



brazier motti

**APPLICATION FOR A DEVELOPMENT PERMIT FOR MATERIAL  
CHANGE OF USE FOR MEDIUM IMPACT INDUSTRY (WATER  
BOTTLING FACILITY)**

**on land located at  
L10 UPPER DAINTREE ROAD, UPPER DAINTREE  
described as  
LOT 10 ON SP304851  
for  
JP & VE NOLI**

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*Figure 1: Satellite Imagery of the subject land (source Queensland Globe September 2019)*

*Figure 2: Satellite Imagery of the subject land with contour levels (source Queensland Globe September 2019)*

## 1.0 INTRODUCTION

This report has been prepared on behalf of the Applicant, JP and VE Noli.

The Applicant is seeking approval from Douglas Shire Council for a Material Change of Use for Medium Impact Industry (Water Bottling Facility) on land located at Upper Daintree Road, Upper Daintree and properly described as Lot 10 on SP304851.

This development application addresses all relevant assessment provisions pursuant to section 51 of the *Planning Act 2016*. The report includes a review of the sites characteristics, addresses the merits of the development with regard to the provisions of the Douglas Shire Planning Scheme and evaluates the town planning issues associated with the proposed development. The facts and circumstances relied upon in the preparation of this report are current and relevant as at September 2019.

## 1.1 SUMMARY OF APPLICATION

Details of the application are summarised in the table below:

<b>Location and Property Description</b>	Upper Daintree Road, Upper Daintree Lot 10 on SP304851
<b>Proposal</b>	Material Change of Use for Medium Impact Industry (Water Bottling Facility)
<b>Planning Scheme</b>	Douglas Shire Planning Scheme
<b>Level of Assessment</b>	Impact Assessable
<b>Referral Agencies</b>	Nil

Mandatory forms, including DA Form 1 is included at *Appendix A* of this report. Land owners consent from James Paul Noli and Valmae Evelyn Noli to the making of this application is also included at *Appendix A*.

## 2.0 THE SITE

### 2.1 SITE DESCRIPTION

The land subject to this application is summarised in the following table:

<b>Site Address</b>	Upper Daintree Road, Upper Daintree
<b>Property Description</b>	Lot 10 on SP304851
<b>Site Area</b>	74.87 hectares
<b>Encumbrances</b>	Easement D on RP25790 and Easement E on RP726174 – benefitting Douglas Shire Council
<b>Registered Land Owner</b>	James Paul Noli and Valmae Evelyn Noli

The current Title Search confirming the abovementioned is included at *Appendix B* of this report. A Smart Map is also included at *Appendix B* to show the existing configuration of the subject land.

### 2.2 SITE CHARACTERISTICS & SURROUNDING AREA

The site is located at Upper Daintree Road, Upper Daintree, on land described as Lot 10 on SP304851. Figure 1 below, identifies the subject land.

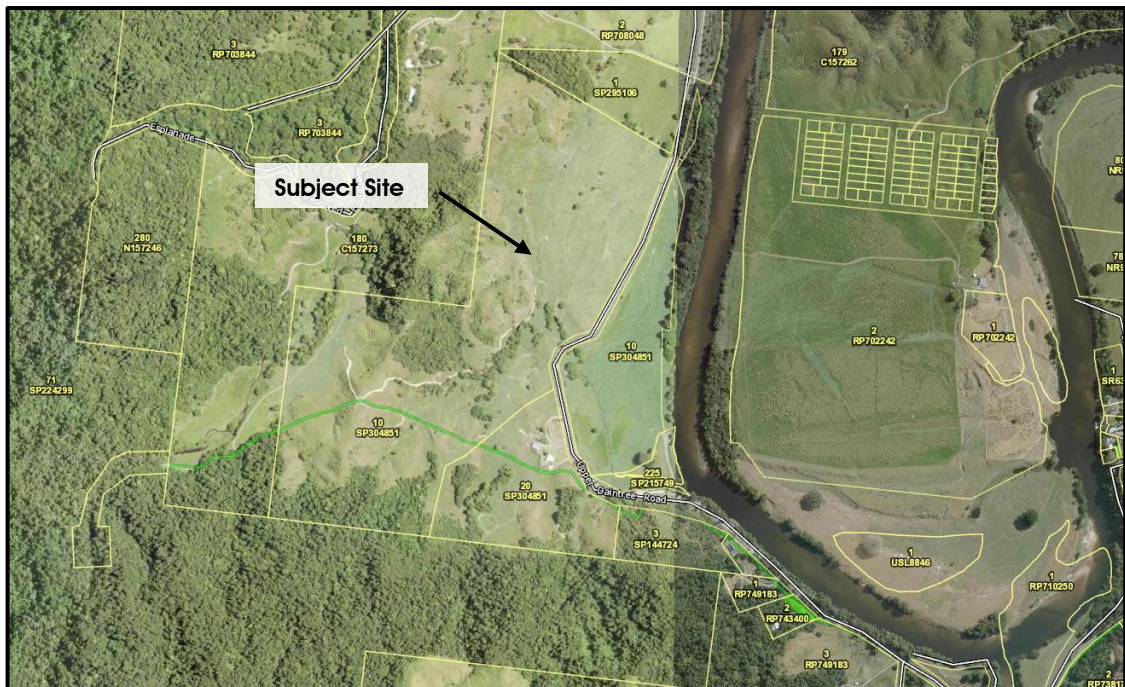


Figure 1: Satellite Imagery of the subject land (source Queensland Globe September 2019)

The subject land has an area of approximately 74.87 hectares and has frontage to Upper Daintree Road. The subject land is currently used for grazing purposes and is generally void of existing vegetation. It is also noted that the subject land does not contain any existing buildings or structures.

The front of the subject land is reasonably flat, however, the topography of the site increases in grade in the western parts of the site. Figure 2 below shows the contour levels of the subject land.



