

# Planning Report

Kecap Manis Pilot Plant  
Mill Street Mossman

March 2021

Prepared for CocoNutZ Australia Pty Ltd

Prepared by:

Canberra Town Planning

Hannah Neville

Senior Town Planner

Phone: 0488 055 642

[hannah@canberratownplanning.com.au](mailto:hannah@canberratownplanning.com.au)

[canberratownplanning.com.au](http://canberratownplanning.com.au)

#### Version Control

29.03.21 :: Draft for Client Review

30.01.21 : Draft – Checked by Pieter van der Walt

25.08.15 :: Final Report for lodgement

## Contents

<b>1</b>	<b>Introduction .....</b>	<b>5</b>
1.1	Purpose .....	5
1.2	About CocoNutZ.....	5
1.3	Site and Application Details .....	6
1.4	Proposal Merit.....	7
<b>2</b>	<b>Site Analysis .....</b>	<b>9</b>
2.1	Site Location and Features .....	9
2.2	Local Context.....	12
2.3	Approval and Development Context.....	12
<b>3</b>	<b>Proposal.....</b>	<b>14</b>
3.1	Prelodgement Advice .....	14
3.2	General Overview.....	14
3.3	Development Details.....	14
3.4	Supporting Technical Reports .....	19
<b>4</b>	<b>Statutory Planning Overview .....</b>	<b>20</b>
4.1	State Framework.....	20
4.2	Local Framework .....	22
<b>5</b>	<b>Referral Requirements.....</b>	<b>29</b>
<b>6</b>	<b>Conclusion and Statement of Reasons.....</b>	<b>30</b>

\_\_\_\_\_

# 1

## Introduction

### 1.1 Purpose

This report has been prepared in support of a development application for a research and development facility (pilot plant) producing Kecap Manis, an Asian Condiment. The development application seeks a development permit for a material change of use for research and technology industry.

This report provides an evaluation of the proposed development, having regard to the relevant provisions of the Douglas Shire Planning Scheme, the *Planning Act 2016* and other relevant legislation.

### 1.2 About CocoNutZ

CocoNutZ Australia Pty Ltd (CocoNutZ) is a food technology company with Singaporean and Australian patents for fermentation biotechnology to produce natural flavours and flavour precursors. The CocoNutZ patented platform technology is capable of developing a variety of natural sweeteners to transform sugarcane juice into food ingredients, condiments and foods that are 100% natural.

One application of this technology forms the subject of the development application, being the creation of a natural sweetener that replaces the expensive coconut sugar component in Kecap Manis, a sweetened soy sauce used widely throughout Southeast Asia. It is this application that forms the subject of this development application, and is representative of the first commercial application of the CocoNutZ platform technology.

### 1.3 Site and Application Details

Site Details			
Address	Mill Street Mossman QLD	Owner	Far Northern Milling Pty Ltd A.C.N. 627 502 158
Property Description	Part of Lot 27 on RP804231	Area	13, 024m² (1.3 ha)
Local Government	Douglas Shire Council	Planning Scheme	Douglas Shire Planning Scheme 2018 V1.0
Zoning	Industry Zone	Local Plan	Mossman Local Plan
Relevant Overlays	Acid sulfate soils overlay		
Application Details			
Type of Development	Material change of use	Required Approval	Development Permit Environmental Authority (Environmentally Relevant Activity 28 – Sugar Milling or Refining)
Proposed Use	Research and Technology Industry	Category of Assessment	Code assessment
Referral (s)	Schedule 10, Part 5, Division 2, Section 8 Schedule 10, Part 9, Division 2, Table 2	Applicant	Canberra Town Planning
Contact	Hannah Neville hannah@canberratownplanning.com.au 0488 055 642	Client	CocoNutZ Australia Pty Ltd

## 1.4 Proposal Merit

### **Contributing to job expansion and diversification of the Mossman Economy**

The Mossman Mill is a major source of employment within the local community, employing 90 people during the cane season and 60 people during the off season. The trend towards financial hardship for small independent sugar mills in Queensland as sugar prices have declined over the last 10 years has been of concern for the local community.

The proposed use of local sugar cane to produce condiments is representative of a step towards diversifying the Mossman Mill and in doing so, diversifying the local economy. The proposed research and development facility will be the first tenant of an advanced manufacturing hub planned for the Mossman Mill site, known as the Daintree Bio Precinct.

The proposed development will also result in local job creation, employing 6 people during construction and 15 during operations.

The proposal's expected contribution towards job expansion and diversification of the local economy has recently been signified through the project's receipt of a grant from the Queensland Government under the Rural Economic Development (RED) Grant program as well as State government funding via funding for the Daintree Bio Precinct.

### **Innovative and environmentally sustainable**

Use of the CocoNutZ platform technology to produce Kecap Manis using sugar cane is more sustainable than traditional methods since sugar cane is up to 10 times more productive than coconut palm. The use of land for sugar cane production is representative of a more efficient utilisation of arable land. Furthermore, should the pilot plant prove successful in upscaling production of Kecap Manis from sugar cane, it would likely lead to a decline in demand for unsustainable coconut palm cultivation, which is both dangerous and difficult.

Kecap Manis produced using the CocoNutZ platform technology will also be healthier, retaining essential phytochemicals, minerals and fibre. Early trials suggest that glycaemic index levels may be comparable to coconut sugar.

