

**From:** Patrick Clifton  
**Sent:** 18 Jul 2017 08:45:41 +1000  
**To:** Brian Millard;Carl Ewin  
**Cc:** Mangoes Ontario;Gregory Terzi;Greg Gilboy  
**Subject:** Email 3 of 3 - Proposed Rural Industry (Packing Shed) and Rural Workers  
Dimbulah - Lot 107 RP749635  
**Attachments:** 163202 - SK002\_WSR\_A.pdf, 163202 - SK001\_SP&D\_A.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
- Plans of Proposed Hydraulic Services (this email)

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.

Patrick Clifton CONSULTANT PLANNER

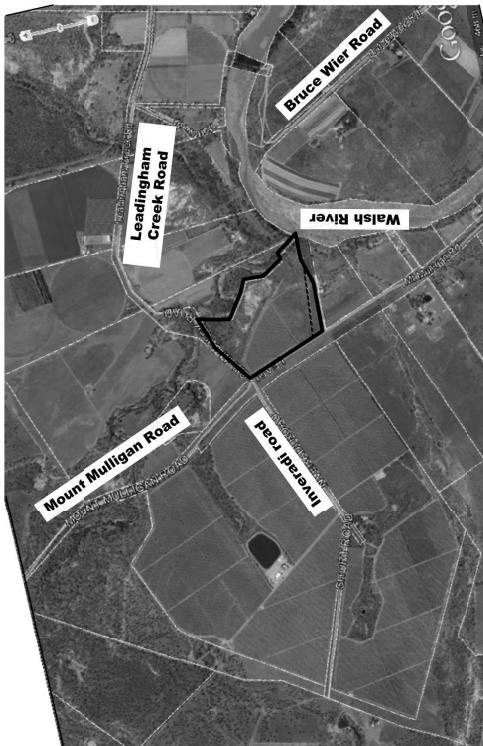
0459 368 492  
PO Box 228 Babinda QLD 4861



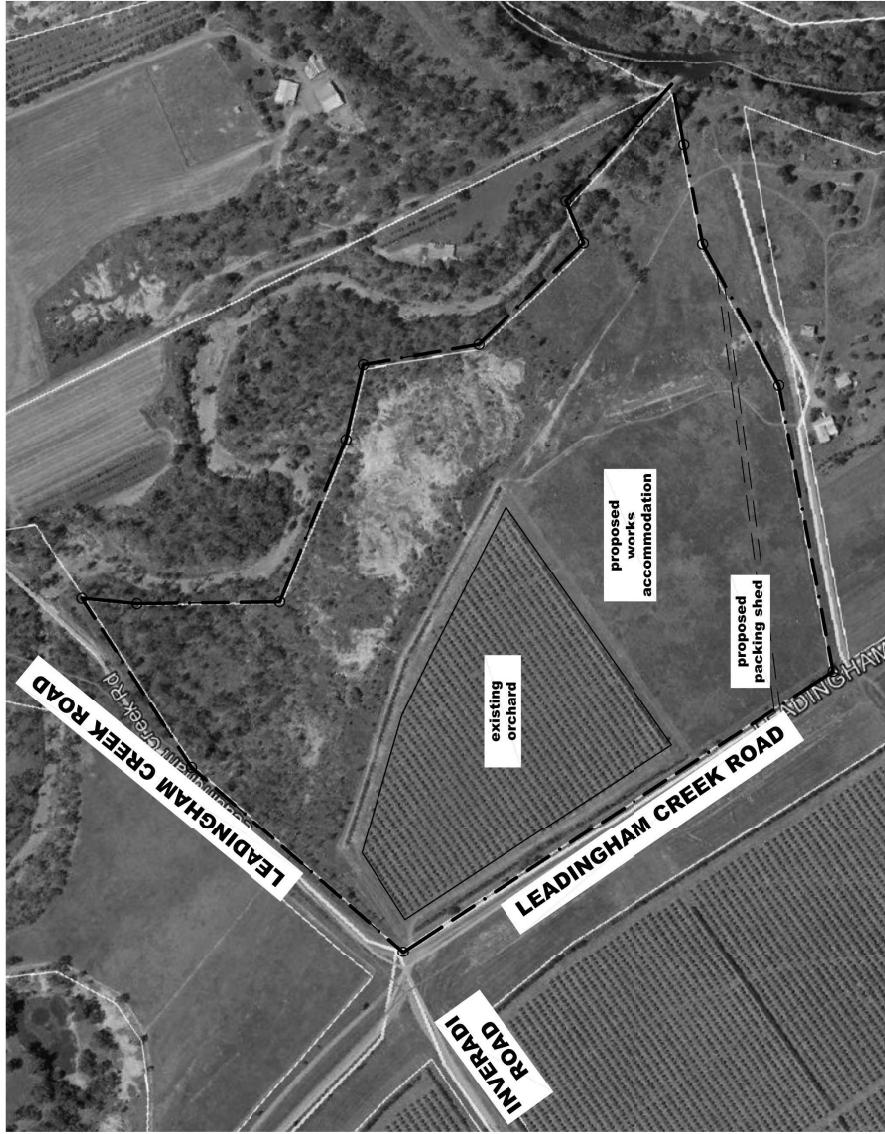
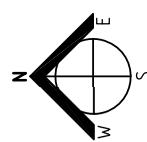
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## DRAWING SCHEDULE

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



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



existing SITE PLAN  
(1:5000 ON A3)

