

6 November 2019

Enquiries: Daniel Lamond
Our Ref: MCUI 2019_3302/1 (926602)
Your Ref:

V E Noli & J P Noli
C/- Brazier Motti Pty Ltd
PO Box 1185
CAIRNS QLD 4870

Dear Sir/Madam

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Thank you for your development application.

Applicant Details

Name: V E Noli & J P Noli
Postal Address: C/- Brazier Motti Pty Ltd
PO Box 1185
CAIRNS QLD 4870

Property Details

Street Address: Upper Daintree Road UPPER DAINTREE
Real Property Description: LOT: 10 SP: 304851
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUI 2019_3302
Approval Sought: Development Permit
Nature of Development Proposed: Material Change of Use
Description of the Development Proposed: Medium Impact Industry (Water Bottling Facility)

Additional Information Requested

The following additional information is requested in order to complete an assessment of the application:

Strategic Framework compliance

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

Access, parking and servicing

2. 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 to the pad and any landscaping proposed.

Noise Impacts

3. Detail how noise from the bottling plant 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 plant including 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.

Bottling plant production capacity

4. It is noted that the applicant proposes to install a bore for ground water extraction in addition to taking and bottling up to 10,000 litres of water per day from Councils 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.

Site Infrastructure

5. It is expected that water tanks will be necessary for the operation of the plant 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.

Hours of Operation

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

Due Date

The due date for providing the requested information is 16 January 2020 in accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

Please quote Council's application number: MCUI 2019_3302 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Daniel Lamond on telephone 07 4099 9456.

Yours faithfully

Paul Hoyer
Manager Environment & Planning