should be supported for the reasons detailed in this report.

It is respectfully requested that a permit be issued by the Responsible Authority and we would be pleased to assist in the progress of this application and await your earliest advice with regards to public notice.

ĀBAN Planning



10 February 2026

Statutory Planner
Cardinia Shire Council
PO Box 7,
Pakenham VIC 3810



T250719 - Use and development for a Pet Crematorium - 42 Commerce Place, Koo Wee Rup

ĀBAN Planning continue to act on behalf of the landowner in relation to the above matter.

I am pleased to provide a response to a request for further information dated 22 December 2025 regarding the above application which seeks to use and develop land for a Pet Crematorium at the above address. The matters raised in the request have been addressed chronologically below.

1. Payment of application fee to Council.

We are pleased to confirm the application fee has been settled by our client.

2. Provide a short description detailing if animals are to be stored on site prior to cremation and if so, any associated facilities and duration of storage.

We are pleased to submit amended town planning drawings which show the location of freezers for storage of animals within the building.

The cremator will begin operating two days a week, increasing to three if demand for services increases. The business schedules all veterinary clinic collections two days a week, ensuring each body is held for a maximum of 24-48 hours before cremation. These bodies are stored in 1 of our 3 new 500-litre freezers, each measuring approximately 164.6cm long and 85cm wide. The ashes are then packed and returned to the veterinary clinic the following business day.

Weekly business schedule:

- Monday: Collect pets from our supporting veterinary clinics.
- Tuesday: Perform cremation service at the Koo Wee Rup site.
- Wednesday: Return ashes and collect pets booked.
- Thursday: Perform cremation service at the Koo Wee Rup site.
- Friday: Return ashes and collect pets booked.
- Saturday & Sunday: Closed (on-call if needed).

3. Fully dimensioned plans drawn to a stated scale, clearly showing the following:

- a) Boundaries and dimensions of the site as detailed on the Certificate of Title (Lot 21 only).**
- b) Any existing easements including asset type, depth and size.**
- c) Location of existing and proposed buildings and/or structures.**
- d) Location of all constructed surfaces including car parking areas.**
- e) Internal arrangement of the building for the proposed use.**
- f) Location of any of internal stairs and mezzanines.**
- g) The maximum height and materials of the proposed gas tanks storage cage notated.**

Note: It is expected that these plans will be very similar to the plans submitted, however are instead limited to the building and boundaries of Lot 21 only and not showing other properties.

We are pleased to submit revised town planning drawings to address the above items. We note that we have included the common property access to demonstrate vehicles can enter and exit the site in a forwards direction as required under clause 52.06 for a new use.

