

**From:** Patrick Clifton  
**Sent:** 18 Jul 2017 08:45:39 +1000  
**To:** Brian Millard;Carl Ewin  
**Cc:** Mangoes Ontario;Gregory Terzi;Greg Gilboy  
**Subject:** Email 2 of 3 - Proposed Rural Industry (Packing Shed) and Rural Workers  
Dimbulah - Lot 107 RP749635  
**Attachments:** 0440\_DA07\_A.pdf, 0440\_DA05\_B[1].pdf, 0440\_DA03\_E[1].pdf,  
0440\_DA02\_D[1].pdf, 0440\_DA01\_D[2].pdf, 0440\_DA08\_C.pdf, 0440\_DA06\_C[1].pdf, 0440\_DA04\_C.pdf

Dear Brian and Carl,

It is with great pleasure that Gilvear Planning, on behalf of Ontario Mangoes, submit the attached application for the Material Change of Use of premises located at Inverzdi Road/Leadingham Creek Road and described as Lot 107 on RP749635.

Accordingly, in the following emails please find attached:

- Covering Letter
- Application Forms
- Owners Consent
- A Copy of the Certificate of Title
- Planning Supporting Statement
- Proposal Plans (this email)
- Plans of Proposed Hydraulic Services

I trust that this is accepted as a properly made application and I look forward to receipt of the Acknowledgement Notice. Should you require any further information or have any queries; please do not hesitate to contact me.

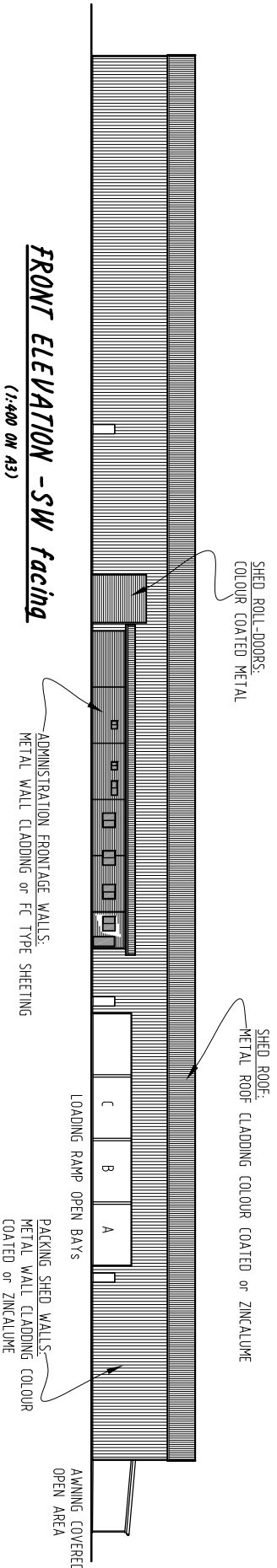
Kind regards

Patrick Clifton C O N S U L T A N T P L A N N E R

0459 368 492  
PO Box 228 Babinda QLD 4861

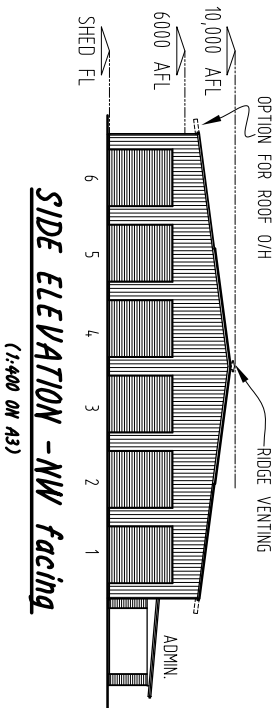


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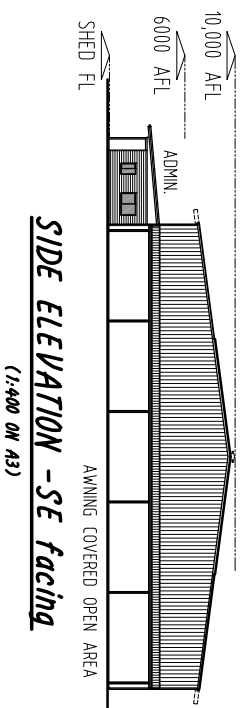
**FRONT ELEVATION - SW facing**