### **Co-locating with like-development on suitably zoned land**

The proposed site, being part of the existing Mossman Mill site is well suited to accommodating the proposed development as follows:

- Together with the industrial zoning of the site, the history of the Mossman Mill as a long-standing industrial operation establish the site as being suited to accommodating the proposal from a land use planning perspective and likely also the perspective of the local community;
- The proposed facility will feed into existing onsite arrangements such as storage and processing of mill mud and cane fibre (bagasse), thereby preventing duplication of associated environmental impacts at another location;

- The proposed location will allow CocoNutZ to leverage existing road infrastructure suitable for heavy vehicle movements;
- CocoNutZ will have access to existing cane supplies via a commercial supply agreement with Daintree Bio Precinct; and
- The siting of the proposal in this location is aligned with Daintree Bio Precinct's vision for expansion of biotechnology in the vicinity of the Mossman Mill.



# 2

## Site Analysis

### 2.1 Site Location and Features

As per the Layout Plans provided at Appendix A, the site forms part of the existing Mossman Sugar Mill at Mill Street, Mossman, forming part of Lot 27 on RP804231 (Figure 1) and comprises a leased area, site access, internal roads and vehicle turn-around area. These areas have a total area of 13,024m<sup>2</sup> (1.3ha) and constitute all parts of the mill expected to be used for CocoNutZ's operations. The lease area consists of three existing administration buildings, two existing packing/storage sheds, a new shed to the south of the existing sheds and associated parking areas. The term of the lease is 5 years commenced on 1 July 2020, with an option for extending by a further 5 years. Access to the site will be via the existing access road off Mill Street. Table 1 further characterises the physical features of the site.

Table 1: Physical features of the site

<b>Easements</b>	Lot 27 on RP804231 is subject to two easements within the vicinity of the lease area; easements H and I on SP219616, which burden the land in favour of Ergon Energy. The easements relate to an underground electricity supply network and substation. Applications for connection of the proposed development to this network are currently being progressed and as per Chapter 5 of this report, referral is required to Ergon Energy in connection with these easements.
<b>Topography</b>	The site is low lying and generally quite flat, with the broader Mill site having an elevation ranging from 6-9m AHD (Figure 1).
<b>Vegetation</b>	Vegetation on the broader Mill site is generally limited to stands of mature trees in the vicinity of housing owned by the mill in the southern part of Lot 27 on RP804231, to the north of the ponds and along the eastern side of the cane railway in the centre of the site. The lease area includes a row of trees to the west of the existing sheds (along the western property boundary) and previously included 3 trees to the south of the existing shed, which were recently removed to facilitate construction of the third shed. Removal of these trees was considered to be unavoidable due to the need to locate the additional shed in its proposed location. Refer to Section X for more detail.

<b>Waterways</b>	The Mossman Sugar Mill is bordered by a tributary to the Mossman River to the east, which discharges to Trinity Bay and the Coral Sea between Newell and Cooya Beach.
<b>Site Services</b>	<p><b>Water Supply</b> Potable water will be obtained via a connection to Council mains line located within the existing mill site. Cooling water will be sourced from an existing head tank used by the Mill, which utilises creek water. Cooling water will be returned to the Mill system for cooling after use and released once processed in accordance with their existing Environmental Authority – no additional environmental impact was identified from in relation to this matter.</p> <p><b>Sewerage</b> Sewerage systems attached to the administration buildings are existing and will continue to be used to discharge effluent to the existing sewerage system at the south-west corner of the site. No augmentation to the current service implementation proposed. Sewerage from sheds will also be directed to the existing on-site network.</p> <p><b>Stormwater</b> Stormwater capture and control arrangements will largely remain consistent with current practise at the Mill site. Areas where leachates will be introduced will be contained and managed as per the Stormwater Management Plan at Appendix K.</p> <p><b>Electricity</b> A new underground high-voltage connection will be provided to the three sheds via the existing 1000 kVa transformer on the Mill site. The administration buildings have existing electricity connections which will be maintained.</p> <p><b>Telecommunications</b> The administration buildings have existing telecommunications connections. This connection will be extended to the central shed.</p>
<b>Contaminated Land</b>	As per the site searches contained at Appendix I, the site is not listed on the contaminated land register but is listed on the environmental management register as the site has been subject to abrasive blasting, operating a railway yard and petroleum product or oil storage. In view of the industrial nature of the proposal, the site is nonetheless considered to be suitable for the proposed development. Refer to the Environmental Management Plan at Appendix D for further information.