Lot 107 on RP 749635  
SITE AREA = 30.1631ha



PROJECT:  
**PROPOSED PACKING  
SHED and  
WORKERS ACCOM.**  
105 INVERADIR RD  
DIMBULAH, 4872  
ONTARIO FARMS

SHEET No. DA 01 C  
Drafting No. 0440  
ISSUE 11/07/17  
FIRE/WATER SERVICES RETICULATION  
163202 / SK201

## SITE COVERAGE & STRUCTURES FOOTPRINT:

- PROPERTY SITE area = xxx (100%)
  - new SHED = 5145sqm (xx% of site area)
  - new ADMIN. (attached) = 207sqm (xx% of site area)
  - new WORKERS ACCOM. = xxsqm (xx% of site area)
  - new CARPARKING, for SHED = xx total.
  - new CARPARKING, for ACCOM. = xx total.
  - new TURFED AREAS = xxsqm (xx% of site area)



PROJECT  
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 SHED  
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 105 IN  
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 Drafting

0440 DA 02 F

UNIVERSITY

**SITE COVERAGE & STRUCTURES FOOTPRINT**

- PROPERTY SITE area = xxx (100% of new SHED = 5145sqm (xx% of new ADMIN. (attached) = 207sqm)
- new WORKERS ACCOM. = xxsqm (new CARPARKING: for SHED = new CARPARKING: for ACCOM)
- new TURFED AREAS = xxsqm

**PRELIMINARY**

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

**Existing ORCHARD** (approx. outline)

**EXTEND NEW 225mm CLASS 8 POLYETHYLENE WATER MAIN FROM EXISTING**

**EXISTING WATER SUPPLY**

**DOMESTIC COLD WATER SUPPLY TO WORKERS ACCOMMODATION**

**proposed WORKERS ACCOMMODATION**

**ACCOMMODATION**

**FACILITIES**

**DOMESTIC COLD WATER SUPPLY TO PACKING SHED**

**DOMESTIC COLD WATER STORAGE TANKS AND WATER TREATMENT FACILITY**

**2x 144,000L FIRE WATER STORAGE TANKS, FIRE PUMP ROOM WITH HYDRANT BOOSTER CABINET. REFER SK203 FO CONTINUATION TO FIRE HYDRANT RING MAIN**

**approx. 103848**

**Existing ESTATE (to be relocated)**

**Boundary Vegetation Buffer**

**Leadingham Creek Road**

**ENTRY**

**EXIT**

**CROSS-OVER WIDTH APPROX 16-25M TO BE CONFIRMED ON EXISTING ROAD WIDTH AND VERGE TO BE JOINING SEALED AND 'ENROC' STANDARD DRAWING SIZED PIPES UNDER**

**GILBOY HYDRAULIC SOLUTIONS**  
Building Hydraulic Services Design

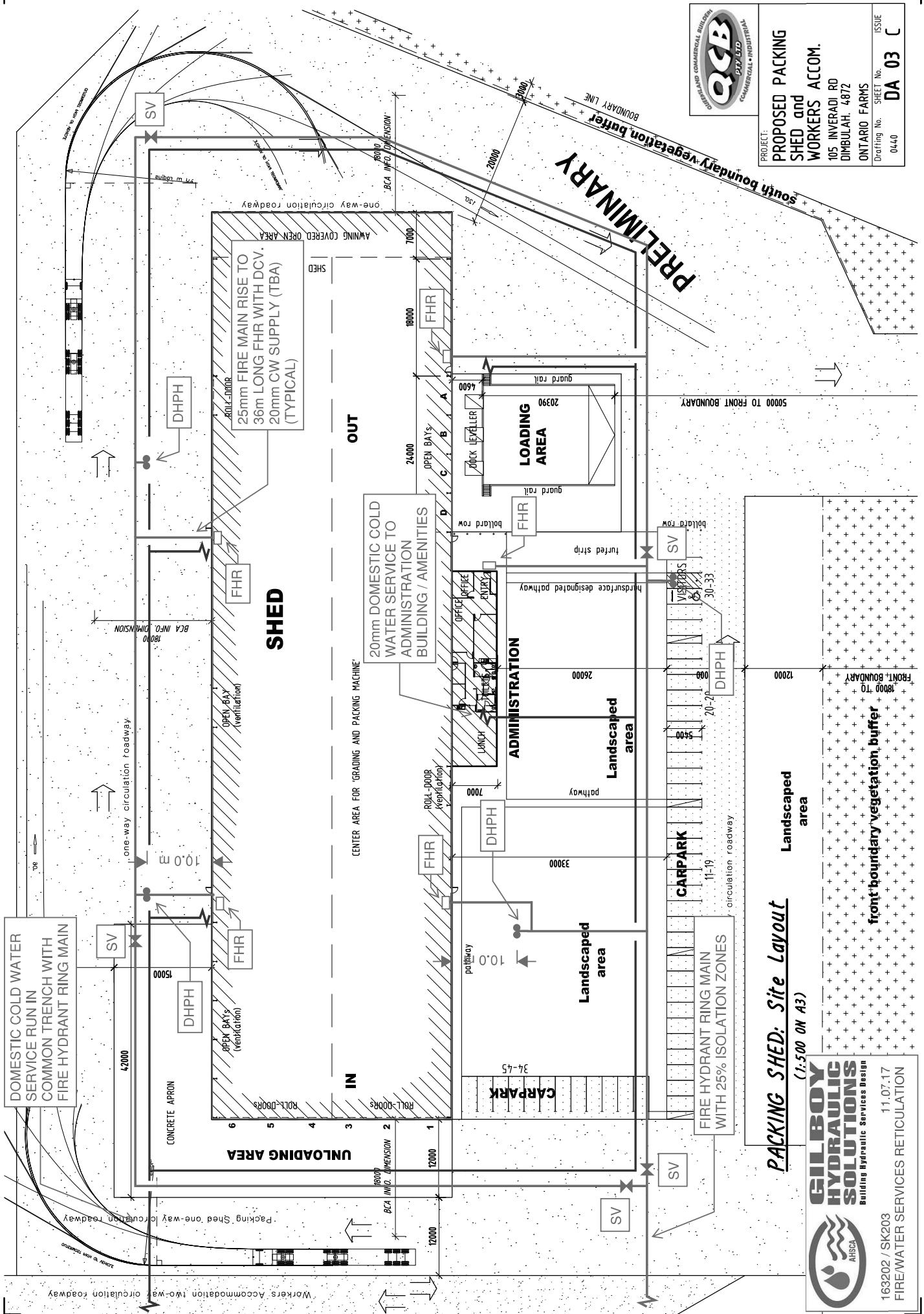
**N**

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11.07.17  
163202 / SK202  
FIREWATER SERVICES RETICULATION



