

19 December 2019

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

Attention: Mr Daniel Lamond

Dear Daniel

INFORMATION REQUEST RESPONSE
APPLICATION FOR MATERIAL CHANGE OF USE FOR MEDIUM IMPACT INDUSTRY (WATER BOTTLING FACILITY)
L10 UPPER DAINTREE ROAD, UPPER DAINTREE - LOT 10 ON SP304851

We act on behalf of the Applicant, JP and VE Noli in relation to the abovementioned Development Application which is currently before Council for assessment.

Reference is made to the Information Request issued by Council, dated 6 November 2019 and received by email on the same day.

In accordance with section 13 of the *Development Assessment Rules*, we provide this written response to Council's Information Request. This correspondence constitutes a complete response to Council's Information Request.

Item 1 – Strategic Framework Compliance

Demonstrate that the proposed development is not in conflict with the Strategic Framework of the 2018 Douglas Shire Council Planning Scheme. In particular, demonstrate compliance with regards to impacts on amenity from plan and vehicle movements at the site and through Daintree Township where sensitive land uses are established. 3.4 Theme 1 – Settlement Pattern and other relevant parts of the Strategic Framework need to be addressed.

Response

The Strategic Framework Map shows the settlement pattern for the region. The Strategic Framework Map identifies that the proposed Water Bottling Facility is located within the Rural Area.

It is acknowledged that the proposed development does not represent a rural development or activity, 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. It is also noted that the proposed development has a very small footprint and therefore there will be no detrimental impacts to the continued agricultural production or rural use of the balance of the premises.

The proposed Water Bottling Facility development consists of a building / shed, water tank and access and vehicle parking area. The location, scale, design and height of the built form is such that the character and amenity of the locality are not adversely impacted. The proposed development is appropriately separated from adjoining sensitive land uses and measures will be incorporated into the development to ensure that any potential adverse impacts are minimised. All plant and equipment

associated with the proposed Water Bottling Facility will be located within the building itself, with that part of the building where it is to be located being appropriately insulated to assist in minimising any noise impacts.

As confirmed in the application, 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 vehicles. It is acknowledged that the route for the truck movements will be through Daintree Village Township, via Stewart Creek Road and Osborne Street, however, it is considered that the impacts from these movements will be negligible. The movement of the medium rigid vehicle through the township, twice per day is very unlikely to be noticed by the residents along Osborne Street. Furthermore, in comparison to the cattle trucks which would also travel the same route, the two (2) medium rigid truck movements per day from the Water Bottling Facility will have very little, if any impact on the residential amenity of Daintree Village Township.

Overall, given the low key nature of the development, it is considered that the proposed development is appropriately located and the broader landscape and surrounding locality will not be impacted on from the establishment of the proposed Medium Impact Industry (Water Bottling Facility) in this location. Furthermore, any potential adverse impacts on the amenity of adjacent sensitive land uses can be appropriately mitigated and it is considered very unlikely that the development will result in impacts on the residents of Daintree Village Township.

Item 2 – Access, Parking and Servicing

The application includes an indicative access driveway and parking area servicing the development. Provide a detailed parking layout with a set-down area for the medium rigid vehicle proposed for carting the packaged water off-site. The parking layout should include a swept path diagram for the medium rigid vehicle and include indicative plans demonstrating the extent of earthworks required to level the ridge top. Detail the surface treatment of the parking and loading area and the access driveway, any retaining structures required to level the pad and any landscaping proposed.

Response

Enclosed at Attachment A is the Access Road & Building Pad Concept Arrangement Plan, prepared by CivilWalker Consulting Engineers (Drawing No. 106-002-C01 Rev 1). The plan shows the proposed parking layout, set-down area for a medium rigid vehicle and swept path diagrams for a medium rigid vehicle. In relation to the surface treatments, the car parking, loading and manoeuvring area is proposed to be concrete pavement and the access road will be gravel pavement.

In addition the plan shows the approximate extent of cut required for the building pad where the Water Bottling Facility building is to be located. As noted on the plan, no retaining walls or steep batters are required for the building pad.