(1:400 ON A3)



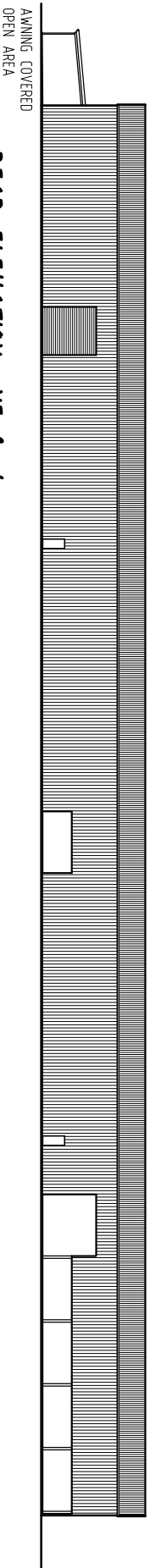
**SIDE ELEVATION - NW facing**

(1:400 ON A3)



**SIDE ELEVATION - SE facing**

(1:400 ON A3)



**REAR ELEVATION - NE facing**

(1:400 ON A3)

## PROPOSED PACKING SHED with ATTACHED ADMIN.

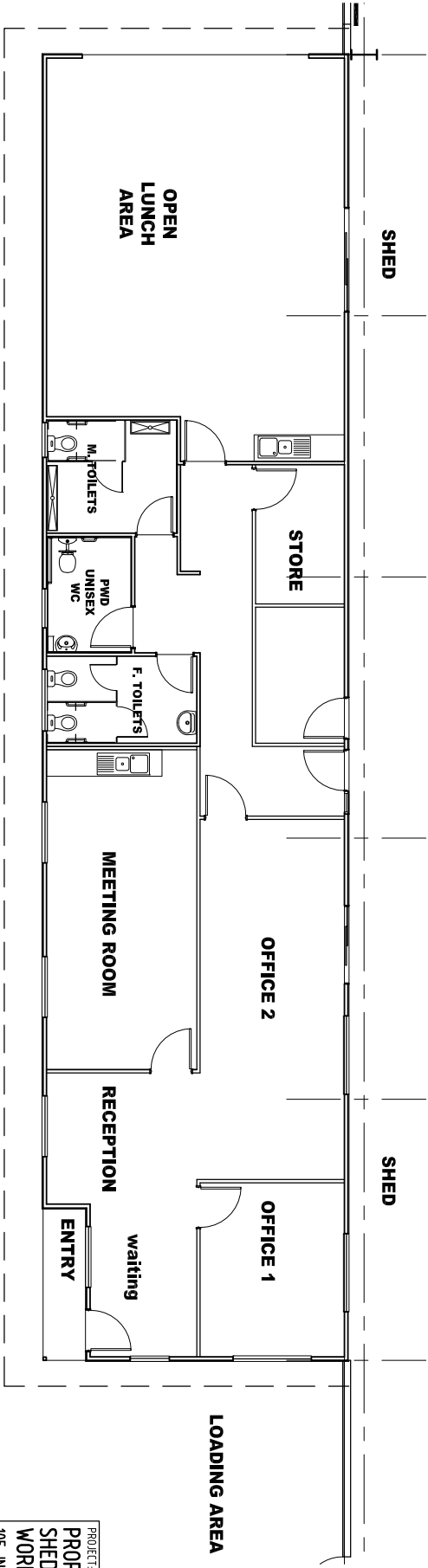
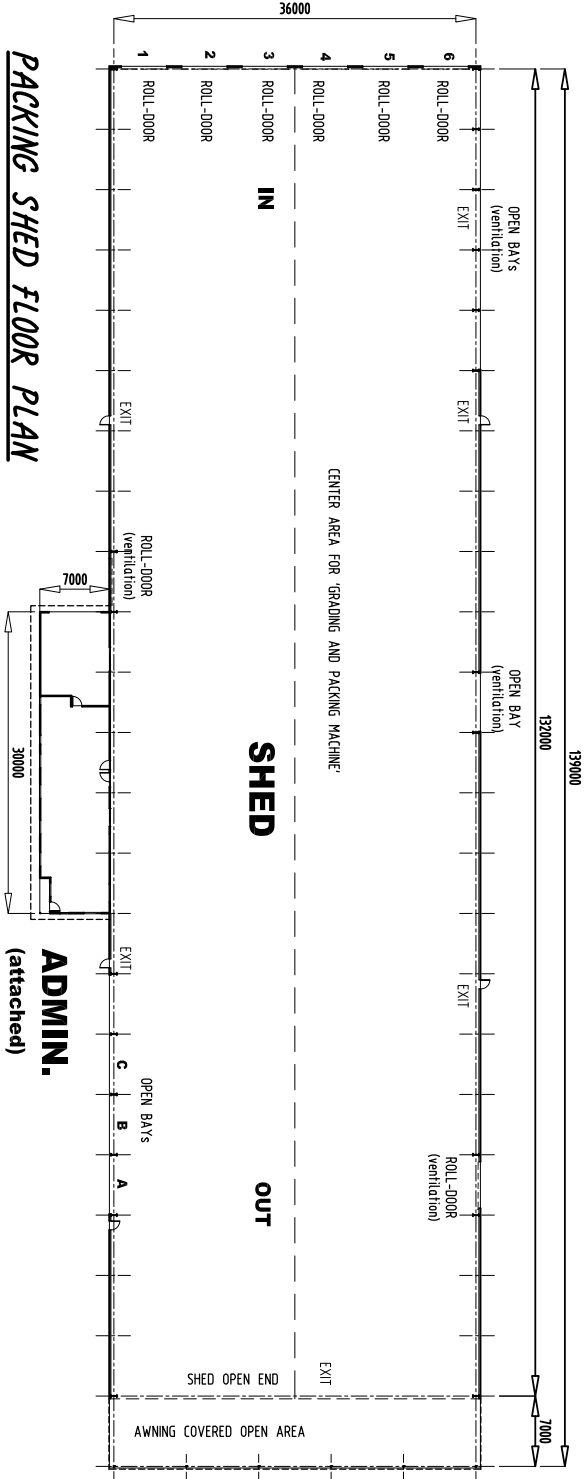