Figure 2: Satellite Imagery of the subject land with contour levels (source Queensland Globe September 2019)

On a wider perspective, the subject land is located approximately 1.7 kilometres (as the crow flies) west from the Daintree Village township. The land is generally surrounded by large rural holdings. The Daintree River is located approximately 150 metres east of the site.

### 2.3 PRE-LODGEEMENT MEETING

A pre-lodgement meeting was undertaken with Douglas Shire Council on Wednesday 21<sup>st</sup> August 2019. The meeting was attended by Neil Beck from Douglas Shire Council, the Applicant, as well as the Applicants planning consultant, Brazier Motti Pty Ltd.

It was indicated that Council were generally supportive of the proposed establishment of the Water Bottling Facility, however, there would need to be further investigations undertaken, particularly in relation to the water being obtained from the intake and traffic.

### 3.0 PROPOSED DEVELOPMENT

This Development Application seeks approval from Douglas Shire Council for an application for a Material Change of Use Medium Impact Industry (Water Bottling Facility) on land located at Upper Daintree Road, Upper Daintree and properly described as Lot 10 on SP304851.

The Applicant is proposing to 'tap' into Council's existing water supply, located on Lot 80 on SP224299. The water will be gravity fed to a 10,000 litre holding tank and then piped (gravity) to the water bottling facility, where the water is filtered and treated and then bottled.

It is intended to 'bottle' the water in BPA-free paperboard packaging, which are eco-friendly and sustainable, compared to plastic bottles. The biodegradable cartons come flat-packed and will be formed, filled and sealed by specialist equipment within the Water Bottling Facility building on site. Once the cartons are filled and ready they will be packaged and transported to the off-site storage facility, ready for distribution.

It is understood that the water allocation from Douglas Shire Council is a maximum of 10,000 litres of water per day. Accordingly, it is intended that output from the Water Bottling Facility may be in the order of 20,000 500ml cartons of water per day.

The proposed Water Bottling Facility building is a single storey building and has a total floor area of approximately 250m<sup>2</sup>. The building will contain the water filtration and treatment system, as well as the specialist carton forming, filling and sealing equipment. It is noted that the building will provide amenities and a staff room. The proposed building is located in the north western part of the site, being setback approximately 30 metres from the western boundary and approximately 110 metres from the northern boundary. An access driveway from Upper Daintree Road will provide vehicle access to the Water Bottling Facility building.

As mentioned, once filled, the cartons will be packaged and transported to the off-site storage facility, ready for distribution. It is intended to only have one truck (body truck) movement to and from the site per day. In addition to the truck movements, the only other vehicle movements will be the staff's vehicles. On site car parking and manoeuvring area is provided on site, in front of the Water Bottling Facility building. As identified on the Site Plan, it is proposed to provide four (4) dedicated car parking spaces on site.

The operation will employ two (2) staff and will operate within usual business hours.

Plans of development, including a Site Plan and a floor plan and elevations of the Water bottling facility building are included at *Appendix C*.

## 4.0 LEGISLATIVE FRAMEWORK

### 4.1 PLANNING ACT 2016 CONSIDERATIONS

The purpose of the *Planning Act 2016* (PA) is to “establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning, development assessment and related matters that facilitates the achievement of ecological sustainability”.

This section provides an overview of the legislative context of the development application under the provisions of the *Planning Act 2016*.

<b>Assessable Development</b>	The proposed development constitutes assessable development under the Douglas Shire Planning Scheme. Accordingly, pursuant to Section 44(3) of the <i>Planning Act 2016</i> a development approval is required.
<b>Assessment Manager</b>	Pursuant to Schedule 8 of the <i>Planning Regulation 2017</i> the Assessment Manager for this development application is Douglas Shire Council.
<b>Level of Assessment</b>	The Douglas Shire Planning Scheme identifies that the proposed development is Impact Assessable.
<b>Public Notification</b>	<p>The application is Impact Assessable, therefore, in accordance with section 53 of the <i>Planning Act 2016</i> public notification is required.</p> <p>In accordance with section 53(4) of the <i>Planning Act 2016</i> Public Notification will be undertaken for 15 business days.</p>

### 4.1 REFERRAL AGENCIES

Schedule 10 of the *Planning Regulation 2017* outlines the triggers for the referral of the development application to other agencies.

A review of the Development Assessment Mapping System (DAMS) and other matters has confirmed that the proposed development does not trigger referral under Schedule 10 of the *Planning Regulation 2017*.



## 5.0 THE PLANNING FRAMEWORK

The Douglas Shire Planning Scheme is the current planning scheme for the Douglas region. The planning scheme commenced on and from 2 January 2018. The Douglas Shire Planning Scheme sets a clear direction for future development and sustainable growth.

The following sections of this report provide an assessment of the proposed development against the relevant provisions of the Planning Scheme.

### 5.1 DEFINED LAND USE UNDER DOUGLAS SHIRE PLANNING SCHEME

Under the Douglas Shire Planning Scheme the proposed development is defined as Medium Impact Industry. Schedule 1 of the planning scheme provides the following definition for Medium Impact Industry:

*Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:*

- *potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;*
- *potential for noticeable offsite impacts in the event of fire, explosion or toxic release;*
- *generates high traffic flows in the context of the locality or the road network;*
- *generates an elevated demand on the local infrastructure network;*
- *onsite controls are required for emissions and dangerous goods risks;*
- *the use is primarily undertaken indoors;*
- *evening or night activities are undertaken indoors and not outdoors.*

Examples of Medium Impact Industry land uses include:

*Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working).*

Additional examples and thresholds for industry uses are provided at SC 1.1.2 of Schedule 1 of the Douglas Shire Planning Scheme. Specifically, the following is provided as an example of Medium Impact Industry:

*Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum*

### 5.2 APPLICABLE DOUGLAS SHIRE PLANNING SCHEME PROVISIONS & LEVEL OF ASSESSMENT

The table below provides an overview of the planning scheme applicable to the subject land and the proposed development provisions under the Douglas Shire Planning Scheme:

<b>Zone</b>	Rural Zone
<b>Local Plan</b>	Not Applicable
<b>Overlays</b>	<ul style="list-style-type: none"> <li>• Acid Sulfate Soils Overlay (Land above 5m AHD and below 20m AHD)</li> <li>• Flood and Storm Tide Inundation Overlay (100 Year ARI)</li> <li>• Landscape Values (Medium Landscape Value)</li> </ul>

	<ul style="list-style-type: none"> <li>• Natural Areas Overlay (MSES – Regulated Vegetation (Of Concern Regional Ecosystem) and MSES – Regulated Vegetation (Intersecting a Watercourse)</li> <li>• Transport Network Overlay (Adjoining Major Rural Road)</li> </ul>
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The Assessment Table for the Rural Zone identifies an application for a Material Change of Use for Medium Impact Industry is Impact Assessable.

While the Table of Assessment for the Rural Zone identifies that the proposed development requires assessment against the entire planning scheme, it is considered appropriate to specifically assess the proposed development against the following planning scheme codes:

<b>Applicable Codes</b>	Zone Code	<ul style="list-style-type: none"> <li>• Rural Zone Code</li> </ul>
	Overlay Codes	<ul style="list-style-type: none"> <li>• Acid Sulfate Soils Overlay Code</li> <li>• Flood and Storm Tide Inundation Overlay Code</li> <li>• Landscape Values Overlay Code</li> <li>• Natural Areas Overlay Code</li> <li>• Transport Network Overlay Code</li> </ul>
	Development Codes	<ul style="list-style-type: none"> <li>• Industry Activities Code</li> <li>• Access, Parking and Servicing Code</li> <li>• Environmental Performance Code</li> <li>• Infrastructure Works Code</li> <li>• Landscaping Code</li> </ul>

### 5.3 ASSESSMENT AGAINST APPLICABLE CODES

Under the Douglas Shire Planning Scheme, codes set out the performance requirements to be satisfied by development. An assessment against the applicable Planning Scheme Codes is as follows:

#### 5.3.1 Assessment Against Zone Code

##### **Rural Zone Code**

The subject land is wholly contained within the Rural Zone. Generally, land within the Rural Zone should provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping, extractive industries and other primary production activities.

The proposed Water Bottling Facility building is a single storey building and has a total floor area of approximately 250m<sup>2</sup>. The proposed building is located in the north western part of the site, being setback approximately 30 metres from the western boundary and approximately 110 metres from the northern boundary. From the Upper Daintree Road frontage the proposed building is setback in excess of 450 metres. An access driveway from Upper Daintree Road will provide vehicle access to the Water Bottling Facility building.

It is acknowledged that the proposed development does not represent a rural development or activity and is identified as an inconsistent land use, however, the Water Bottling Facility is dependent on being established in this location (i.e. where the

water supply is). The proposed infrastructure associated with the Water Bottling Facility is low impact and is no different to infrastructure which could be established for a rural industry. It is also noted that, while the proposed development is defined as Medium Impact Industry, the nature of the proposed land use is very low impact and not industrial.

The location, scale, design and height of the proposed development is compatible with the landscape values of the locality and is in keeping with the amenity of adjoining premises and the rural character of the area and will be located to achieve adequate from neighbouring properties and the road frontage.

Furthermore, due to the nature of the proposed land use, it is considered that the proposed development is appropriately located and the broader rural landscape will not be impacted on from the establishment of the proposed Medium Impact Industry (Water Bottling Facility) in this location.

Overall, it is considered that the proposed development is generally consistent with the outcomes identified in the planning scheme for the Rural Zone. Furthermore, it is considered that there are sufficient grounds to support the proposed development at this location as it will not adversely affect the character or amenity of the locality or the zone.

### **5.3.2 Assessment Against Overlay Codes**

#### **Acid Sulfate Soils Overlay Code**

The overlay mapping identifies the natural ground level of the site being above five (5) metres AHD but below 20 metres AHD. Accordingly, assessment against the Acid Sulfate Soils Overlay Code is applicable.

The proposed development does not involve any major excavation or filling other than minor earthworks to prepare the slab for the proposed shed. Accordingly, the disturbance of material potentially containing acid sulfate soils will be avoided.

Overall, it is considered that the proposed development achieves general consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Acid Sulfate Soils Overlay Code.

#### **Flood Inundation and Hazard Overlay Code**

The overlay mapping identifies that part of the subject land is within the 100 year ARI flood inundation area. Accordingly, assessment against the Flood and Storm Tide Inundation Overlay Code is applicable.

While the site is identified as being partly within the 100 year ARI flood inundation area, the building associated with the proposed Water Bottling Facility will be located outside of the inundation area. Therefore,

As the building is sited outside of the flood inundation area, it is considered that the development is located and designed to ensure the safety of all persons and minimise the possibility of any damage to the development.

It is also noted that as the proposed development does not involve any alteration to the nature of the site, accordingly, there should not be any adverse impacts from flood inundation on adjoining properties.

Overall, it is considered that the proposed development achieves general consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Flood and Storm Tide Inundation Overlay Code.

### **Landscape Values Overlay Code**

The overlay mapping identifies that that part of the subject land where the proposed development is located has Medium Landscape Values. Accordingly, assessment against the Landscape Values Overlay Code is applicable.

The subject land is currently used for grazing purposes and is therefore, generally void of significant landscape elements and features. The proposed Water Bottling Facility is a relatively low impact development, in that it consists of a single storey building, located in the north eastern corner of the site, approximately 500 metres from the Upper Daintree Road frontage.