Item 3 – Noise Impacts

Detail how noise from the bottling plans will be managed at the site so that no noise nuisance is experienced at the adjacent dwelling house. In particular, detail how noise levels associated with plan included but not limited to air compressors, pumps, fork lifts and any other device or machinery will be managed so that no noise nuisance occurs at the site. The response may include an acoustics assessment report with recommendations for noise mitigation measures.

Response

All plant and equipment associated with the proposed Water Bottling Facility will be located within the building itself, with that part of the building where it is to be located being appropriately insulated to assist in minimising any noise impacts. In addition, it is proposed to provide a landscaped buffer on the subject land, between the Water Bottling Facility building and the western property boundary. The landscape buffer will assist in minimising any noise impacts.

It is also noted that other than an electric forklift, medium rigid vehicle and staff vehicles, there will be no other plant on site. It is considered that the noise levels of the reversing beepers of the electric forklift and medium rigid vehicle will be minimal and not cause any negative noise impacts.

Given that the proposed Water Bottling Facility building is located approximately 270 metres from the Dwelling House on the adjacent property (Lot 180 on C157273) and appropriate measures are incorporated to minimise noise, it is expected that the proposed development will not cause any adverse noise nuisances.

Item 4 – Bottling Plant Production Capacity

It is noted that the applicant proposed to install a bore for ground water extraction in addition to taking and bottling up to 10,000 litres of water per day from Council's intake. The application proposes only two vehicle movements per day in the order of 20,000 containers. The additional supply from a bore has the potential to support the bottling of a significantly larger quantity of production per day. Detail if any additional production is proposed with the inclusion of the bore.

Response

As detailed in the application material 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 will be in the order of 20,000 (500ml) cartons of water per day. The proposed bore for ground water extraction is intended to be for back-up purposes only, if the capacity is required to achieve the output of 20,000 cartons per day, for example if the water supply from the intake is insufficient on a particular day or the water is dirty. It is noted that all water, whether from Council's intake or the bore will be appropriately filtered and treated before being bottled.

Item 5 – Site Infrastructure

It is expected that water tanks will be necessary for the operation of the plan with regard to the extraction of 10,000 litres per day from Councils intake main. It is also expected that water tanks would need to be installed to support the operation of any bore. Give details of any tanks proposed, including their sizes, dimensions and siting on the land. A site plan should be submitted with details of the proposed siting of any tanks included in the proposal.

Response

Enclosed at Attachment B is the Part Site Plan, prepared by Greg Skyring Design and Drafting (Drawing No. 101-19). The plan shows the location and dimension of the proposed water storage tank. It is proposed to site the tank adjacent to the Water Bottling Facility building. As confirmed on the plan, the tank will be a 10,000 litre poly tank, with diameter of 2.7 metres and a height of 1.9 metres.

Item 6 – Hours of Operation


Detail the proposed hours of operation and days of operation for the facility.

Response

The proposed Water Bottling Facility will operate Monday to Friday, between the hours of 7:00am and 6:00pm. On occasions, if demand requires the Water Bottling Facility will also operate on Saturdays between the hours of 7:00am and 5:00pm.

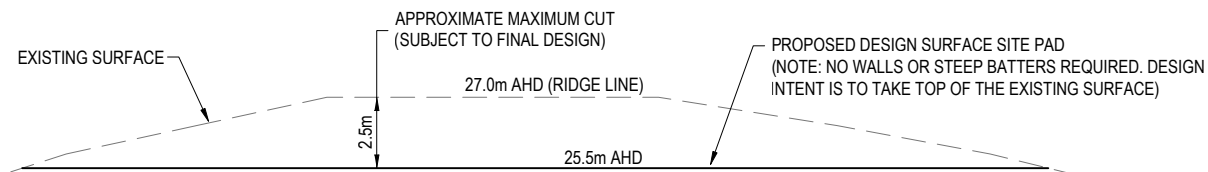
We trust that the enclosed documentation is sufficient to allow Council's assessment of the proposed development, however, should you have any further queries or wish to discuss please do not hesitate to contact this office.