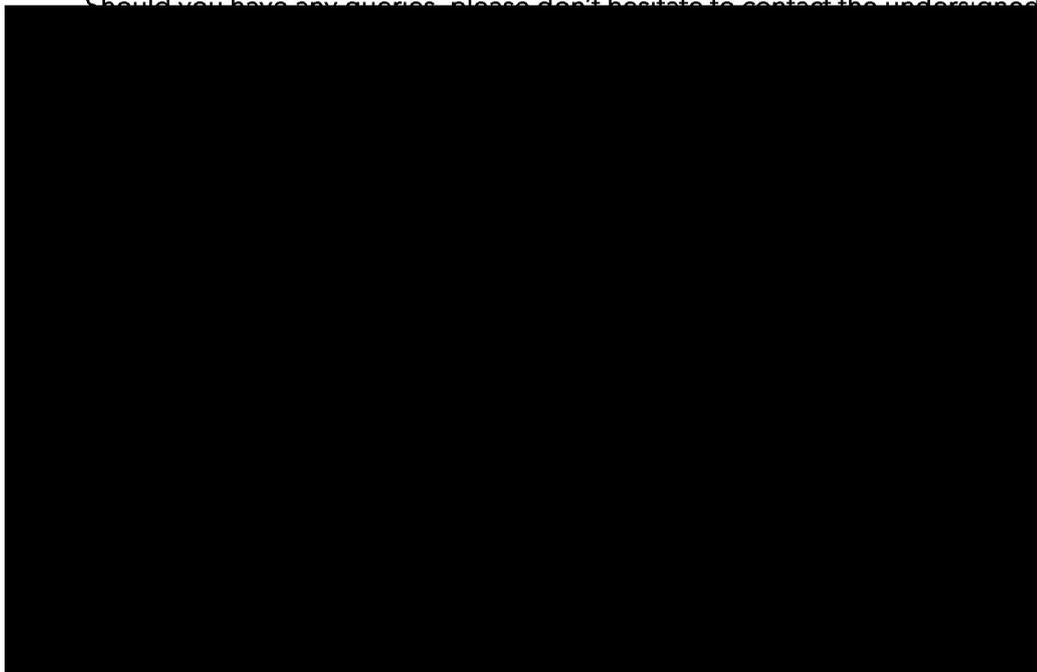
Preliminary Design Concerns

Most recently endorsed plans for the overall development under Planning Permit T220813 show a mezzanine level and associated stairs within Warehouse 21. The proposed location of the incinerator appears to conflict with the approved located of the internal stairs.

We note a mezzanine was approved under planning permit T220813, however, there is no intention by the business operator to construct this mezzanine as it is not required for the proposed use. The plans show no mezzanine within the building.

We trust this allows for the progression of the application. If this response is deemed unsatisfactory by Council we hereby request an extension of time to respond to the request to 20 March 2026.

Should you have any queries, please don't hesitate to contact the undersigned.




Cardinia
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 Planning Application: T250719
 Date Prepared: 17 March 2026

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Pet Cremation



ADVERTISED MATERIAL

Planning Application: T250719

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PET200 Pet cremation machine for all house pets

Highly efficient and reliable pet cremation machine for up to 7 house pets a day. Easily established in most locations.



The PET 200 pet cremation machine is designed to be the most efficient solution for cremating medium to large pets. Front opening for ease of loading and de-ashing to optimise your daily throughput to up to 7 pets. Designed for safety, performance and efficiency benefiting from Hot Hearth technology, continuously recycling heat throughout and below the primary cremation chamber, delivering complete 360° heating and reducing cremation time.

Unrivalled in it's field boasting a 40% reduction in fuel consumption compared to alternative solutions. Perfect machine for new pet crematoriums.

Machine Specification

External L x W x H (mm)	2810 x 1150 x 1950/3825
Internal L x W x H (mm)	1200 x 750 x 700
Chamber Volume (m³)	0.63
Weight (approx tonnes)	3.2
Max Load Capacity (kg)	200
Nominal Burn Rate UK* (kg/hr)	<45
Burn Rate [Export Only]* (kg/hr)	50 - 75
Thermal Capacity (kW)	216
Power Supply 50/60 hz	220 - 250v
Door Aperture	750 x 550
Hot Hearth Principle	Double Pass
Fuel Types	Diesel, LPG, N-Gas
Control Panel	AI or PLC
Insulation Fire Brick	Grade E23
Insulation Board	25mm Super-wool
Fire Brick (Alumina)	42.5%

*We reserve the right to change the specification, dimensions and quality of materials from time to time, so long as the alteration is minor or an improvement to the said product.

Primary Chamber

- Heavily insulated internal refractory lining. Constructed from high grade refractory brick ensuring a secure self supporting, interlocking arrangement.
- Manually opening, securely locking, access door with viewing port.
- Automatic temperature controlled on-off waste ignition burner complete with internal air fans.
- Hot Hearth Combustion Burner, temperature controlled on-off, complete with internal air fans.
- Secondary combustion burner air fans, automatically controlled distribution to their designated area.
- Two temperature sensor mounting points.

Secondary Chamber

- Fully insulated internal refractory lining. Constructed from high grade refractory brick and low thermal mass insulation.
- Secondary chamber burnout burner, temperature controlled on-off complete with internal air fans
- Automatically controlled integrated combustion burner air fans.
- Temperature sensor mounting point at the base of the exit flue ensuring the chamber reaches the necessary 850°C minimum, with a 2 second retention time.