PROJECT:		
PROPOSED PACKING SHED and WORKERS ACCOM.		
105 INVERADI RD		
DUMBULAH, 4872		
ONTARIO FARMS		
Drafting No.	SHEET No.	ISSUE
0440	DA 07	A

**PACKING SHED FLOOR PLAN**

(1:500 ON A3)

**ADMIN.**  
(attached)



**ATTACHED ADMIN. FLOOR PLAN**

(1:100 ON A3)



QCB  
QCB LTD  
COMMERCIAL - INDUSTRIAL

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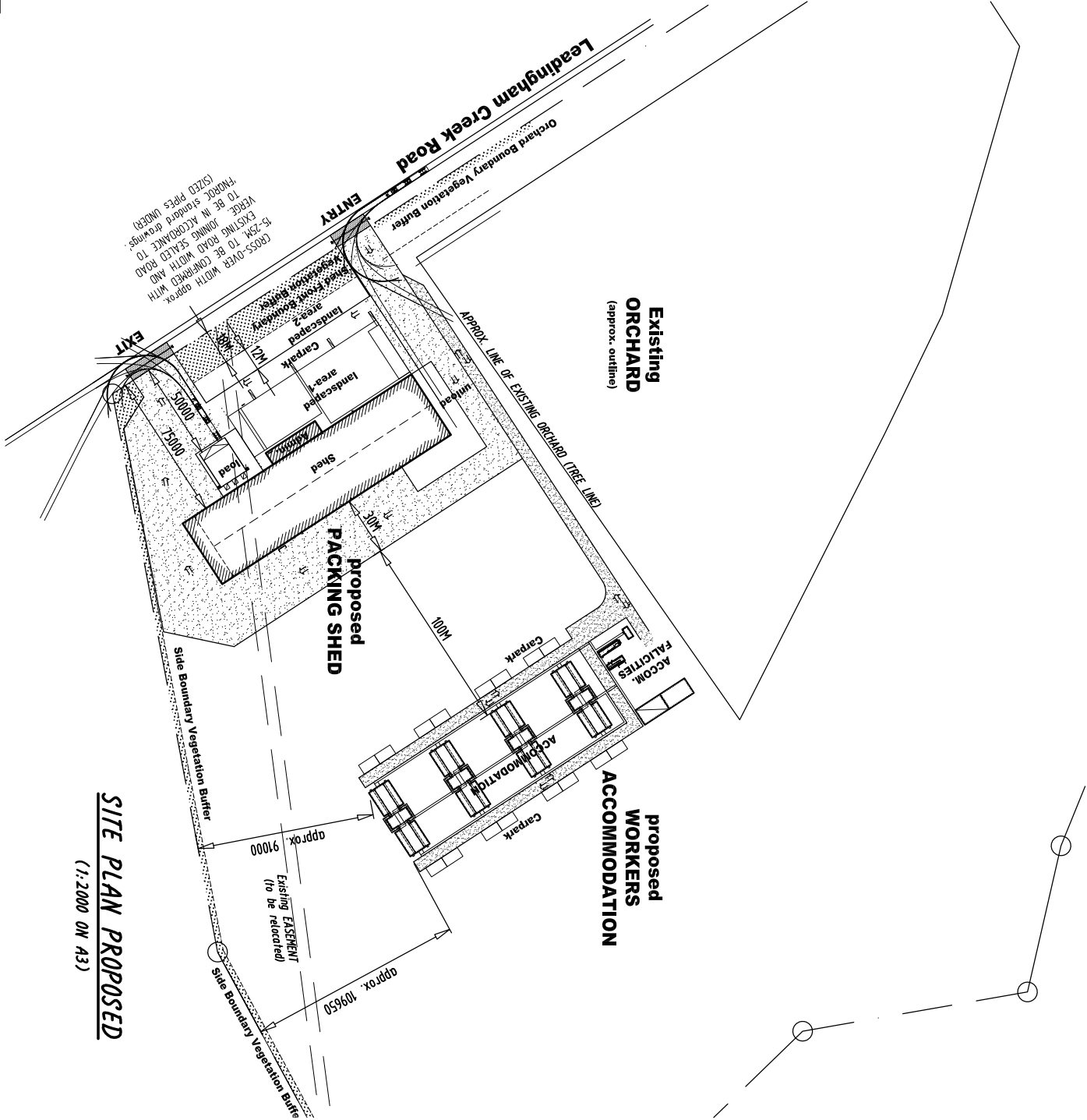
Drafting No. SHEET No.  
0440 **DA 05 B** ISSUE



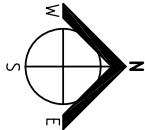
**SITE COVERAGE  
& STRUCTURES FOOTPRINT:**

PROPERTY SITE area = 301631 sqm (100%)

- new SHED = 5145sqm (1.7% of site area)
- new ADMIN. (attached) = 207sqm (0.07% of site area)
- new LOADING AREA (outside shed)  
= 632sqm (0.2% of site area)
- new WORKERS ACCOMMODATION = 1752sqm total  
(0.6% of site area)
  - Workers Quarter-1 = 438
  - Workers Quarter-2 = 438
  - Workers Quarter-3 = 438
  - Workers Quarter-4 = 438
- new WORKERS FACILITIES = 543sqm total.  
(0.18% of site area)
  - Office = 18sqm
  - Laundry = 36sqm
  - Abutions = 29sqm
  - Maintenance & Covered pick-up = 460
- new CARPARKING for SHED = 1230sqm  
(0.4% of site area)
- new DRIVEWAY for SHED = 12615sqm  
(4.2% of site area)
- new CARPARKING for ACCOM. = 884sqm  
(0.3% of site area)
- new DRIVEWAY for WORKERS ACCOM. = 3544sqm  
(1.17% of site area)
- new LANDSCAPED AREAS = 3560sqm total  
(1.2% of site area)
  - Area-1 = 2363sqm
  - Area-2 = 1197sqm
- new SHED FRONT BOUNDARY VEGETATION BUFFER  
= 17955sqm (0.6% of site area)