Yours faithfully,



ERIN BERTHELSEN
Senior Planner
Brazier Motti Pty Ltd

Attachment A



SECTION 1 - THROUGH BUILDING PAD

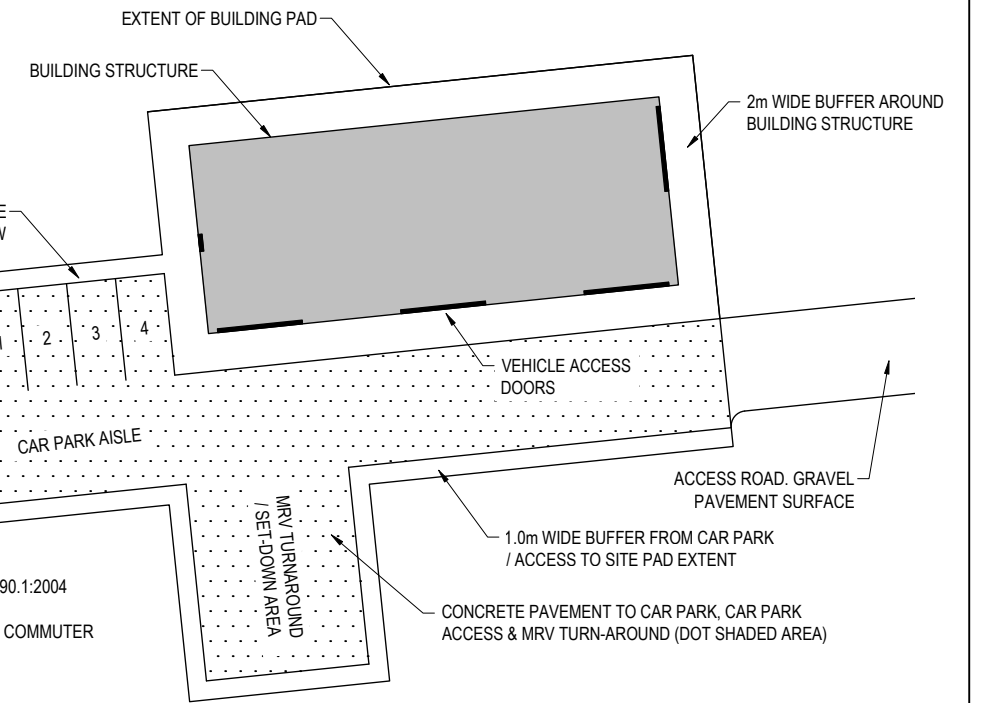
SCALE: 1:150 @ A1
1:300 @ A3

4 x CAR PARKS IN ACCORDANCE WITH CAR PARK NOTES BELOW

1.0m BLIND AISLE IN ACCORDANCE WITH CLAUSE 2.4.2 OF AS/NZS 2890.1

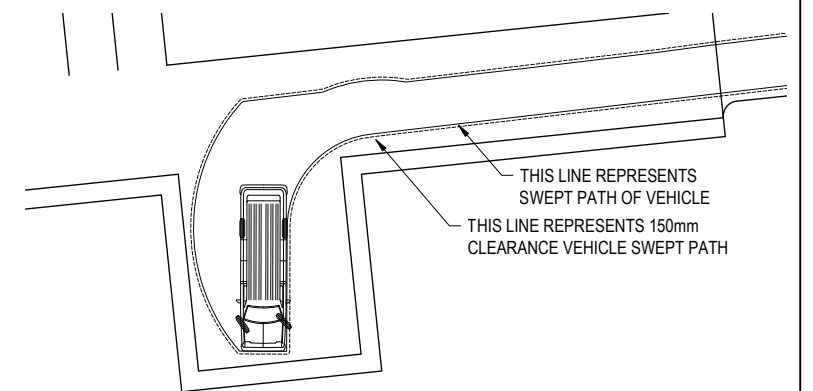
NOTES ON CAR PARK LAYOUT

1. CAR PARK LAYOUT HAS BEEN DESIGNED IN ACCORDANCE WITH AS/NZS 2890.1:2004 "PARKING FACILITIES PART 1: OFF-STREET CAR PARKING"
2. CAR PARK CLASSIFICATION HAS ALLOWED FOR USER CLASS 1 - EMPLOYEE / COMMUTER PARKING (GENERALLY ALL DAY).
3. MINIMUM CAR PARK WIDTH = 2.4m, LENGTH = 5.4m & AISLE WIDTH = 5.8m.
4. ADOPTED CAR PARK WIDTH = 2.6m, LENGTH = 5.4m & AISLE WIDTH = 5.8m.