Optional Extras

	De-ashing Tool	✓
	Pet & Horse Cremulator	✓
	Lift Table	✓
	Fuel Tank	✓
	Spares Kit & Servicing	✓

Pet Cremation

PET200 Pet cremation machine for all house pets



Waste Loading and De-Ashing

The PET series of cremators are ergonomically designed for easy and safe loading of most household pets. Loading through the front facing door can be completed manually or with the aid of a hydraulic lifting table. Able to be safely loaded multiple times throughout a cycle to enable multiple individual pet cremations in a day. At the end of every incineration process, ash should be discharged through the loading door onto the supplied catcher tray prior to being loaded for the next burn.

The Addfield Difference

- Pre-Fabricated 8mm & 10mm robust mild steel casing, seam welded and suitably stiffened/ braced where necessary.
- Lightweight resilient refractory fibre insulation door, providing a tight seal, giving excellent thermal efficiency.
- Primary chamber lining thickness 180mm rated up-to 1450°C.
- Premium paint finish - Steel structures are painted using a two-pack high grade paint system.
- Unique Hot Hearth technology enabling increased efficiency of cremation by providing additional heating below the chamber encouraging 360° heat distribution.
- Multi-layered refractory lining using fire bricks and insulation bricks, improving thermal efficiency.



Additional Operation Equipment



Hydraulic Lift Table

Providing an easier way of lifting weights up to 150kg. Having an extendable bed for safer loading. Height adjustable up to 1.3m, and a pull lever to smoothly lower the table. Ball bearing assisted loading tray.



De-ashing Tools

De-ashing tools increase the comfort of de-ashing the cremator. Associated with removing hot ash from the chamber of the cremator straight into the ash box, ready to be processed in the cremulator unit.

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Pet Cremulator

The cremulator processes the remains of domestic animals and grinds them into a fine ash for returning to the owner. The operation process for this only takes 60 seconds from bone material to a final ash residue.

STATEMENT REGARDING ODOUR FOR PROPOSED PET CREMATORIUM

DATED: 22/08/2024

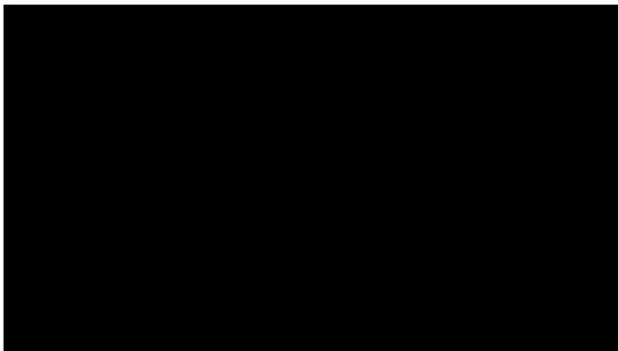
To whom it may concern,

The proposed pet crematorium machine includes an integral odour and pollution prevention system, known as a secondary after chamber which ensures no odour is emitted from the stack of the pet crematorium machines.

Furthermore, 'Integrated Pollution Prevention and Control (IPPC)' guidance and 'Process Guidance Note 5/03(13) Statutory guidance for animal carcase incineration', identifies key areas of potential odour release with regards to associated activities of the facility such as transportation and storage of animal carcasses. It also provided a list of Best Available Techniques for controlling odour, such as refrigeration of animal carcasses, storage in leak proof containers among other recommendations. We have advised the client to incorporate this guidance into a Hazard Analysis and Critical Control Point (HACCP) plan for the site

Ultimately whilst it is expected odours will be inevitable generated, protocols are in place to the extent no such no odours will leave the boundary of the site.

If you have any questions into the matter you can contact me on the below details.