**SITE PLAN PROPOSED**  
(1:2000 ON A3)

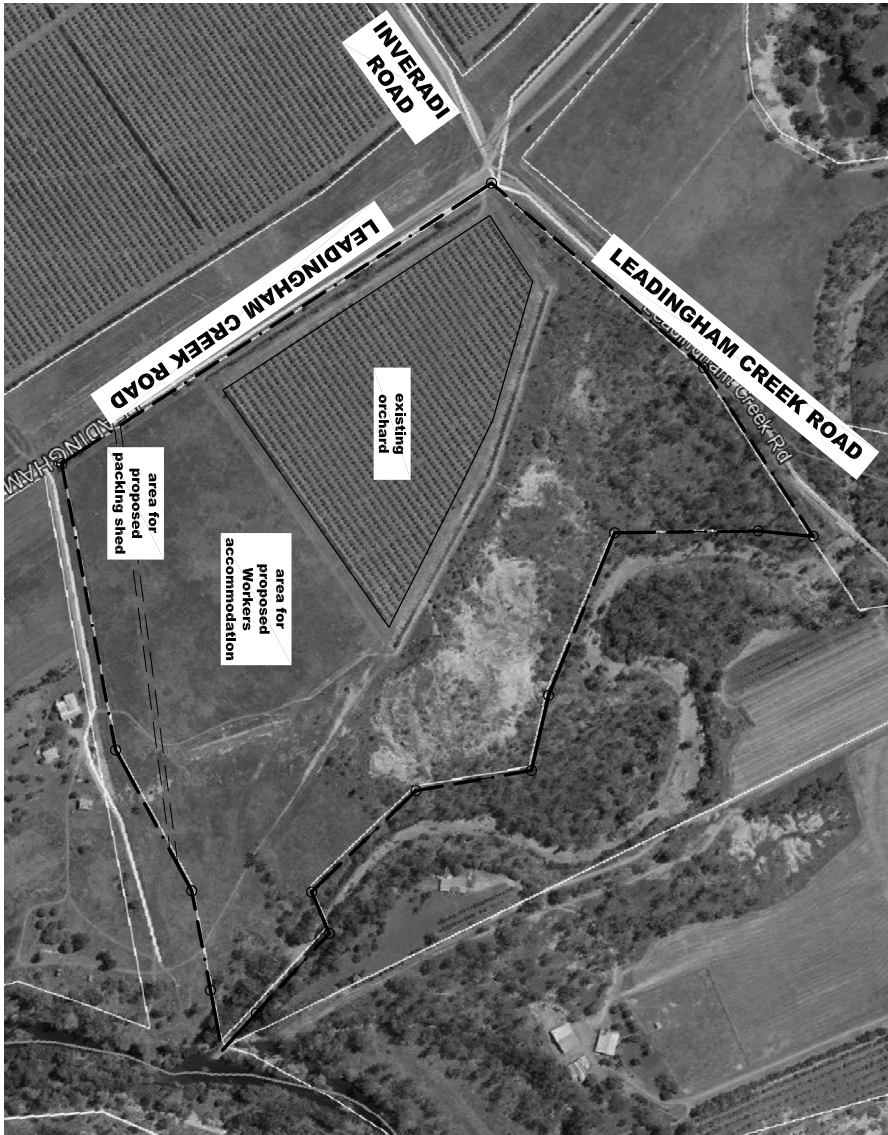


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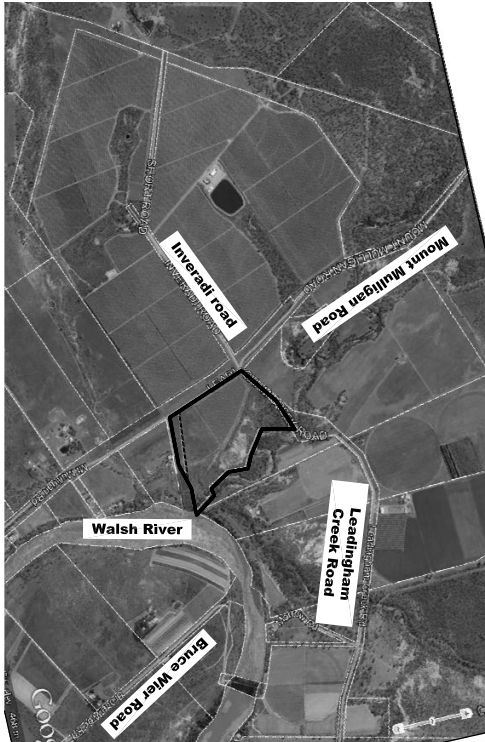
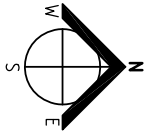
DRAWING SCHEDULE sheet size