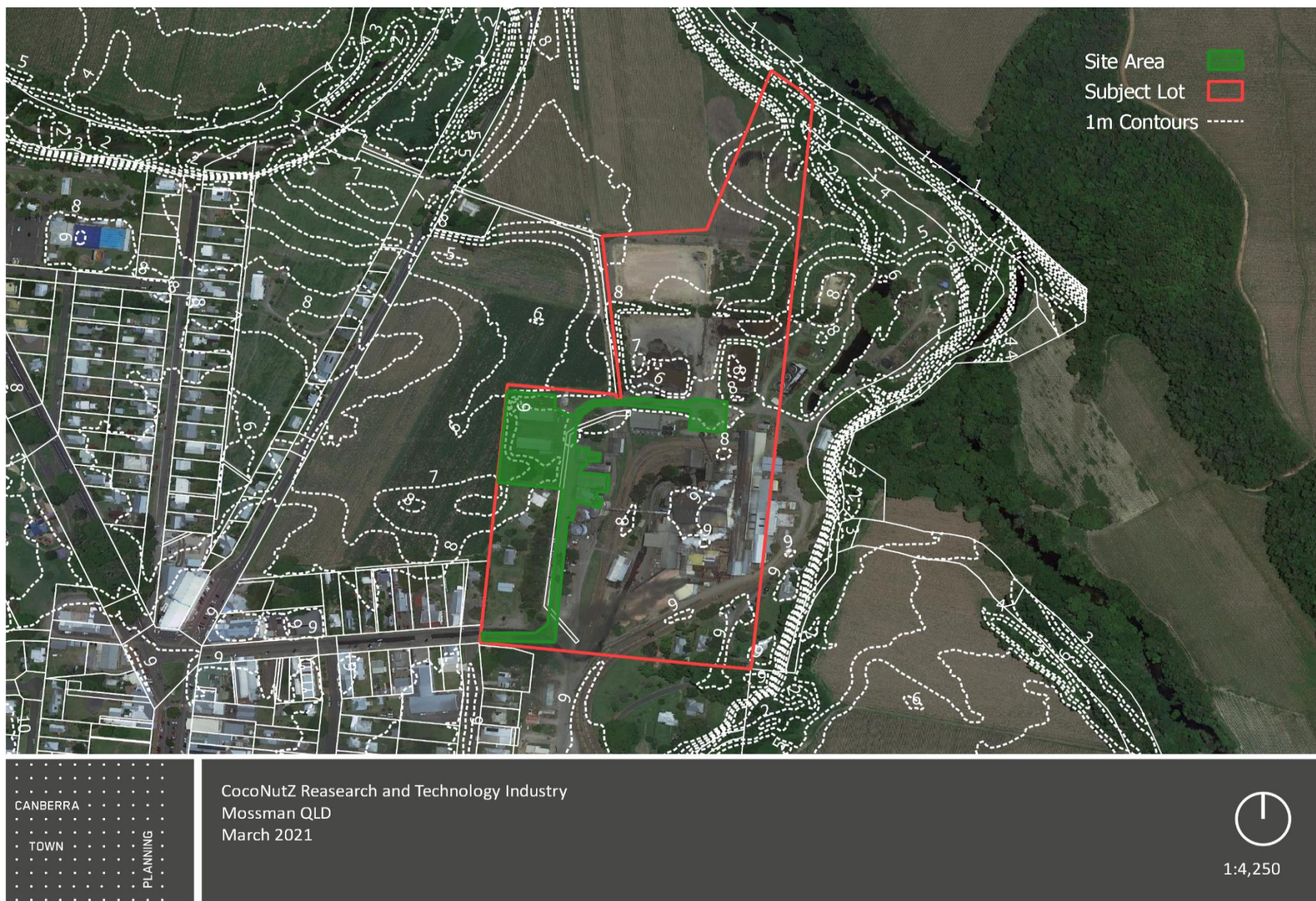


Figure 1: Map identifying site area within the Mossman Mill and forming part of Lot 27 on RP804231



## 2.2 Local Context

The site is located within the existing Mossman Sugar Mill on the north eastern edge of the Mossman township. Mossman is located 80km north of Cairns, near Port Douglas in northern Queensland. Being located 3km inland of Trinity Bay, the township is situated between the Daintree National Park to the west and the Great Barrier Reef to the east. Mossman is essentially a sugar cane farming town which is characterised by predominately low density residential development, a large industrial precinct associated with the mill in the north east and a second industrial area in the southern extent of the town.

As shown in Figure 2, Lot 27 on RP804231 enjoys convenient access to Captain Cook Highway via Mill Street and is also serviced by a cane railway network facilitating transfer of harvested cane to the mill. The Mossman Sugar Mill is an important and long-standing source of employment in the town, with operations dating back to 1897. Cane growers regained control of the Mossman Mill in 2019, buying it back from Mackay Sugar. The cane growers cooperative have since commenced work on establishing the 'Daintree Bio Precinct' on 49 hectares adjoining the Mill Figure 2.

## 2.3 Approval and Development Context

### **Mossman Mill Environmental Authority**

The Mossman Sugar Mill has been operational since 1897 and is associated with an existing environmental authority (Ref: EPPR00920713) addressing environmentally relevant activities 15 (fuel burning) and 28 (crushing or grinding).

### **Daintree Bio Precinct**

The emerging Daintree Bio Precinct is located adjacent to the Mossman Mill site over Lots 12 and 26 on RP804231 (Figure 2). This land is currently located within the industrial zone and no relevant associated development history has been identified.

The proposed development is representative of the first development in this precinct. It is understood that other projects are currently in the early stages of planning.

### **The Product Makers**

An international flavour company known as the Product Makers recently commenced operation of a low-GI sugar manufacturing facility within the Mossman Mill. No relevant associated development history has been identified.