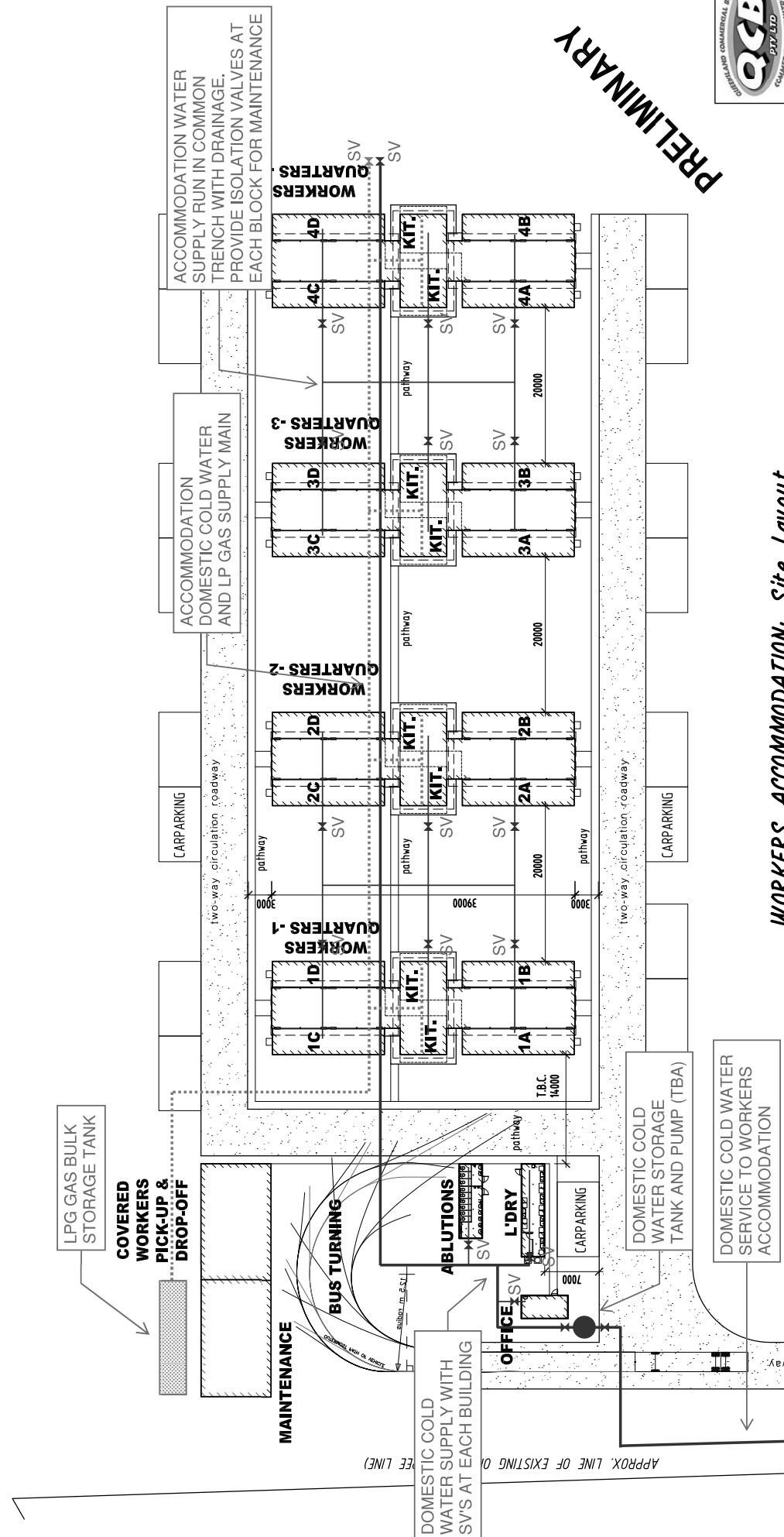


PROJECT:  
**PRO  
SHED  
WOR**

UNITARIU FARMS ISSUE  
Drafting No. SHEET No.  
0440 DA 04 B

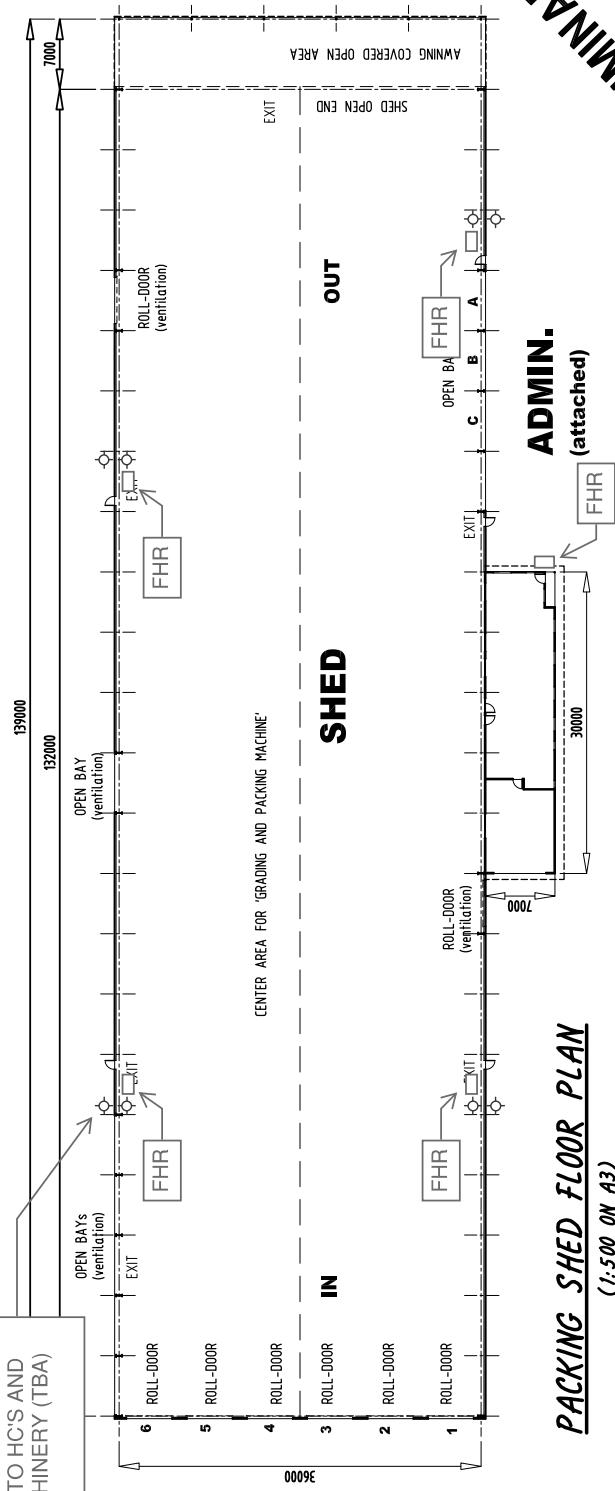
## WORKERS ACCOMMODATION: Site Layout

(1:500 ON A3)