The proposed Water Bottling Facility building is no different to a shed for rural industry, which could be established on the site. Accordingly, it is considered that the location, scale, design and height of the proposed development is compatible with the landscape values of the locality.

Overall, it is considered that the proposed development achieves general consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Landscape Values Overlay Code.

### **Natural Areas Overlay Code**

The overlay mapping identifies that the subject land contains MSES – Regulated Vegetation (Of Concern Regional Ecosystem) and MSES – Regulated Vegetation (Intersecting a Watercourse). Accordingly, assessment against the Natural Areas Overlay Code is applicable.

The subject land is currently used for grazing purposes and is therefore, generally void of any matters of environmental significance. The proposed Water Bottling Facility building and associated access have been appropriately sited to ensure that adverse impacts on any matters of environmental significance and natural areas are avoided.

Overall, it is considered that the proposed development achieves general consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Natural Areas Overlay Code.

### **Transport Network Overlay Code**

The subject land has direct road frontage to Upper Daintree Road, which is identified as a Major Rural Road. Accordingly, assessment against the Transport Network Code is applicable.

The purpose of the Transport network overlay code is to ensure that development provides transport infrastructure that supports a safe, efficient transport network, including the active transport network.

An access driveway from Upper Daintree Road will provide vehicle access to the Water Bottling Facility building.

As mentioned, once filled the cartons will be packaged and transported to the off-site storage facility, ready for distribution. It is intended to only have one (1) truck (body truck) movement to and from the site per day. In addition to the truck movements, the only other vehicle movements will be the staff's vehicles.

It is considered that the access point will operate safely and efficiently and will appropriately accommodate the anticipated type and volume of vehicles accessing the site.

It is acknowledged that the truck will have to travel through the Daintree Village township, however, given that it will be one (1) movement to and from the site per day, it is considered that this will not result in adverse impacts on the residential area.

Overall, it is considered that the proposed development achieves general consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Transport Network Overlay Code.

### 5.3.3 Assessment Against Development Codes

#### Industry Activities Code

The purpose of the Industry Activities Code is to ensure that:

- the scale, character and built form of development contributes to a high standard of amenity;
- the design incorporates facilities and features that contribute to a high standard environment for workers and customers; and
- the development has access to development infrastructure, including utility installations and essential services.

The proposed Water Bottling Facility building is a single storey building and has a total floor area of approximately 250m<sup>2</sup>, which is a site coverage of less than 1%. The proposed building is located in the north western part of the site, being setback approximately 30 metres from the western boundary and approximately 110 metres from the northern boundary. From the Upper Daintree Road frontage the proposed building is setback in excess of 450 metres.

The building will contain the water filtration and treatment system, as well as the specialist carton forming, filling and sealing equipment. In addition, the building will provide amenities and a staff room.

An access driveway from Upper Daintree Road will provide vehicle access to the Water Bottling Facility building. As identified on the Site Plan it is proposed to provide a total of four (4) on-site parking spaces and sufficient manoeuvring area for all vehicles entering and existing the premises. All on-site vehicle parking spaces and manoeuvring areas will be designed and constructed in accordance with relevant standards, including parking bay dimensions, aisle widths, speed control grades, vehicle turn-arounds etc.

Given the location, scale, design and height of the proposed development is considered that the development is compatible with the landscape values of the locality and will not require substantial landscaping to be provided. However, if any landscaping is required as part of the proposed development, it will be designed and planned in accordance with the planning scheme requirements.

Overall it is considered that the proposed development is of a scale, character and built form of development contributes to a high standard of amenity. Furthermore, the proposed Water Bottling Facility achieves consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Industry Activities Code.

#### Access, Parking and Servicing Code

The Access, Parking and Servicing Code seeks to ensure that parking and access infrastructure and facilities are provided to service the demand of the development.

The Access, Parking and Servicing Code states that for a Medium Impact Industry land use, vehicle parking must be provided at a rate of one (1) space per 90m<sup>2</sup> of Gross Floor Area (GFA).

Accordingly, based on a GFA of 250m<sup>2</sup> for the Water Bottling Facility building, a total of 2.7 car parking spaces should be provided. As identified on the Site Plan it is proposed to provide a total of four (4) on-site parking spaces. Accordingly, the proposed development complies with the car parking requirements prescribed.

All on-site vehicle parking spaces and manoeuvring areas will be designed and constructed in accordance with relevant standards, including parking bay dimensions, aisle widths, speed control grades, vehicle turn-arounds etc.

An access driveway from Upper Daintree Road will provide vehicle access to the Water Bottling Facility building and the on-site car parking area. As previously mentioned, it is considered that the access point will operate safely and efficiently and will appropriately accommodate the anticipated type and volume of vehicles accessing the site.

Overall it is considered that the proposed development achieves consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Access, Parking and Servicing Code.

#### **Environmental Performance Code**

The Environmental Performance Code seeks to ensure that development is designed and operated to avoid or mitigate impacts on sensitive receiving environments.

The development itself does not have the potential to cause any adverse impacts on the amenity of adjacent and surrounding land. It is expected that conditions will be imposed in relation stormwater drainage, stormwater quality, soil and erosion sediment control to ensure that there are no adverse impacts as a result of the proposed development.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Environmental Performance Code.

#### **Infrastructure Works Code**

The Infrastructure Works Code seeks to ensure that development provides infrastructure designed and constructed to meet the needs of development are area safe and efficient.

The building will contain the water filtration and treatment system, as well as the specialist carton forming, filling and sealing equipment. In addition, the building will provide amenities and a staff room. Connections to any required infrastructure services will be undertaken in accordance with the specifications of the FNQROC Development Manual. Conditions of approval requiring connections to the required infrastructure services are expected.

As previously mentioned vehicular access to the proposed development will be via the access point on the Upper Daintree Road. An access driveway from Upper Daintree Road will provide vehicle access to the Water Bottling Facility building and the on-site car parking area. As previously mentioned, it is considered that the access point will operate safely and efficiently and will appropriately accommodate the anticipated type and volume of vehicles accessing the site.