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Expected Emission Data

Brand/Equipment: Addfield Pet Cremation Machines

Application: Domestic Pets

Below are the expected emissions from the Addfield Pet Cremation Machines. Stack emission are resulting from pet cremation - domestic cats and dogs. Operating at a nominal throughput of <50kg/hr, with a secondary after chamber in place with a minimum temperature of 850 deg.C

Parameter (EN)	Addfield
Particulate Matter	16 mg/Nm ³
NO _x	180 mg/Nm ³
SO _x	62mg/Nm ³
CO	42mg/Nm ³
Total VOC (As carbon)	0.6mg/Nm ³
Heavy Metals	0.01ng/Nm ³
HCl	1.04mg/Nm ³
HF	0.07mg/Nm ³



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ADDFIELD PET-200 CREMATOR
Sound Level Measurements

01962 461016
0203 8650332

Measurements of the sound emissions from the Addfield PET-200 Cremator have been undertaken within the semi-reverberant environment in the Addfield factory. All measurements have been undertaken with a calibrated Class 1 sound level meter. All fans of the Cremator were operating at full duty during the measurements. The measurements were undertaken in the centre of the factory floor (single reflecting plane).

Sound power levels have been determined of the plant as a whole in general accordance with the methodology of BS EN ISO 3744-2010 using a traverse microphone method.

Induct sound power levels of the chimney have been determined in general accordance with the methodology of BS EM ISO 5136-2003 using a traverse microphone method.

	Octave Band Centre Frequency (Hz) Sound Power Level, L_w (dB)								dB(A)
	63	125	250	500	1k	2k	4k	8k	
PET-200 Casing Radiated	73	76	78	77	76	73	67	64	80
PET-200 Chimney	64	69	62	52	42	36	36	32	57

Table 1.1 – Measured Sound Power of PET-200 Cremator

The sound pressure level of the plant has been measured at a distance of 5m to the side of the unit.

	Octave Band Centre Frequency (Hz) Sound Pressure, $L_p@5m$ (dB)								dB(A)
	63	125	250	500	1k	2k	4k	8k	
PET-200 Casing Radiated	53	51	53	54	53	50	43	39	57

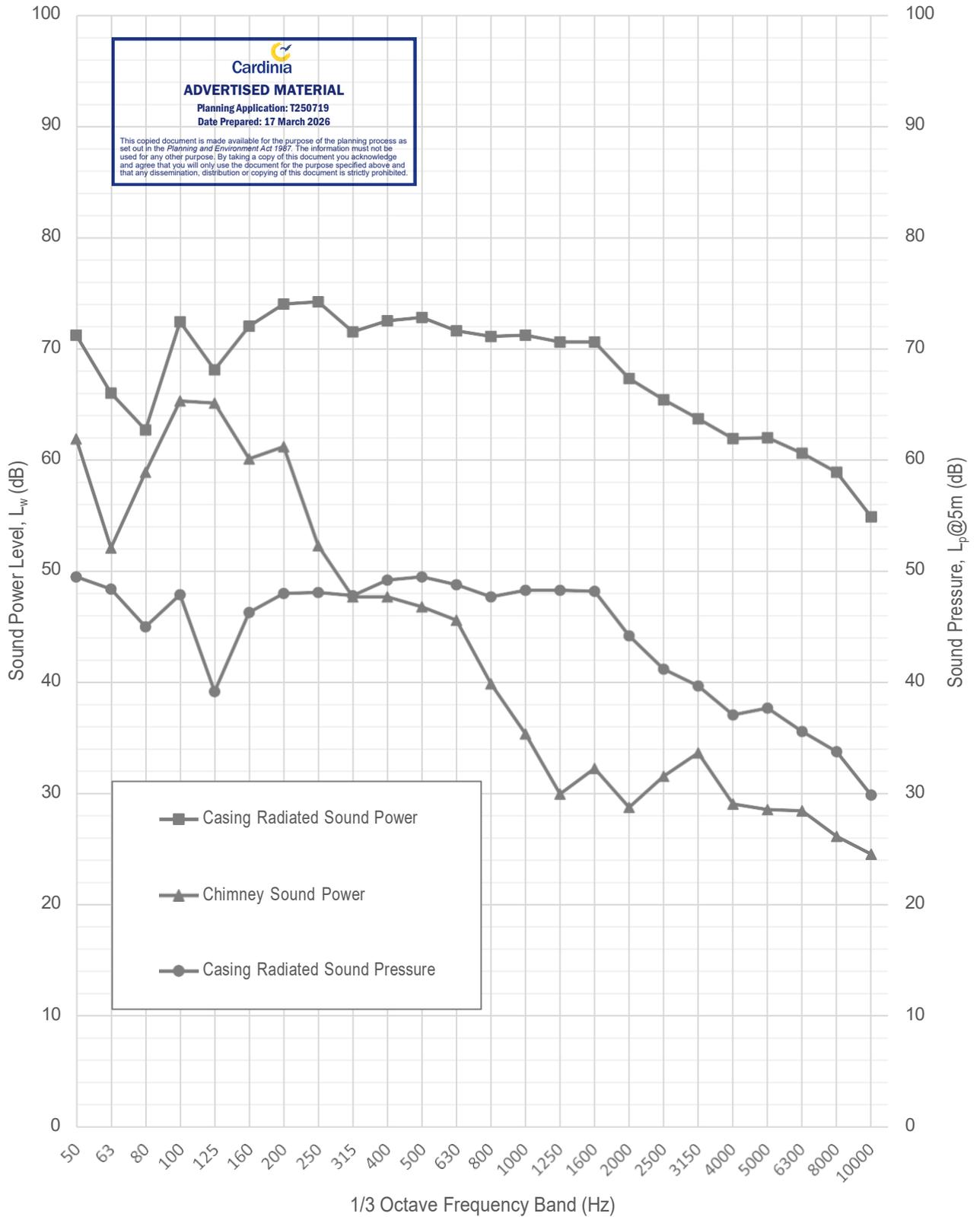
Table 1.2 – Measured Sound Pressure level of PET-200 Cremator