163202 / SK204 11.07.17  
WATER SERVICES RETICULATION

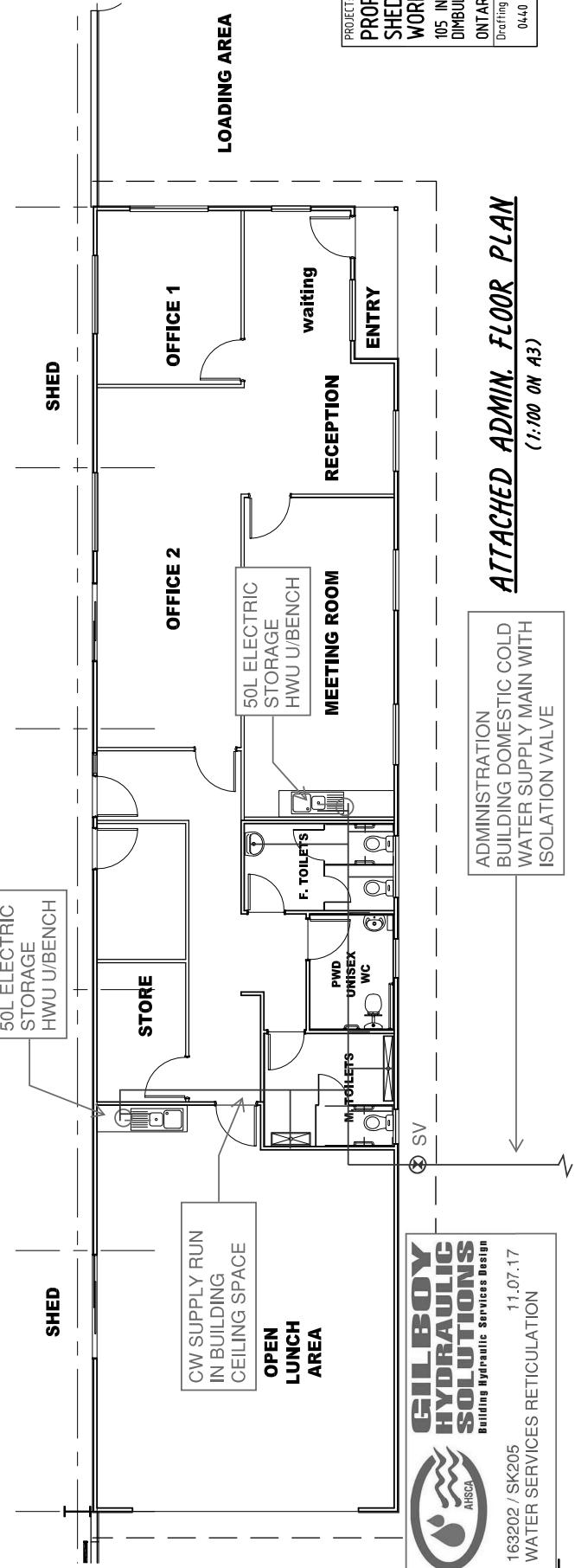
25mm FIRE MAIN RISE TO 36m  
LONG FHR WITH DCV.  
20mm CW SUPPLY TO HC'S AND  
PROCESSING MACHINERY (TBA)  
(TYPICAL)