Overall it is considered that the proposed development achieves consistency with the applicable Acceptable Outcomes and Performance Outcomes of the Infrastructure Works Code.

**Landscaping Code**

The Landscaping Code seeks to ensure that landscaping is provided to enhance the tropical amenity and character of the region.

If any landscaping is required as part of the proposed development, it will be designed and planned in accordance with the planning scheme requirements.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Landscaping Code.

## 6.0 CONCLUSION

This report has been prepared on behalf of the Applicant, JP and VE Noli in support of an application to Douglas Shire Council for a Material Change of Use for Medium Impact Industry (Water Bottling Facility) on land located at Upper Daintree Road, Upper Daintree and properly described as Lot 10 on SP304851.

The abovementioned has demonstrated that the proposal appropriately responds to outcomes sought and is generally in accordance with the relevant assessment benchmarks of Douglas Shire Planning Scheme.

The proposed development is of a scale and nature that contributes to the proper and orderly development of the locality and is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area.

While the proposed development does not represent a rural development or activity and is identified as an inconsistent land use in the Rural Zone, the Water Bottling Facility is dependent on being established in this location (i.e. where the water supply is). The proposed infrastructure associated with the Water Bottling Facility is low impact and is of a scale, character and built form of development contributes to a high standard of amenity.

Overall, it is considered that the proposed development is an appropriate response to the site and, subject to the imposition of reasonable and relevant conditions, Council will be able to issue a Development Permit for a Material Change of Use for a Material Change of Use for Medium Impact Industry (Water Bottling Facility) on land located at Upper Daintree Road, Upper Daintree and properly described as Lot 10 on SP304851.



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**Document Status**

Development Application	Author	Reviewer	Date
	Name	Name	
34863-001-01	Erin Berthelsen	Gavin Allwood	September 2019

# Attachment A

# DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	JP & VE Noli
Contact name <i>(only applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	C/- Brazier Motti Pty Ltd PO Box 1185
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	07 4033 2377
Email address <i>(non-mandatory)</i>	erin.berthelsen@braziermotti.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	34863-001-01

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

## PART 2 – LOCATION DETAILS

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

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

#### 3.1) Street address and lot on plan

Street address **AND** lot on plan (all lots must be listed), **or**

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Upper Daintree Road	Upper Daintree
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	10	SP304851	Douglas
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

**Note:** Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

Coordinates of premises by longitude and latitude

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

Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

Additional premises are relevant to this development application and their details have been attached in a schedule to this application

Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

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

Name of port authority for tidal area (if applicable):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

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

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

<b>6.1) Provide details about the first development aspect</b>	
a) What is the type of development? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?	
<input type="checkbox"/> Code assessment	<input checked="" type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
Material Change of Use for Medium Impact Industry (Water Bottling Facility)	
e) Relevant plans	
<b>Note:</b> <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms guide: Relevant plans</a>.</i>	
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application	
<b>6.2) Provide details about the second development aspect</b>	
a) What is the type of development? <i>(tick only one box)</i>	
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?	
<input type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
e) Relevant plans	
<b>Note:</b> <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>	
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application	

**6.3) Additional aspects of development**

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

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

Material change of use  Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot  Yes – complete division 2

Operational work  Yes – complete division 3

Building work  Yes – complete *DA Form 2 – Building work details*

**Division 1 – Material change of use**

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

**8.1) Describe the proposed material change of use**

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Water Bottling Facility	Medium Impact Industry	n/a	250m <sup>2</sup>

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

Yes

No

**Division 2 – Reconfiguring a lot**

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

**9.1) What is the total number of existing lots making up the premises?****9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)**

Subdivision (complete 10))

Dividing land into parts by agreement (complete 11))

Boundary realignment (complete 12))

Creating or changing an easement giving access to a lot from a construction road (complete 13))

**10) Subdivision****10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

**10.2) Will the subdivision be staged?**

Yes – provide additional details below

No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

12.2) What is the reason for the boundary realignment?

--

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

### Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Road work               | <input type="checkbox"/> Stormwater       | <input type="checkbox"/> Water infrastructure  |
| <input type="checkbox"/> Drainage work           | <input type="checkbox"/> Earthworks       | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping             | <input type="checkbox"/> Signage          | <input type="checkbox"/> Clearing vegetation   |
| <input type="checkbox"/> Other – please specify: | <input style="width: 100%;" type="text"/> |  |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

<input type="checkbox"/> Yes – specify number of new lots:	<input style="width: 100%;" type="text"/>
<input type="checkbox"/> No	

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

\$ <input style="width: 100%;" type="text"/>
--

## PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

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

## PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

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

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

Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane's port limits
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – construction of new levees or modification of existing levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- Local heritage places



Matters requiring referral to the <b>chief executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> <li>• The <b>Chief executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to <b>the Brisbane City Council:</b> <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the <b>Minister under the <i>Transport Infrastructure Act 1994</i>:</b> <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the <b>relevant port operator:</b> <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the <b>Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works marina ( <i>more than six vessel berths</i> )

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

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <ul style="list-style-type: none"> <li>• that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> <i>Further advice about information requests is contained in the <a href="#">DA Forms Guide</a>.</i>

## PART 7 – FURTHER DETAILS

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

- Yes – provide details below or include details in a schedule to this development application  
 No

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

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

- Yes – a copy of the receipted QLeave form is attached to this development application  
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid  
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

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

- Yes – show cause or enforcement notice is attached  
 No

23) Further legislative requirements

### Environmentally relevant activities

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

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

**Note:** Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

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

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

### Hazardous chemical facilities

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

- Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application  
 No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### Clearing native vegetation