Third octave measurement results are provided on the attached chart.

All measurements have been corrected for background noise. Measurements have not been corrected for reverberation within the factory.

PET-200

1/3 Octave Measurement Data



No. 381



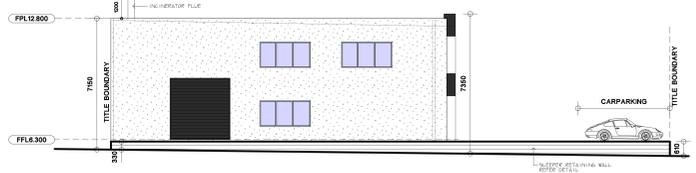
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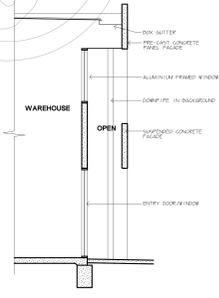
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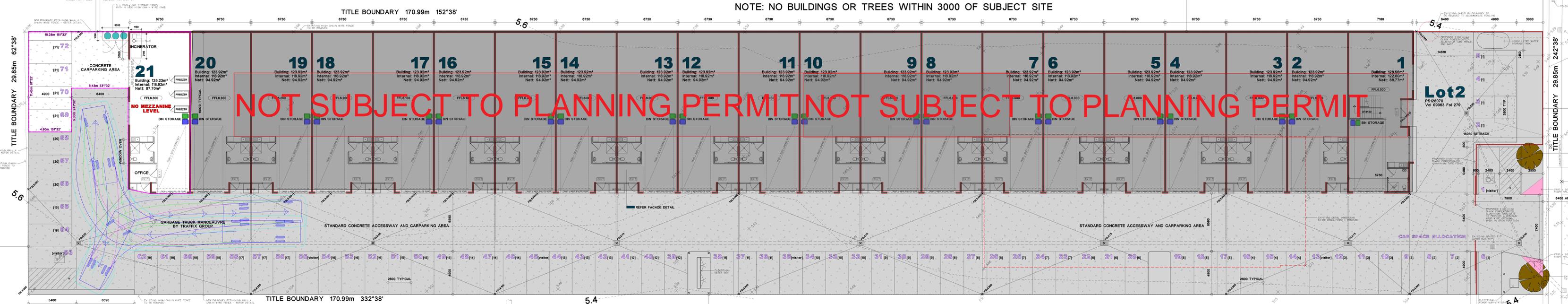
North Elevation