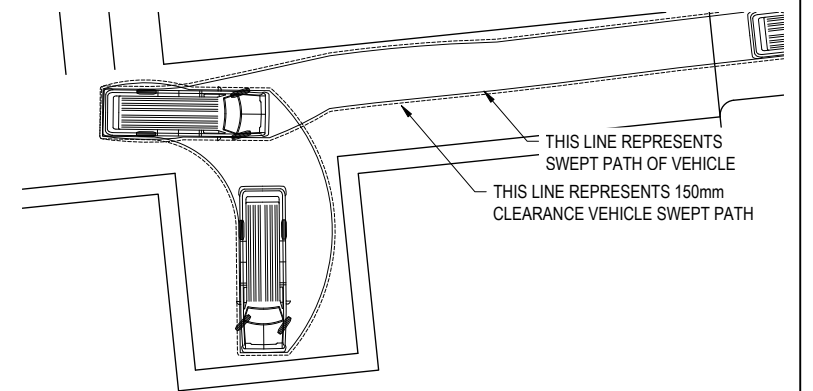


CAR PARK LAYOUT

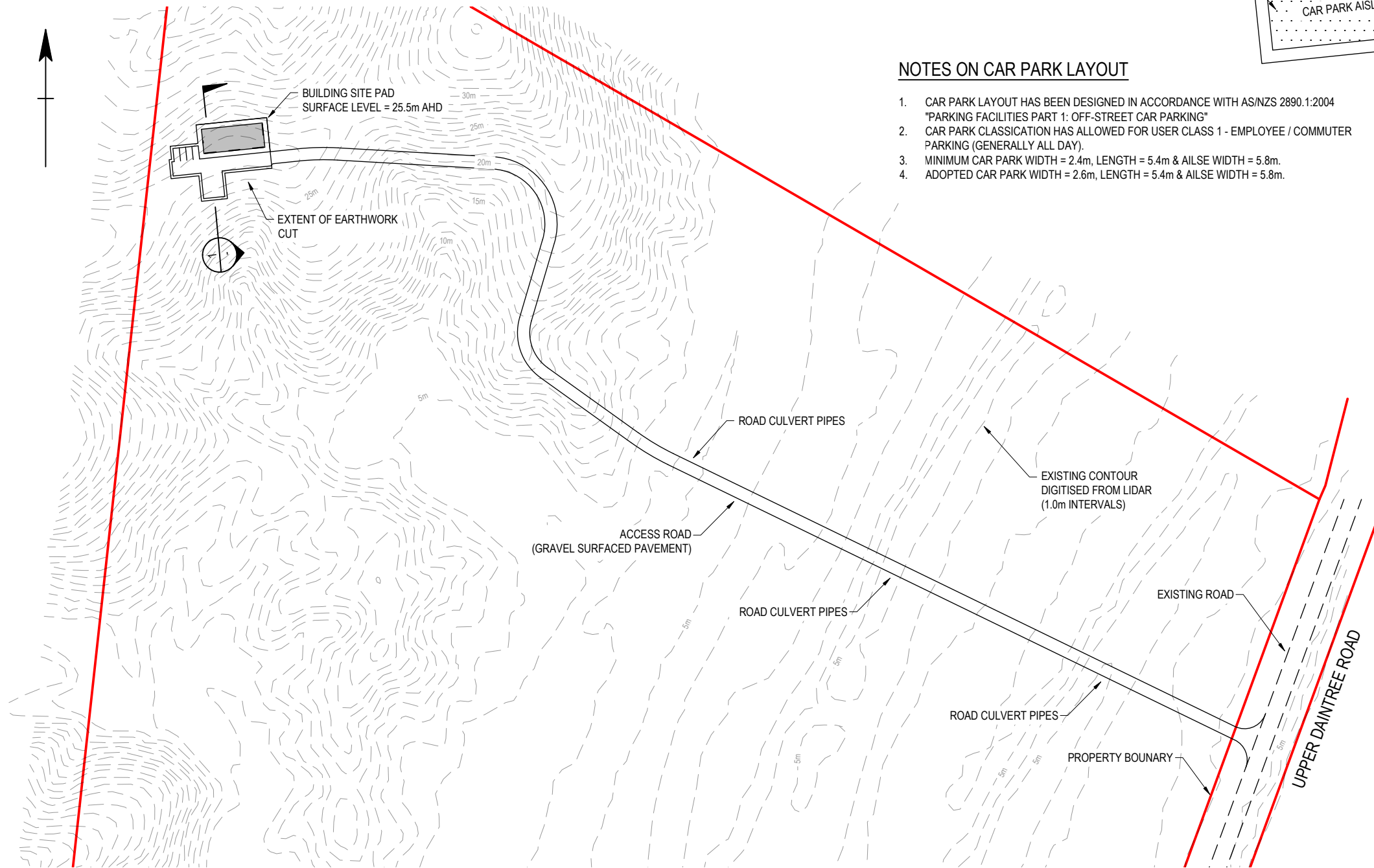
SCALE: 1:200 @ A1
1:400 @ A3



MRV ENTRY SWEEP PATH



MRV EXIT SWEEP PATH



SITE LAYOUT

SCALE: 1:1000 @ A1
1:2000 @ A3

REVISIONS	NO.	DATE	DESCRIPTION	DESIGN	APPROVED
1	28.11.19	INITIAL ISSUE			

CLIENT
J & V NOLI

SCALE
1:200 0 2 4 6 8 10 12 A1
1:400 0 2 4 6 8 10 12 A3
1:1000 0 10 20 30 40 50 60 A1
1:2000 0 10 20 30 40 50 60 A3
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

CivilWalker
Consulting Engineers

DRAWN	JW	CHECKED	DJW
DESIGNED	JW	CHECKED	DJW
APPROVED			
DATE:		RPEC:	

DAINTREE WATER SHED
ACCESS ROAD & BUILDING PAD
CONCEPT ARRANGEMENT

DRAWING NO. 106-002-C01 REVISION 1

Attachment B

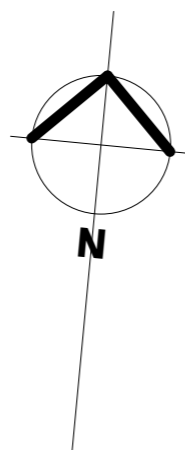
denotes extent of proposed dense endemic vegetation as a barrier to building operations

proposed 10,000L poly water tank location (2.7m Ø x 1.9m H)

proposed building and sealed vehicle access/parking area

approx driveway location

denotes extent of existing adjacent vegetation



1 Part Site Plan
1 : 2000



UPPER DAINTREE ROAD

GREG SKYRING
Design and DRAFTING Pty. Ltd.

Lic Under QBSA Act 1991 - No 1040371

11 Noli Close,
Mossman Q. 4873

Phone/Fax: (07) 40982061
Mobile: 0419212652
Email: greg@skyringdesign.com.au

PROJECT

Proposed Water Bottling Plant,
L10 SP304851,
Upper Daintree Road,
UPPER DAINTREE

CLIENT

LP & V Noli

WIND CLASS

C2

PLAN NUMBER

101-19

SHEET

1 of 1

SCALES

1 : 2000

PLAN TITLE

Part Site Plan

DATE OF ISSUE

03.09.19

REV