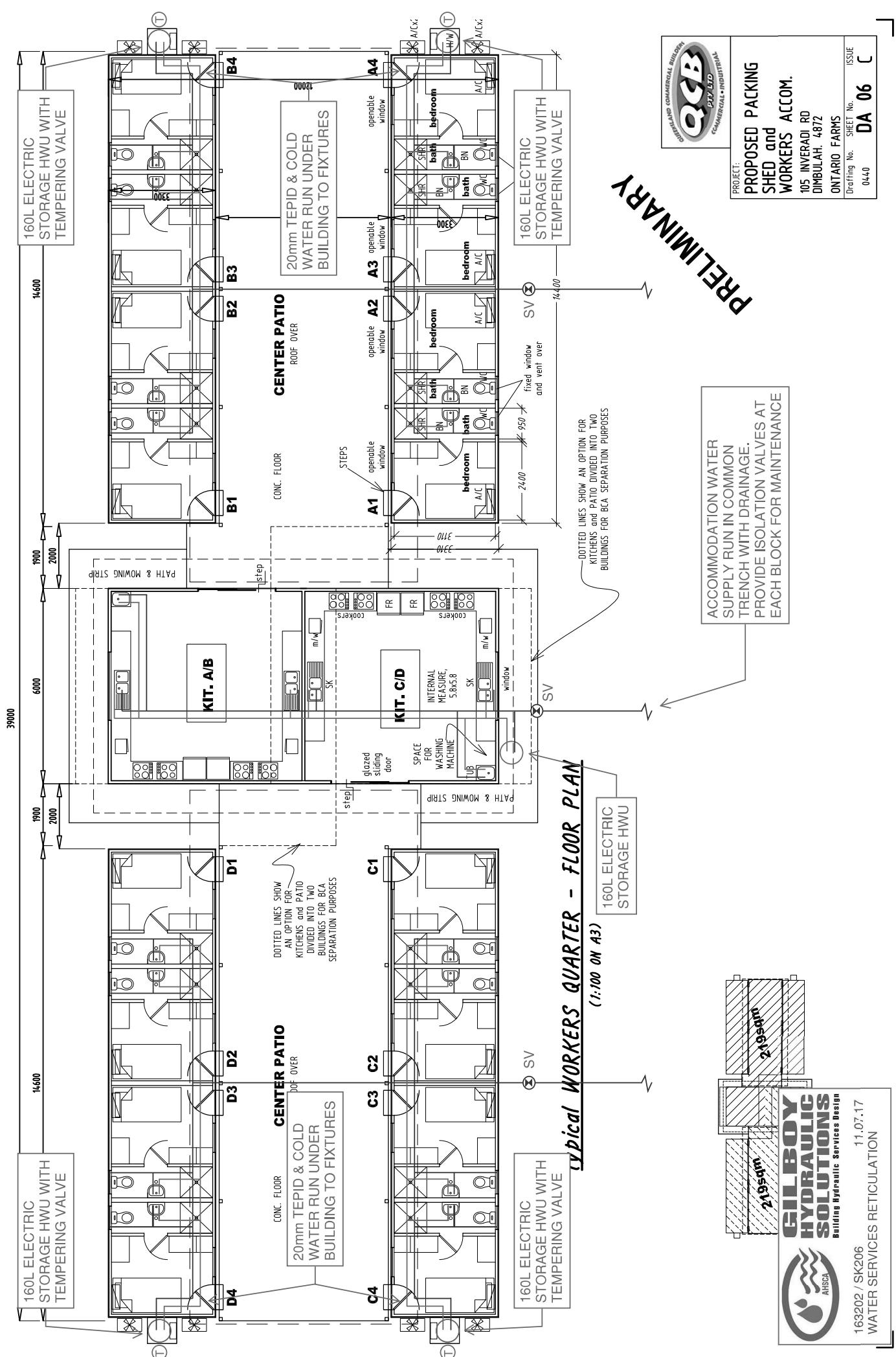


**PACKING SHED FLOOR PLAN**  
(1:500 ON A3)

**ADMIN.**  
(attached)

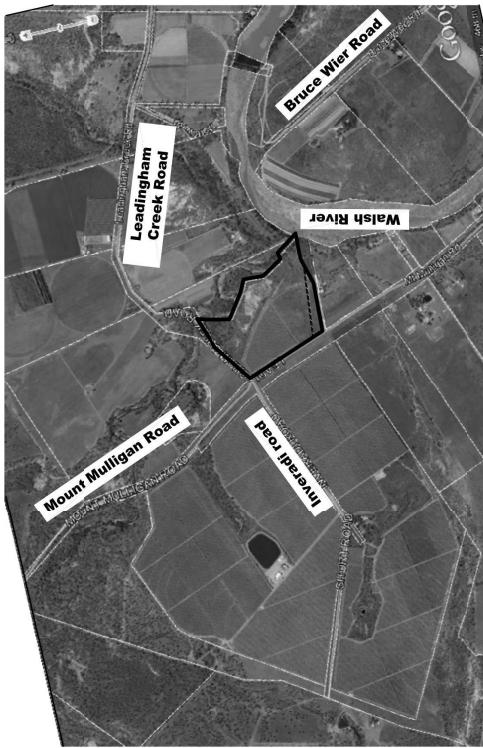
**REFLIMINAR**





## DRAWING SCHEDULE

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

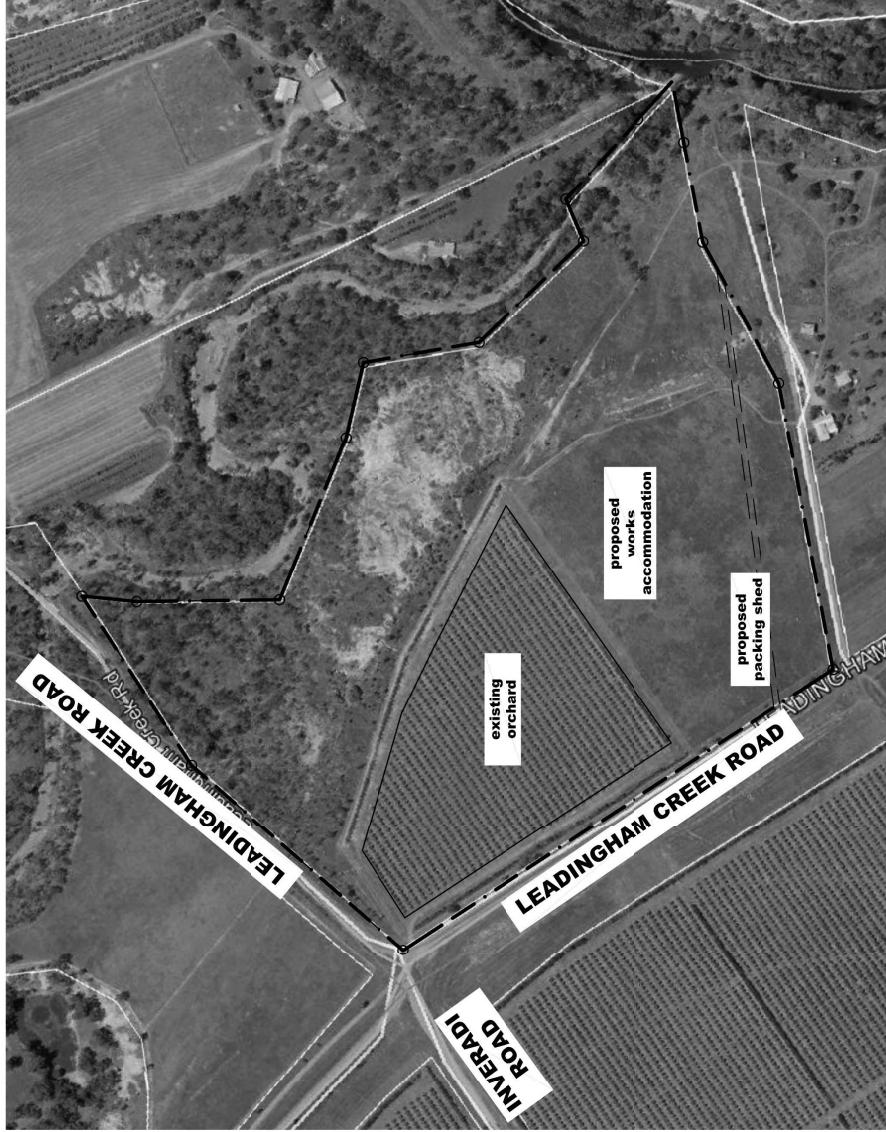
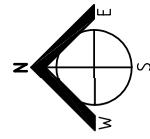


LOCATION PLAN  
(approx. 1:30,000 ON A3)



PROJECT:  
**PROPOSED PACKING  
SHED and  
WORKERS ACCOM.**  
105 INVERADY RD  
DIMBULAH, 4872  
ONTARIO FARMS

SHEET No. DA 01 C  
Drafting No. 0440  
ISSUE 13/07/17  
163202 / SK101  
SANITARY PLUMBING & DRAINAGE



existing SITE PLAN  
(1:5000 ON A3)



SITE COVERAGE & STRUCTURES FOOTPRINT:

- PROPERTY SITE area = xxx (100%)
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  - new ADMIN. [attached] = 207sqm (xx% of site area)
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  - new TURFED AREAS = xxsqm (xx% of site area)



PROJECT:  
PROPOSED PACKING  
SHED and  
WORKERS ACCOM.