Facade Detail



NOT SUBJECT TO PLANNING PERMIT NOT SUBJECT TO PLANNING PERMIT



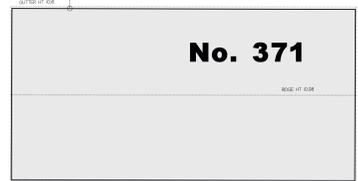
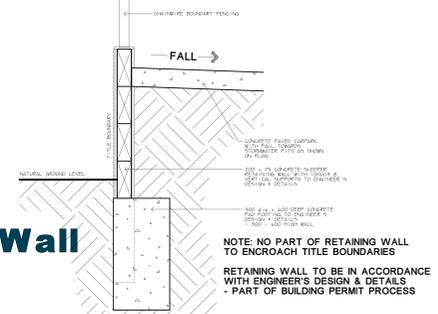
Site Analysis

Site Area:	5104.05 m ²	
Site Coverage:	2608.25 m ²	51.10 %
Hard Surface:	2337.79 m ²	45.80 %
Landscaped Area:	158.01 m ²	3.10 %
Overall Building Area:	2608.40 m ²	
Internal Building Area:	2500.40 m ²	
including Mezzanines:	2580.82 m ²	
Internal Building Area for Car Parking Calculation Area:	2076.82 m ²	

Floor / Site Plan

NOTE: All levels and contours shown have been taken from Feature Survey. The access way drainage shown is an indication only and taken from preliminary Civil Engineer's drawings. Water stormwater drainage and retention to Engineer's Design and Approved by Relevant Authority

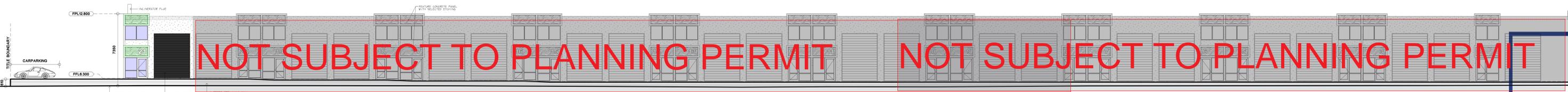
Retaining Wall Detail



PROPOSED WAREHOUSE FITOUT - Unit 21
375 (Lot 2) Rossiter Road, Koo Wee Rup 3981

Finishes

- Roof Covering**
METAL ROOF PANELS
COLOR: POLYURETHANE POLYESTER
COLOR: POLYURETHANE POLYESTER
- Wall Cladding [1]**
CONCRETE PRECAST PANELS
COLOR: SOLID GREY FINISH
- Wall Cladding [2]**
CONCRETE PRECAST PANELS
COLOR: SOLID GREY FINISH
- Wall Cladding [3]**
CONCRETE PRECAST PANELS
COLOR: SOLID GREY FINISH
- Wall Cladding [4]**
CONCRETE PRECAST PANELS
COLOR: SOLID GREY FINISH
- Wall Cladding [5]**
CONCRETE PRECAST PANELS
COLOR: SOLID GREY FINISH
- Wall Cladding [6]**
CONCRETE PRECAST PANELS
COLOR: SOLID GREY FINISH
- Windows**
ALUMINIUM FRAMED WINDOWS
GLASS: TINTED GLASS
COLOR: ANODIZED ALUMINIUM
- Roller Doors**
METAL ROLLER DOORS
COLOR: ANODIZED ALUMINIUM



West Elevation



East Elevation

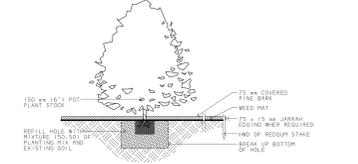


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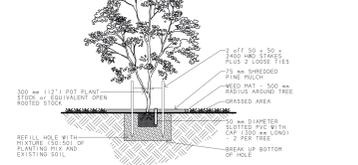
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Landscape Specifications