DA 01	EXISTING SITE	A3
DA 02	PROPOSED SITE PLAN	A3
DA 03	PACKING SHED: Site Layout	A3
DA 04	WORKERS ACCOMMODATION: Site Layout	A3
DA 05	PACKING SHED: FLOOR PLAN	A3
DA 06	ACCOMMODATION: FLOOR PLAN	A3
DA 07	PACKING SHED: ELEVATIONS	A3
DA 08	ACCOMMODATION: ELEVATIONS	A3



existing SITE PLAN  
(1:5,000 ON A3)

Lot 107 on RP 749635  
SITE AREA = 30.1631ha



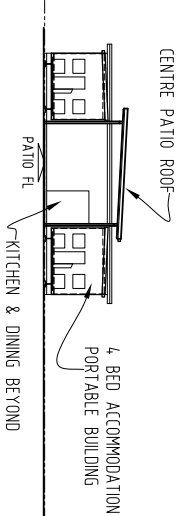
LOCATION PLAN  
(approx. 1:30,000 ON A3)



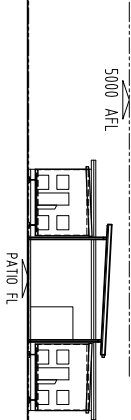
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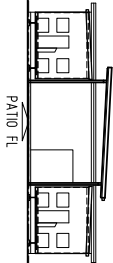
**WORKERS QUARTERS -2**



**WORKERS QUARTERS -3**



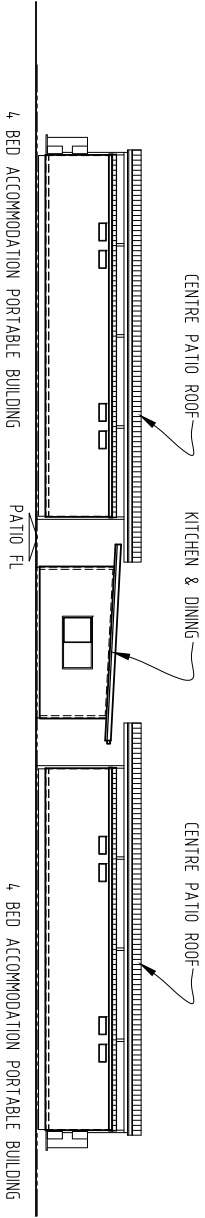
**WORKERS QUARTERS -4**



**Part ELEVATION -SW facing**

(1:250 ON A3)

**WORKERS QUARTERS -4**



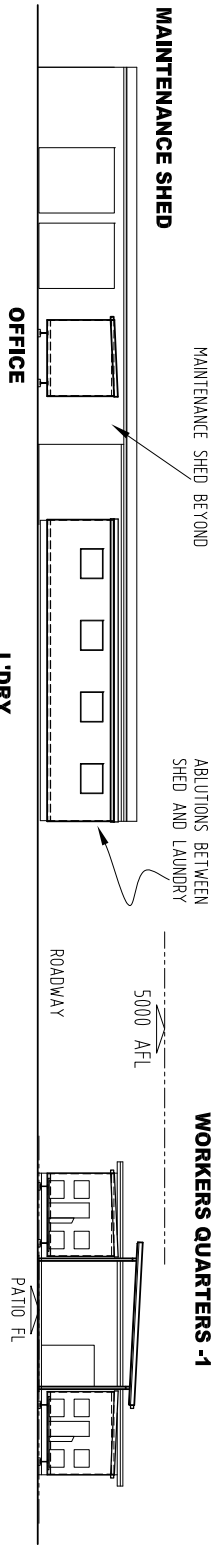
**END ELEVATION -SE facing**

(1:200 ON A3)

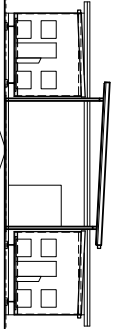
ROOFS:  
METAL ROOF CLADDING COLOUR COATED or ZINCALUME  
KITCHEN WALLS:  
METAL WALL CLADDING or FC TYPE SHEETING

PORTABLE BUILDING WALLS:  
METAL WALL CLADDING

**MAINTENANCE SHED**



**WORKERS QUARTERS -1**



**L'DRY**

**Part ELEVATION -SW facing**

(1:200 ON A3)