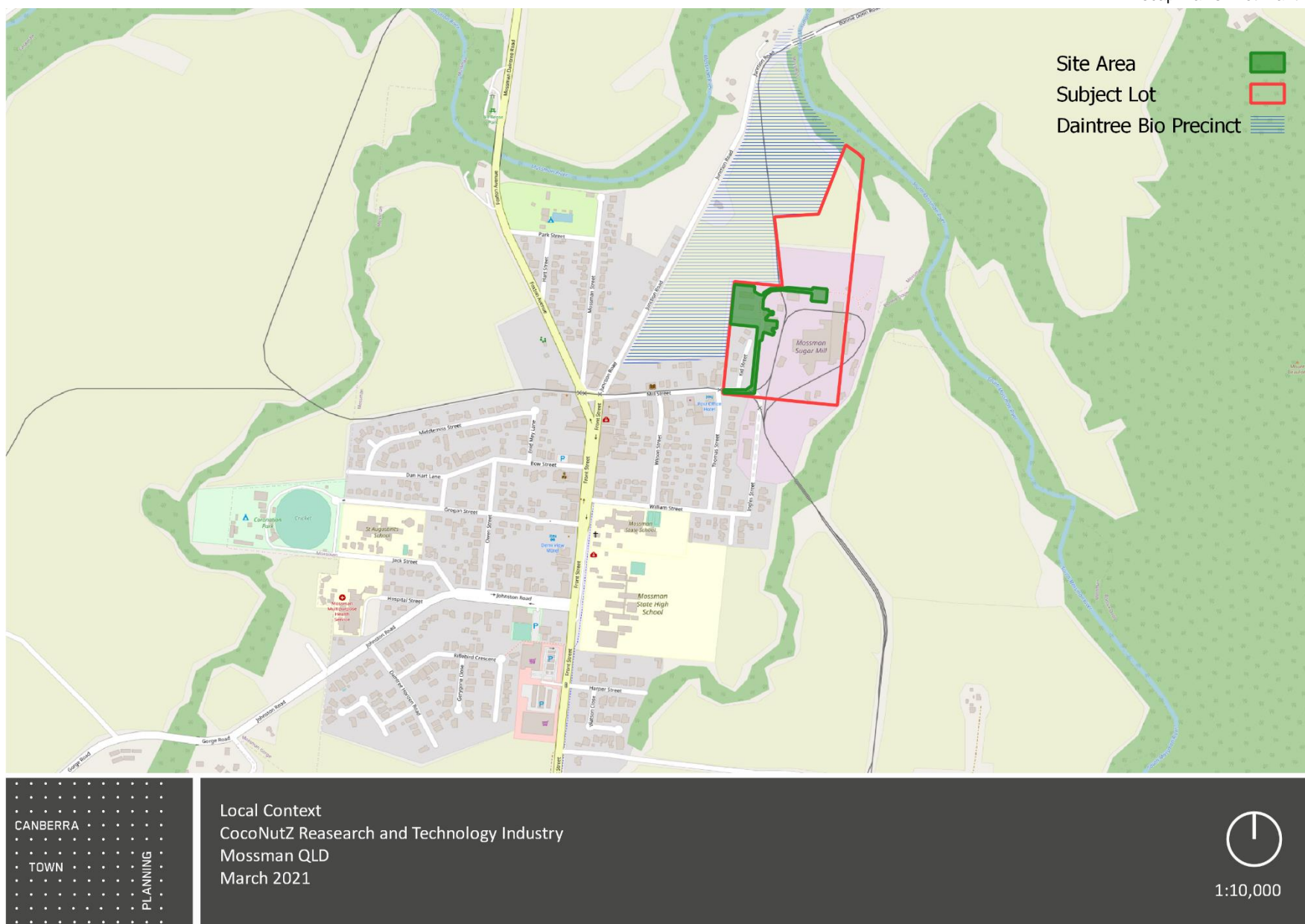


Figure 2: Map depicting the surrounding local context within the township of Mossman

# 3

## Proposal

### 3.1 Prelodgement Advice

A prelodgement meeting was held with the State Assessment Referral Agency (SARA) and the Department of Environment and Science (DES) on 30 October 2020 to discuss key planning and technical matters pertaining to environmentally relevant activities. All advice provided through the prelodgement process has been considered in the design of the proposal and collation of application material. A copy of the prelodgement meeting minutes is included at Appendix G.

Informal prelodgement advice was sought from Douglas Shire Council from time to time. Key outcomes of liaison with Council have been informed the preparation of this development application and incorporated into the design of the proposed development as appropriate.

### 3.2 General Overview

The proposal comprises a research and development facility (pilot plant) for the production of Kecap Manis to evaluate whether the technology developed to date can be 'scaled up' to commercialise the process.

It is expected that output from the proposed facility within the first cane harvesting season will be approximately 3,000 tonnes of Kecap Manis from around 10,700 tonnes of cane. This output is planned to meet offtake commitments in the Philippines and facilitate brand building in Indonesia.

It is anticipated that the facility would operate at around this scale for up to 5 years to maximise efficiency and optimise processes. If successful, opportunities for a much larger commercial facility capable of operating at 50-100 times this capacity will be explored. Further development approval requirements will be addressed as required at that point in time.

### 3.3 Development Details

The development application seeks a development permit for a material change of use for research and technology industry. As per the Layout Plans at Appendix A, the development is largely contained within existing buildings and structures, with only one additional shed proposed.

A number of key development parameters are considered in greater detail below.

### Acoustic Impacts and Two Operational Phases

Unlike existing operations at Mossman Sugar Mill, CocoNutZ ultimately wish to operate year round, thereby necessitating consideration of two acoustic environments; the environment during the crushing season when there is substantial background noise and the environment during the off-season, where operations are generally limited to maintenance activities and are therefore substantially quieter.

It is accepted that acoustic attenuation measures are highly likely to be required during the off-season due to the lack of background noise, however, the requirement for attenuation during the crush is less certain. As per the Acoustic Report at Appendix E, the preparation of the acoustic study outside the crushing season has prevented the collection of acoustic data during the crush, resulting in reliance on second-hand data to establish background noise levels during this operational period. As detailed in the Acoustic Report, modelling produced using this data indicates that compliance can be achieved with appropriate noise limits. We note that the reliance on second-hand data may result in actual background noise being lower than estimated and thus there may be some risk that minor non-compliance may arise.