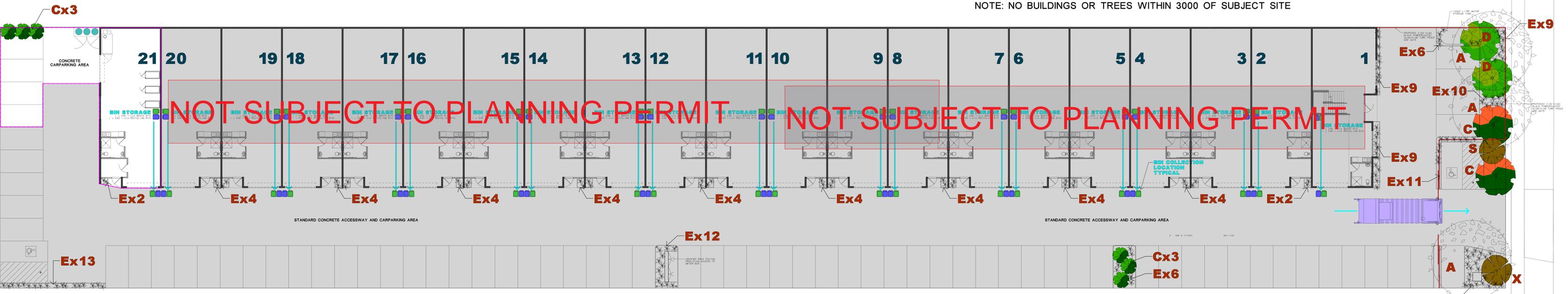
- Site Preparation**
The site shall be prepared in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site. The applicant shall ensure that the site is prepared in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site.
- Grading for Garden Beds and Grassy Areas**
The site shall be graded in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site. The applicant shall ensure that the site is graded in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site.
- Tree Protection**
The site shall be protected in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site. The applicant shall ensure that the site is protected in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site.
- Land Areas**
The site shall be prepared in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site. The applicant shall ensure that the site is prepared in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site.
- Planting**
The site shall be planted in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site. The applicant shall ensure that the site is planted in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site.
- Landscaping Areas**
The site shall be landscaped in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site. The applicant shall ensure that the site is landscaped in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site.
- Paved Areas**
The site shall be paved in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site. The applicant shall ensure that the site is paved in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site.
- Maintenance Schedule**
The site shall be maintained in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site. The applicant shall ensure that the site is maintained in accordance with the site plan and approved with Council for the purpose of site preparation and construction of the site.



General Shrub Planting Detail



General Tree Planting Detail



Landscape & Waste Management Plan

Landscape Schedule

ID	SCIENTIFIC NAME	COMMON NAME	H x W	PLANT SIZE	PLANTING	LOCAL EXISTING
A	ACACIA IMPLEXA	HICKORY BATTLE	15-7	300	3	YES
B	INDIGERERA AUSTRALIS	AUSTRAL INDIGO	3 x 2	150	6	YES
C	DAVIDSIA LATIFOLIA	HOP BITTER-PEA	3 x 2	150	2	YES
D	ODONDISIA DIATA	HOP OODONDISIA	3 x 2.5	150	2	YES
E	MIXTURE OF GRASS COVERS					
	BRACHYPODION WHELLENII	WHELENS GRASS	5-10 x 10	1000	2	YES
	ADENOPHYLLIS AUSTRALIS	WHELENS GRASS	5-10 x 10	1000	2	YES
	ADENOPHYLLIS AUSTRALIS	WHELENS GRASS	5-10 x 10	1000	2	YES
	ADENOPHYLLIS AUSTRALIS	WHELENS GRASS	5-10 x 10	1000	2	YES
S	BETULA PENDULA	SILVER BIRCH	EXISTING TREE TO REMAIN			
X	EXISTING TREE	EXISTING TREE TO REMAIN				

ROSSITER ROAD