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

Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

**Note:** 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

### Environmental offsets

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

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### Koala conservation

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

Yes

No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### Water resources

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

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

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

### Waterway barrier works

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

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### Marine activities

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

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### Quarry materials from a watercourse or lake

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

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

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

#### **Quarry materials from land under tidal waters**

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

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

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

#### **Referable dams**

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

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

**Note:** See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

#### **Tidal work or development within a coastal management district**

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

- Yes – the following is included with this development application:  
 Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)  
 A certificate of title  
 No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

#### **Queensland and local heritage places**

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

- Yes – details of the heritage place are provided in the table below  
 No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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#### **Brothels**

23.14) Does this development application involve a **material change of use for a brothel**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*  
 No

#### **Decision under section 62 of the Transport Infrastructure Act 1994**

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

- Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)  
 No

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p><b>Privacy</b> – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> <li>such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or</li> <li>required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>otherwise required by law.</li> </ul> <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

## PART 9 – FOR OFFICE USE ONLY

Date received:  Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	

Relevant licence number(s) of chosen assessment manager	
---	--

<b>QLeave notification and payment</b>	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date received form sighted by assessment manager	
Name of officer who sighted the form	

**Owner's consent for making a development application under the  
*Planning Act 2016***

James Paul Noli and Valmae Evelyn Noli

as owner of the premises identified as follows:

Upper Daintree Road, Upper Daintree  
Lot 10 on SP304851

consent to the making of a development application under the *Planning Act 2016* by:

JP & VE Noli  
C/- Brazier Motti Pty Ltd

on the premises described above for:

Material Change of Use for Medium Impact Industry (Water Bottling Facility)

J Noli  
Valmae

23.9.19

23.9.19.

[signature of owner and  
date signed]

# Attachment B



# CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 32159269

Search Date: 19/09/2019 11:15

Title Reference: 51160527

Date Created: 26/09/2018

Previous Title: 20371097

50436057

## REGISTERED OWNER

Dealing No: 719018155 28/09/2018

JAMES PAUL NOLI

VALMAE EVELYN NOLI

JOINT TENANTS

## ESTATE AND LAND

Estate in Fee Simple

LOT 10 SURVEY PLAN 304851

Local Government: DOUGLAS

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10641134 (POR 121)  
Deed of Grant No. 20083018 (POR 139)
2. EASEMENT IN GROSS No 601521861 (N764613) 07/01/1975  
BURDENING THE LAND  
TO COUNCIL OF THE SHIRE OF DOUGLAS  
OVER EASEMENT D ON RP25790 AND EASEMENT E ON RP26174

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

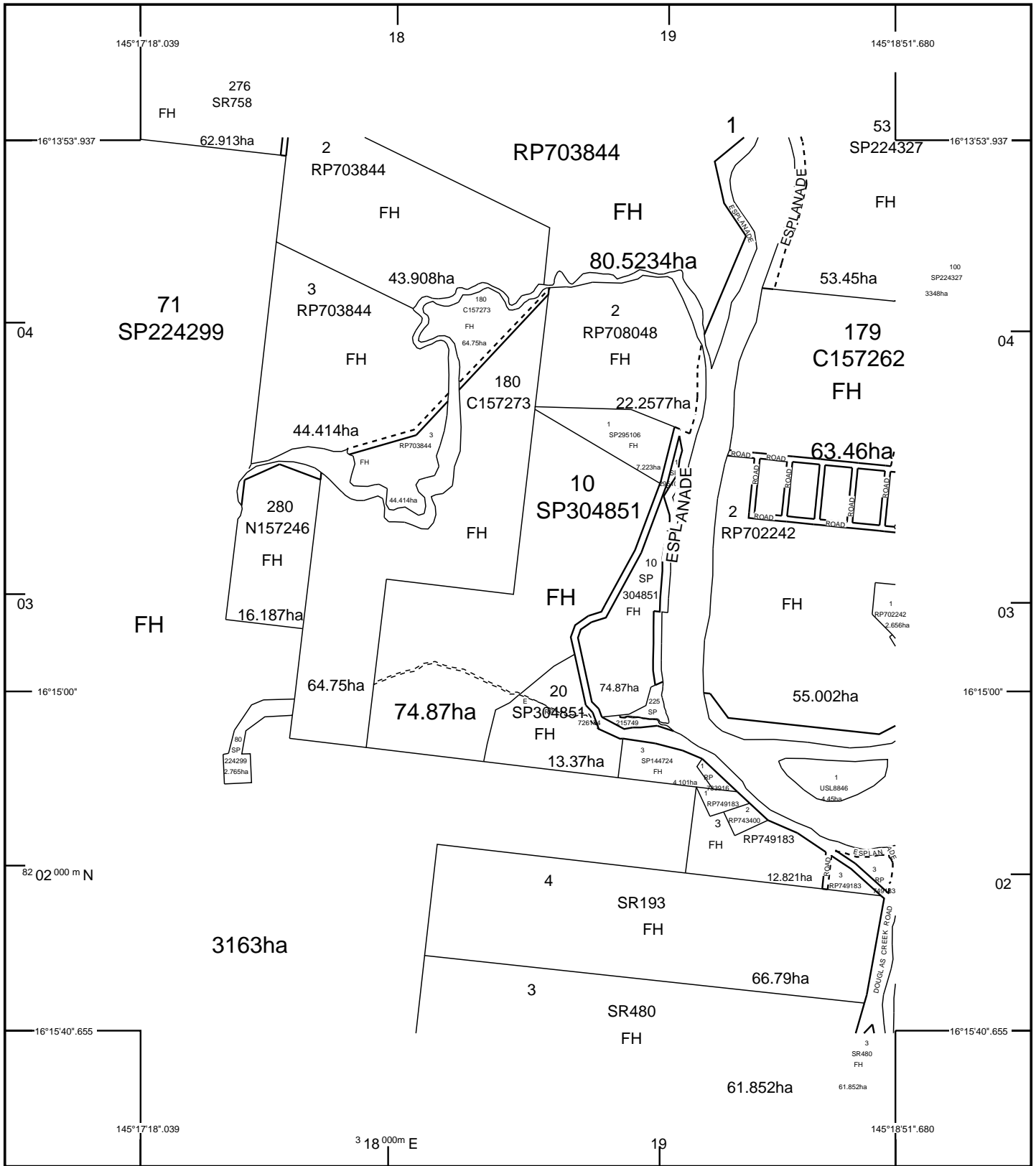
## CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