While construction of an acoustic wall prior to commencement of operations would provide a higher level of surety that compliance can be achieved, this may not be necessary during the crushing season. Our preferred approach would be to delay the introduction of acoustic attenuation measures until such time as acoustic monitoring can be carried out onsite during the crushing season and should attenuation be required, it may then be specifically tailored to the impacts observed.

To summarise, the reasons for this approach are as follows:

- It allows for greater confidence in acoustic modelling;
- It would ensure that any attenuation measures such as an acoustic wall are built to the correct specification;
- It essentially facilitates commencement of operations in 2021 as the capital required for acoustic attenuation will not be available until 2022;
- Any exceedance of background noise during the 2021 crushing season is likely to be minor and intermittent.

We are proposing an approach over two operational phases that will allow up to date data gathering and impact verification which are as follows::

1. Phase 1 – Undertake operations up until the end of the 2021 crushing season through reliance on the available acoustic modelling while noise monitoring during the crush season is being conducted.
2. Phase 2 – Continue operations beyond the 2021 crushing season with further attenuation and/or operational management plans in place as appropriate.

It is envisaged that potential minor and intermittent exceedance of noise limits could be accommodated during Phase 1 on the basis that this impact would be temporary, concluding with the crushing season and acoustic impacts during Phase 2 would be regulated more traditionally.

### Hours of operation

The proposed hours of operation are 24/7 during the crushing season (approx. June – December) and reduce slightly to be 24h/5 days a week during the off-season (approx. January-May).

During the off-season, work will be carried out from 7am Monday to 7am Saturday. Workers will operate on 8 hour shifts continuously during this period. It is expected that from 3pm Friday, no further cane processing will be carried out and in-house juice stocks will be processed only, thereby minimising vehicle movements on site. Workers will alternate day, afternoon and night shifts each week.

The length of the off-season production will depend on outstanding orders from customers and weather conditions. It is noted that during wet weather events, cane can not be harvested. Workers will inspect, clean and maintain plant while the site is shut down. Process optimisation / plant modification for upcoming R&D trials will be planned during wet weather also.

When orders have been fulfilled, workers will transfer to day maintenance roles, Monday-Friday, similar to the sugar mill.

### **Staff**

During the crushing season, the proposed operation will employ a total of 15 staff, comprising 8 shift workers (four teams of 2 shift workers) and 7 day staff. Shift workers will work 8 hour shifts (7am-3pm, 3pm-11pm and 11pm-7am) seven days a week and day staff will be onsite on week days between the hours of 7am-3.30pm. Day staff will consist of:

- 1 Plant Manager
- 3 Analysts
- 1 Research and Development Manager
- Fermentation specialist
- Accountant (part time, may work from home)
- Director

During the off-season, the above staffing will be maintained, however, shift workers will only attend the site on week days.

### **Lease agreement**

The site is owned by Far Northern Milling Ltd, a subsidiary of Daintree Bio Precinct, which is a grower-owned company seeking to expand bio-technology in the region.

A 5 year lease agreement is in place to facilitate use of the lease area by CocoNutZ. The existing lease agreement includes an option for a further 5 year extension to the lease.

Importantly, the lease agreement facilitates access and use roads, access gates and other common property within the Mill premises at all times of the day and night, with these rights extending to contractors, staff and licensees.

The lease also facilitates carrying out works outside the lease area to construct fixtures, install utility infrastructure and make other improvements with the written consent of the lessor. This provision has been utilised during the early works onsite to establish required utility connections.

### **Traffic, Access, Parking and Loading**

In addition to staff vehicle movements, at maximum output, the development will attract 30 additional heavy vehicle movements per week as detailed in the Traffic Assessment at Appendix J. These vehicle movements can be accommodated within the site as demonstrated on sheets 04 and 05 of the Layout Plans at Appendix A.



Site access is via the existing Sugar Mill access from Mill Street and the proposal includes provision of 6 new parking spaces between sheds 1 and 2 as well as making use of 3 existing covered spaces attached to the administration building. Further detail can be found within the Traffic Assessment at Appendix J and the Access, Parking and Servicing code compliance statement at Appendix H.

### Landscaping

In keeping with existing site conditions and the industrial nature of the site, proposed additional landscaping at the site is limited to low scale planting in front of the administration building to beautify and formalise the entry way.

It is noted that some existing vegetation was removed to facilitate construction of the proposed additional shed and to remediate interference with underground services. There are no further plans for removal of vegetation and all remaining trees within will be retained where practical.

### Environmental Management

The proposal involves a concurrence environmentally relevant activity (ERA) under Schedule 2 of the *Environmental Protection Regulation 2019*. The particular ERA triggered by the proposal is ERA 28 (sugar milling or refining). Associated referral requirements are detailed at Chapter 5 of this report and due consideration of environmental impacts and management strategies is provided within the Environmental Management Plan at Appendix D. The proposal is also supported by Acoustic and Air Quality/Odour Assessments to facilitate assessment of environmental impacts (refer to Appendices E and F).

### Waste Management

As per the Environmental Management Plan (Appendix D), waste management during operations will generally be restricted to felled vegetation, soils and material waste from site activities. Where accumulation of waste is unavoidable, management is to be undertaken in accordance with the waste management hierarchy provided below (DEHP, 2018).