**PROPOSED WORKERS FACILITIES**

**PROPOSED WORKERS  
ACCOMMODATION**

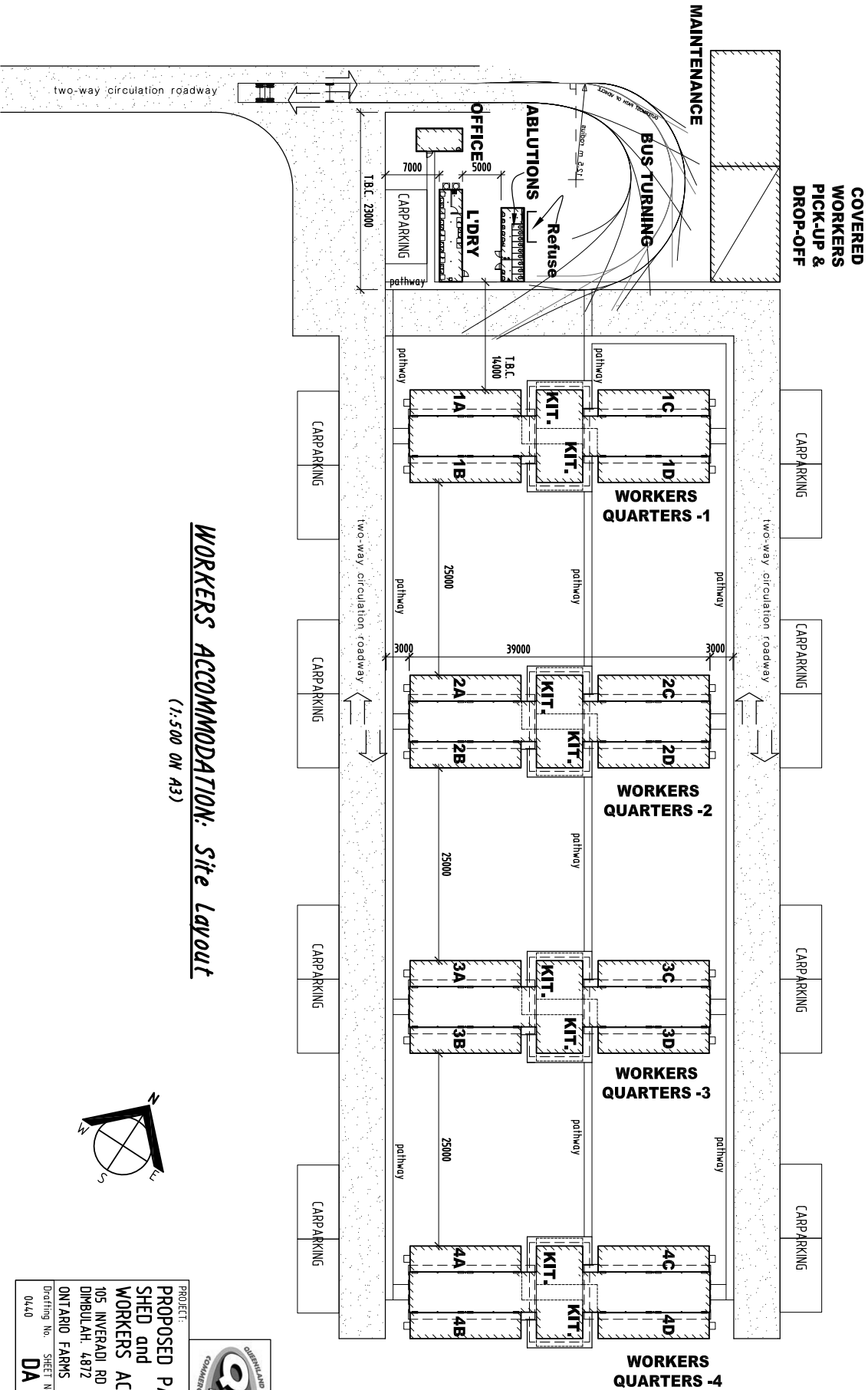


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SHEET No.	DA 08
ISSUE	C





APPROX. LINE OF EXISTING ORCHARD (TREE LINE)



**WORKERS ACCOMMODATION: Site Layout**

(1:500 ON A3)



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