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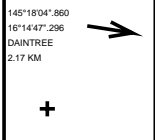
Requested By: D-ENQ GLOBALX TERRAIN



STANDARD MAP NUMBER  
7965-13322



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	10/SP304851
Area/Volume	74.87ha
Tenure	FREEHOLD
Local Government	DOUGLAS SHIRE
Locality	UPPER DAINTREE
Segment/Parcel	8865/3

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 26/09/2019

DCDB 25/09/2019 (Lots with an area less than 3000m<sup>2</sup> are not shown)

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

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For further information on SmartMap products visit <http://nrw.qld.gov.au/property/mapping/blinmap>

**SmartMap**

An External Product of SmartMap Information Services

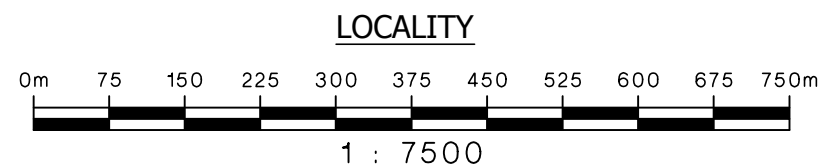
Based upon an extraction from the Digital Cadastral Data Base



**Queensland Government**  
(c) The State of Queensland, (Department of Natural Resources, Mines and Energy) 2019.



# Attachment C

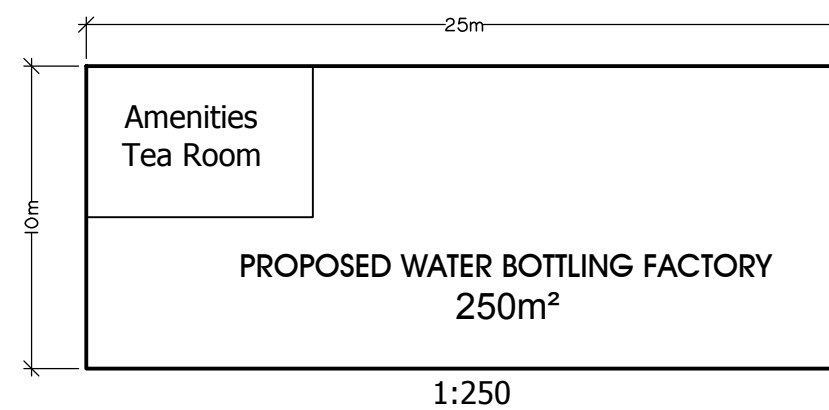
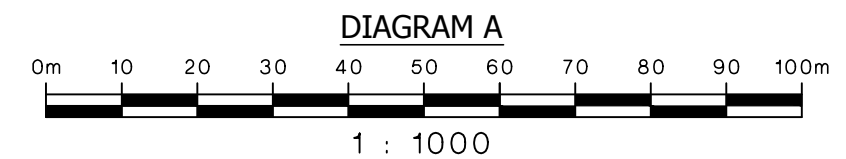
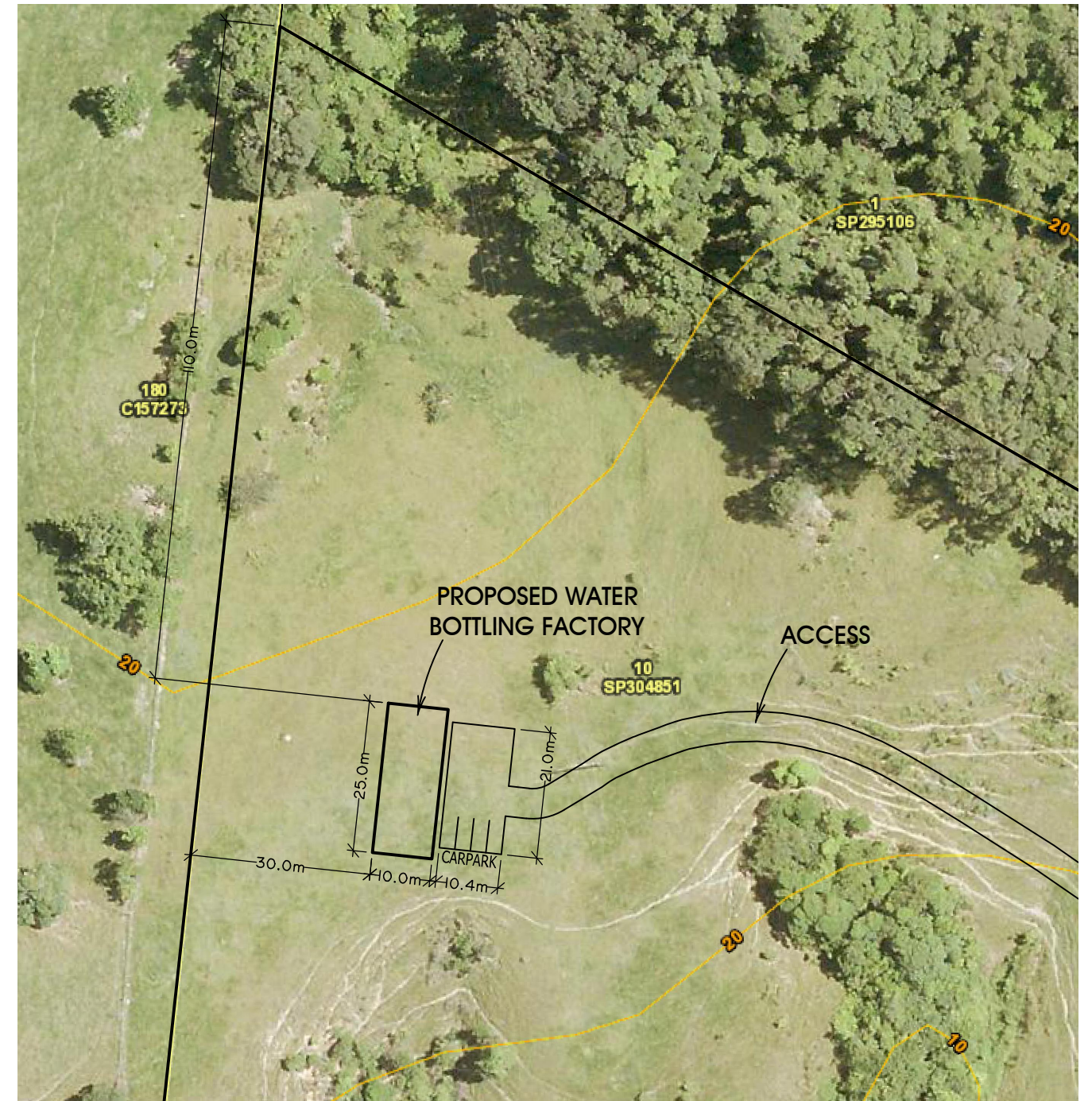