Figure 3: Waste management hierarchy (Source: DEHP)

Waste re-use opportunities will be maximised during operations. Potential re-use opportunities include:

- Cooling tower overflow water return to process.
- Boiler blowdown water return to process.
- RO brine water return to process.
- Process wash water return to process.
- Off specification product reprocessing.

Where trade wastes generated by the process cannot be re-used and require disposal, release/disposal will be managed under the framework of Environmentally Relevant Activity (ERA) permits issued under the administration of the Department of Environment and Science. ERA licence 28 (Sugar milling and refining) will be required and the conditions specified within these permits will be adhered to. All trade wastes are to be pre-treated in order to achieve the minimum standards specified within the associated permits. Additionally, trade waste agreements for liquid waste are to be established specifying minimum standards for release to council infrastructure. Where operation is required prior to establishment of trade waste agreements, storage of trade will be required in an appropriate manner until such a time where specified limits of disposal are established. In the event that appropriate storage cannot be achieved, plant shut down will be necessary.

Non-regulated waste streams are to be treated in accordance with the waste management hierarchy detailed in Figure 3. Recycling and industrial refuse bins are to be provided in dedicated adequately bunded, waste disposal areas located generally in accordance with the provided site plan. Where

practicable these bins are to be of plastic construction to minimise noise pollution.

Stockpiling of cane billets is to be located within dedicated storage areas provided with appropriate bunding and GPT stormwater controls and away from areas potentially subject to overland flow. Storage limits are to be minimised to the greatest extent possible to prevent storage area overload. A maximum storage time/volume limit is to be established based on a maximum 12 hour (i.e. overnight) limit.

Excessive storage/stockpiling of solid waste produced under the process is to be minimised as far as practically possible prior to transportation to the greater mill mud stockpile. Storage locations for waste mud are to be located away from areas subject to excessive overland flow, be appropriately bunded and provided with stormwater controls to prevent release of contaminated leachate entering the environment. As a final control, all leachate from stormwater drainage will be directed to the greater mill stormwater control processes and be subject to release requirements under the FNM processes.

### 3.4 Supporting Technical Reports

This report is supported by the plans, reports and additional information listed in the table below.

Table 2: Supporting documentation

Documentation	Appendix
Layout Plans	A
Elevation Drawings	B
Hydraulic Services Plans	C
Environmental Management Plan	D
Acoustic Report	E
Air quality and Odour Assessment	F
SARA prelodgement meeting minutes	G
Code Compliance Statements	H
Site searches	I
Traffic Assessment	J
Stormwater Management Plan	K

# 4

## Statutory Planning Overview

### 4.1 State Framework

The statutory framework for land use planning in Queensland is contained within the Planning Act and subordinate legislation. This development application has been prepared in accordance with the relevant legislation.

#### State Planning Policy

The SPP addresses 17 State interests grouped together under 5 themes to provides local governments with direction in preparation of planning documents and assessment of development applications. As set out in Part 2 of the Douglas Shire Planning Scheme, the Minister identified that the State Planning Policy (April 2016) was fully integrated into the planning scheme, however, a later version of the SPP was released in July 2017 following the commencement of new planning laws in connection with planning reform in Queensland.

As the latest SPP has not been fully integrated into the Planning Scheme, the local government must, to the relevant extent, have regard to Parts C (purpose and guiding principles), D (state interests) and E (state interest policies) of the SPP.

The proposed development has been reviewed against the SPP and it has been determined that the proposed development is is subject to interim development assessment requirements for matters of state interest, as outlined in **Error! Reference source not found.** below.

State Interests	Mapped	Response Required
Housing supply and diversity	x	x
Livable communities	x	x
Agriculture	✓	✓
Development and construction	x	x
Mining & extractive resources	x	x
Tourism	x	x
Biodiversity	✓	x Mapped areas are outside proposed lease area

Coastal environment	x	x
Cultural heritage	x	x
Water quality	x	x
Emissions and hazardous materials	x	x
Natural hazards, risk and resilience	✓	✓
Energy and water supply	x	x
Infrastructure integration	x	x
Transport infrastructure	x	x
Strategic airports and aviation facilities	x	x
Strategic ports	x	x

#### 4.1.2.1 Agriculture

Part of the lease area adjoining the lot boundary is identified as Class A agricultural Land. The proposal is considered to comply with the SPP since:

- It does not involve fragmentation of agricultural land;
- It facilitates opportunities for co-existence with development which complements local agricultural uses, namely the production of sugar cane;

- It supports the diversification of the local agricultural industry, thereby strengthening the future of sugar cane production.

#### 4.1.2.1 Natural hazards, risk and resilience

The entire lease area is identified as forming part of the Level 1 flood hazard area under the Queensland Flood assessment overlay. It is noted that this overlay was developed for use by local governments as a *potential* flood area and is representative of an initial assessment subject to refinement by local governments. Douglas Shire Council's Flood and Storm Tide Inundation mapping (gazetted November 2017) does not show the lease area as being subject to flood risk.

Nonetheless, the proposed development is considered to comply with the assessment benchmarks relating to natural hazards, risk and resilience contained within the SPP for the following reasons:

- The proposed development is largely contained within existing structures and would not hinder disaster management response or recovery capacity and capabilities;
- The proposal does not include any substantial cut or fill;
- Risks associated with the storage of hazardous materials will be addressed through compliance with the Environmental Management Plan contained at Appendix D.