105 INVERADY RD  
DIMBULAH, 4872  
ONTARIO FARMS

Drafting No. DA 02 C  
Sheet No. 04.00  
Issue 13.07.17

EFFLUENT DISPOSAL  
LAND APPLICATION  
AREAS  
REFER SK103 & SK104

proposed  
WORKERS  
ACCOMMODATION

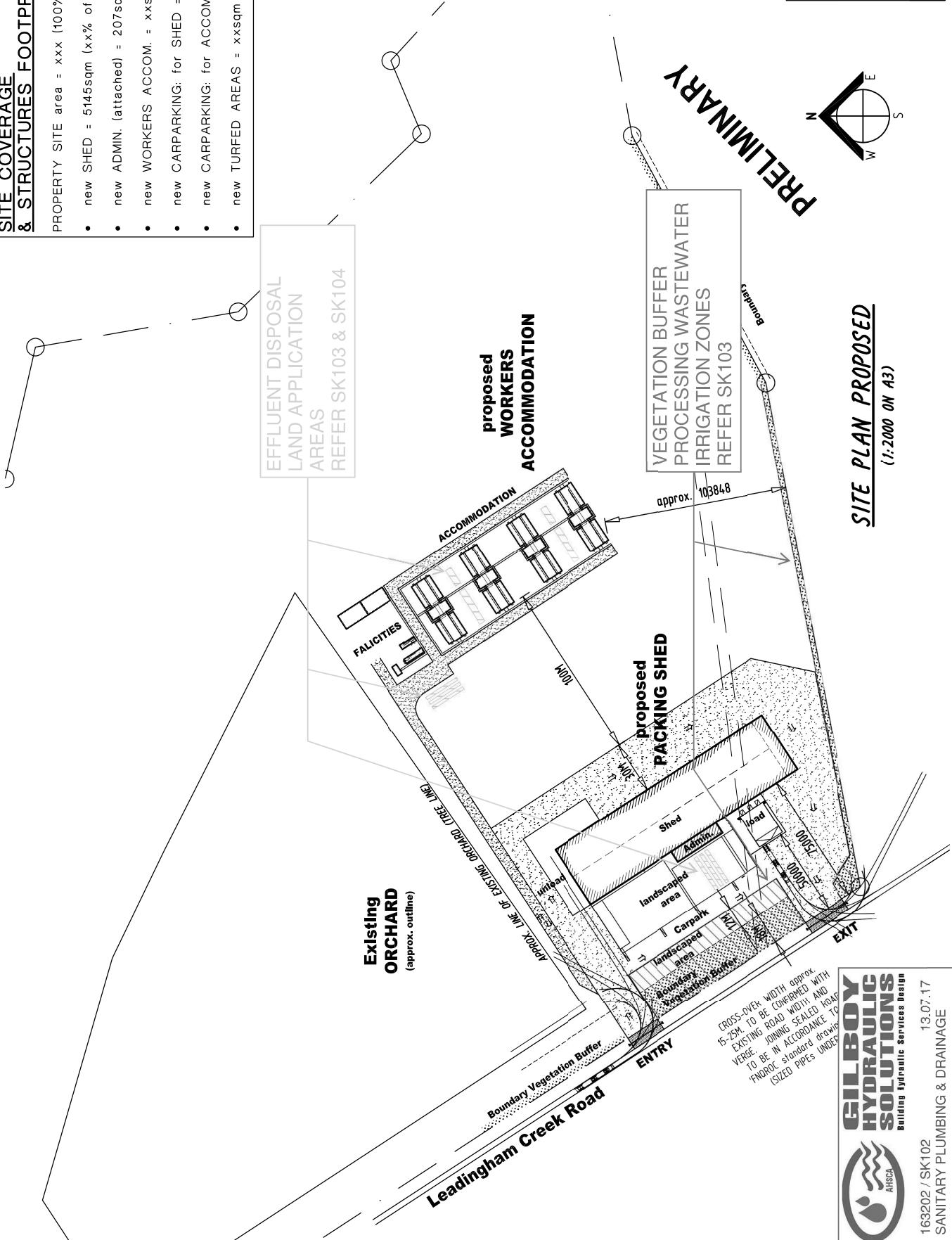
VEGETATION BUFFER  
PROCESSING WASTEWATER  
IRRIGATION ZONES  
REFER SK103

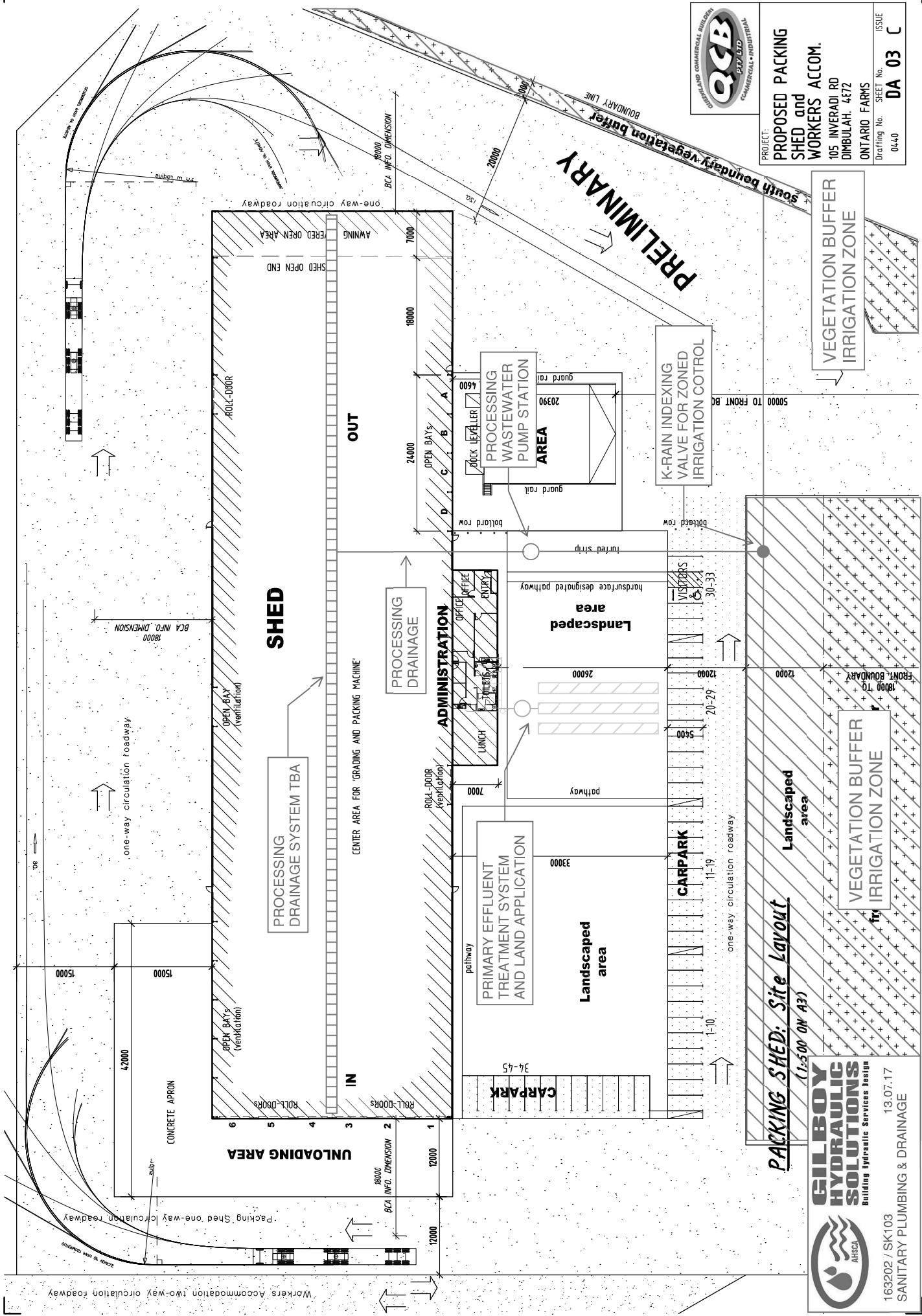
SITE PLAN PROPOSED  
(1:2000 ON A3)

CROSS-OVER WIDTH APPROX.  
15-25M. TO BE CONFORMED WITH  
EXISTING ROAD WIDTH AND  
VERGE. JOINING SEALED ROAD  
TO BE IN ACCORDANCE TO  
'FNROBC' standard drawing  
(SIZED PIPES UNDER