**PROPOSED MATERIAL CHANGE OF USE  
WATER BOTTLING FACILITY**

Lot 10 on SP304851  
Upper Daintree Road, Upper Daintree

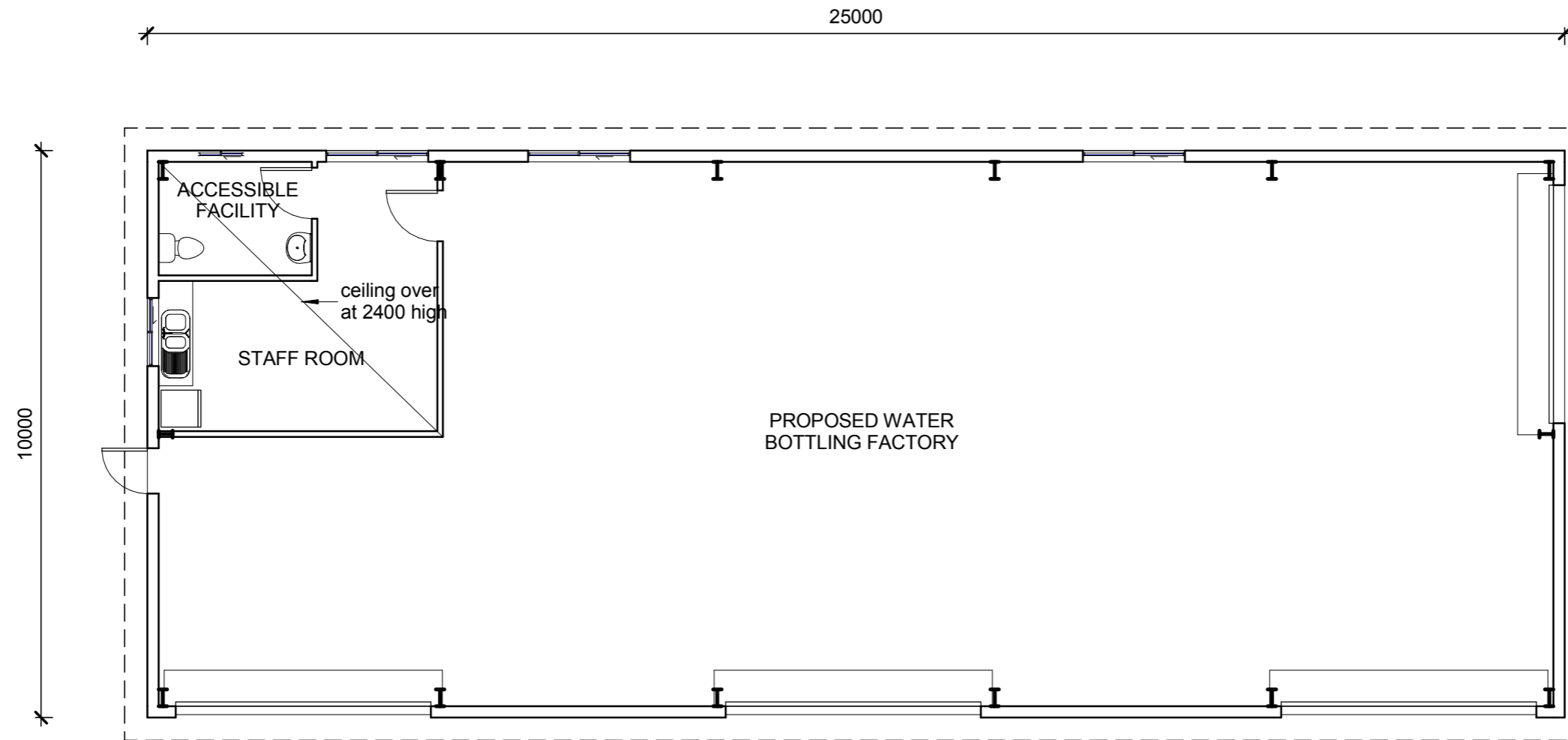
Locality of Upper Daintree  
Douglas Shire Council

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.



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Date: 8th Aug 2019  
Scale: 1:7500  
Drawn: WCHO  
Job No: 34863/1-1  
Plan No: 34863/001B



1 Floor Plan  
1 : 100