## 4.2 Local Framework

The Douglas Shire Planning Scheme is the key instrument for progressing state, regional and local planning outcomes. A detailed assessment against relevant provisions of the planning scheme is provided in the following sections of this report.

### Zoning

Under the Douglas Shire Planning Scheme, the site is wholly located within the Industry Zone. The majority of Lot 27 on RP804231 and the broader will site are also located within this tract of industrially zoned land, with the exception of a buffer area bordering the tributary to the Mossman River to the north and east, which is located within the Conservation Zone.

The adjoining parcel to the west, being the planned Daintree Bio Precinct, is also within the Industry Zone while land to the south east, forming the Mossman Township, includes a mix of centre, community facilities, low and low-medium density residential zoning. Land to the north and west beyond the township is located within the Agricultural zone.

The proposed development advances the purpose of the Industry Zone as specified at section 6.2.5.2 of the planning scheme, particularly items 2(d) and (e):

*(d) ensure the long term dominance of the Mossman Mill as an industrial activity on Industry zoned land in Mossman will continue to contribute to the development and prosperity of the town.*

*(e) recognise the opportunity to consolidate further industrial development around the Mossman Mill site to create a low/medium impact industry precinct in Mossman.*

A complete assessment against the Industry Zone Code is provided within the Code Compliance Statements at Appendix H.



### Local Plan

The northern portion of Lot 27 on RP804231 is mapped as being within the Mossman Local Plan Area, while the southern portion of this lot, including the lease area, is not mapped as being within any local plan area. Nonetheless, an assessment against the Mossman Local Plan Code is provided within the code compliance statements at Appendix H.



### Overlays

Table X below identifies overlays applying to Lot 27 on RP804231 and includes a brief commentary on the relevance of the overlay and its impact on the level of assessment for the proposed development. It is noted that as per Section 5.3 (6) of the planning scheme, the level of assessment for an overlay only applies to the part of the premises affected by the overlay.


A full assessment against the overlays identified as being relevant to the proposal is provided within the code compliance statements at Appendix H.

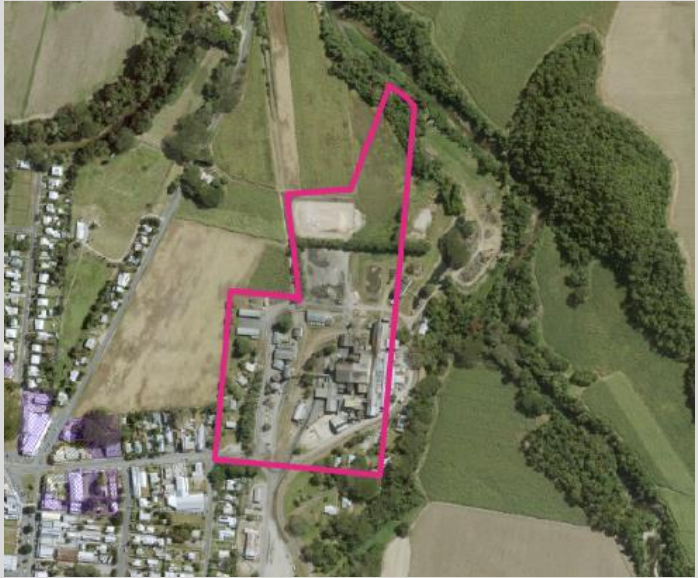
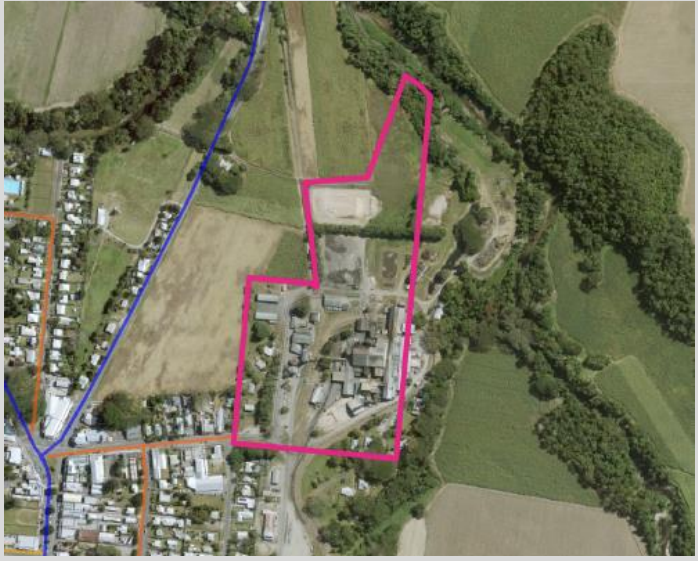
Overlay Mapping	Assessment
	<p><b>Acid Sulphate Soils</b></p> <p>The entire lease area is identified as being affected by the 5-20m AHD sub-category of this overlay.</p> <p>As per Table 5.6e, the Acid sulphate soils overlay code is an applicable code for development involving industrial activities and requiring code assessment.</p>
	<p><b>Coastal Environment</b></p> <p>The northern tip of lot 27 on RP804231 is affected by this overlay. As the proposed lease area is not affected, this overlay is not relevant to the assessment of the proposed development.</p>

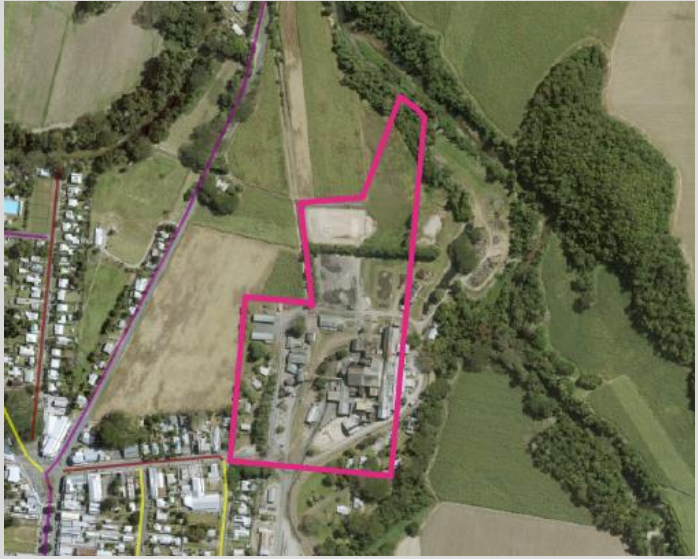


Overlay Mapping	Assessment
	<p><b>Flood and Storm Tide Hazard</b></p> <p>This overlay affects parts of the northern portion of Lot 27 on RP804231. As the proposed lease area is not affected, this overlay is not relevant to the assessment of the proposed development.</p>
	<p><b>Landscape Values</b></p> <p>This overlay affects the northern portion of Lot 27 on RP804231. As the proposed lease area is not affected, this overlay is not relevant to the assessment of the proposed development.</p>



Overlay Mapping	Assessment
	<p><b>Potential Landslide Hazard</b></p> <p>This overlay affects a very small area in the northern extent of Lot 27 on RP804231. As the proposed lease area is not affected, this overlay is not relevant to the assessment of the proposed development.</p>
	<p><b>Natural Areas</b></p> <p>This overlay affects a very small area in the northern extent of Lot 27 on RP804231. As the proposed lease area is not affected, this overlay is not relevant to the assessment of the proposed development.</p>

Overlay Mapping	Assessment
	<p><b>Places of Significance</b></p> <p>Mossman Central Mill is identified as a place of local significance.</p> <p>As per Table 5.6e, the Places of significance overlay code is not an applicable code for development involving industrial activities and requiring code assessment.</p>
	<p><b>Transport (Pedestrian Cycle) Network</b></p> <p>Mill Road is identified as a District Route.</p> <p>Table 5.6e identifies the Transport network overlay code as an applicable code for development involving industrial activities and requiring code assessment.</p>

Overlay Mapping	Assessment
	<p><b>Transport (Road Hierarchy) Network</b></p> <p>Mill Road is identified as an Industrial Road and Thomas Road is identified as an Access Road.</p> <p>Table 5.6e identifies the Transport network overlay code as an applicable code for development involving industrial activities and requiring code assessment.</p>

### Assessable Development

Following detailed review of the relevant planning provisions, including Table 5.6e within the planning scheme, the applicable level of assessment and relevant codes requiring assessment have been identified in the table below.

Development	Assessable development	Applicable Code(s)
Material change of use within the Industry Zone	Industry activities including components that store or use hazardous materials	<ul style="list-style-type: none"> <li>- Industry zone code</li> <li>- Mossman local plan code</li> <li>- Acid sulphate soils overlay code</li> <li>- Transport network overlay code</li> <li>- Industry activities code</li> <li>- Access, servicing and parking code</li> <li>- Environmental performance code</li> <li>- Infrastructure works code</li> <li>- Landscaping code</li> </ul>

Responses to each of the codes listed in the table above are provided within the code compliance statements at Appendix H, with the exception of the Landscaping Code. As per Section 3.3 of this report, additional landscaping at the site is limited to low scale planting in front of the administration building to beautify and formalise the entry way. Landscaping requirements are largely irrelevant to the current proposal due to it's position within a long-standing existing industrial site.

# 5

## Referral Requirements

Based on a review of Schedules 9 and 10 of the *Planning Regulation 2017* and the State Development Assessment Provisions, the following referral requirements have been identified as being relevant to the proposed development.

Referral Trigger	Type of Development	Assessment criteria
Schedule 10, Part 5, Division 2, Section 8	Material change of use for an environmentally relevant activity	SDAP State Code 22
Schedule 10, Part 9, Division 2, Table 2	Material change of use of premises subject to an electricity easement	Purposes of the Electricity Act and Electrical Safety Act

An assessment against State Code 22 is contained within the Environmental Management Plan at Appendix D.

# 6

## Conclusion and Statement of Reasons

This report has examined the merits of the proposed development and demonstrated that the proposal is consistent with the relevant provisions of the Douglas Shire Planning Scheme, does not conflict with any relevant State government legislation and constitutes a good planning outcome for the location. On this basis and in view of the following further reasons, it is recommended that the application be approved subject to reasonable and relevant conditions.

- The proposed development is to be situated on appropriately zoned land alongside existing and long-standing industrial activity;
- The proposal directly advances the purpose of the Industry zone by diversifying operations at the Mossman Mill to ensure the prosperity and longevity of the Mossman Mill and local production of sugar cane;
- The proposal will generate local employment and support the development of a diversified economy by way of a biotechnology industry in Mossman;
- Specialist technical reports relating to acoustic, odour, air quality and environmental impacts have demonstrated that the proposal can comply with relevant criteria and legislation;
- If successful, the project will give rise to large scale commercialisation of kecap Manis using CocoNutZ patented technology, resulting in a more cost effective, sustainable and healthy product.