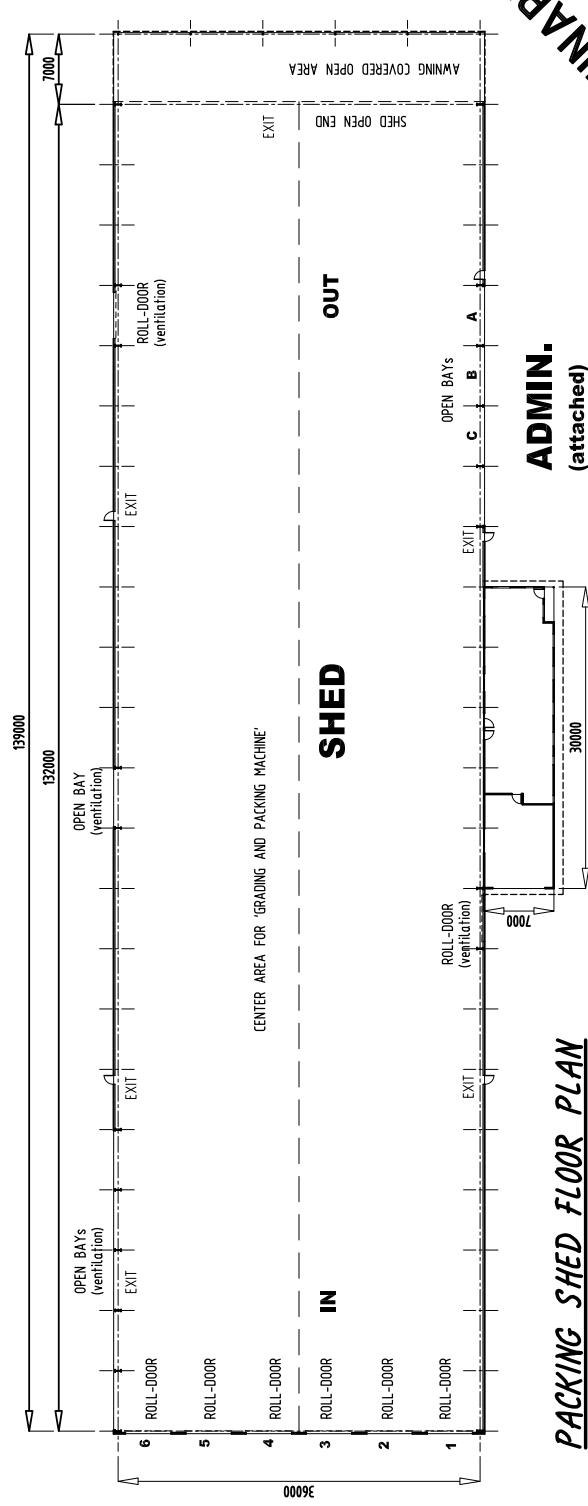


Building Hydratric Services Design  
163202 / SK102  
SANITARY PLUMBING & DRAINAGE



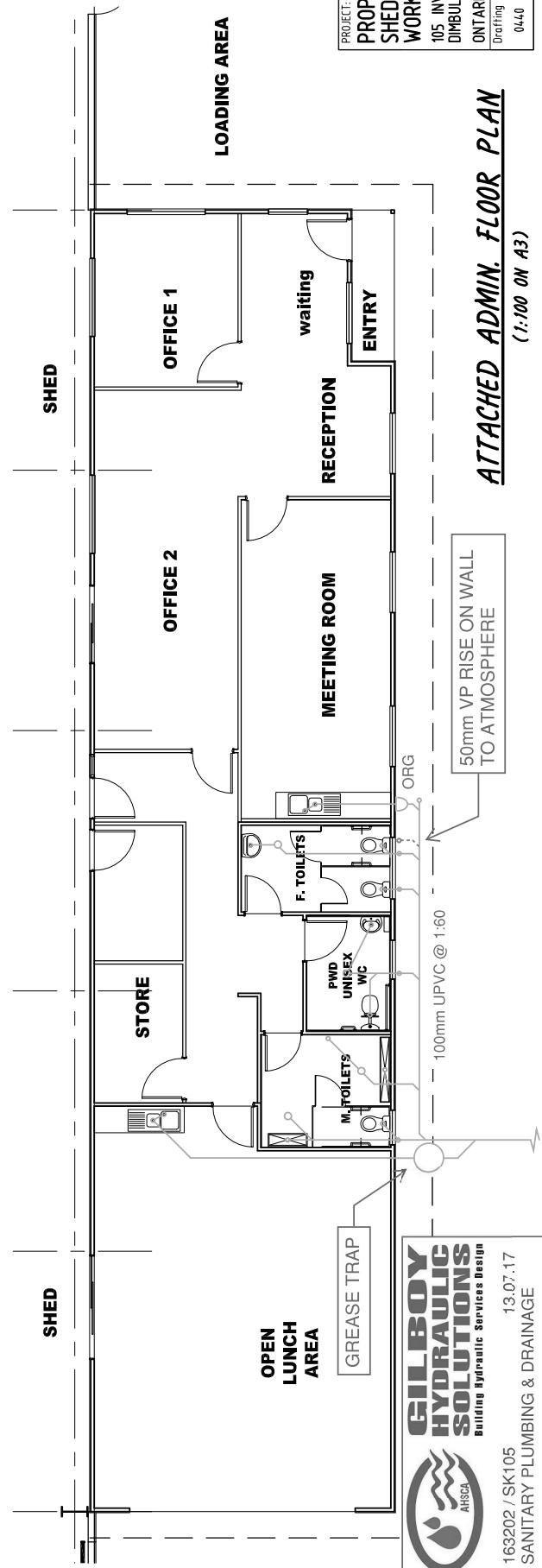






PREFABRICATED  
STRUCTURE

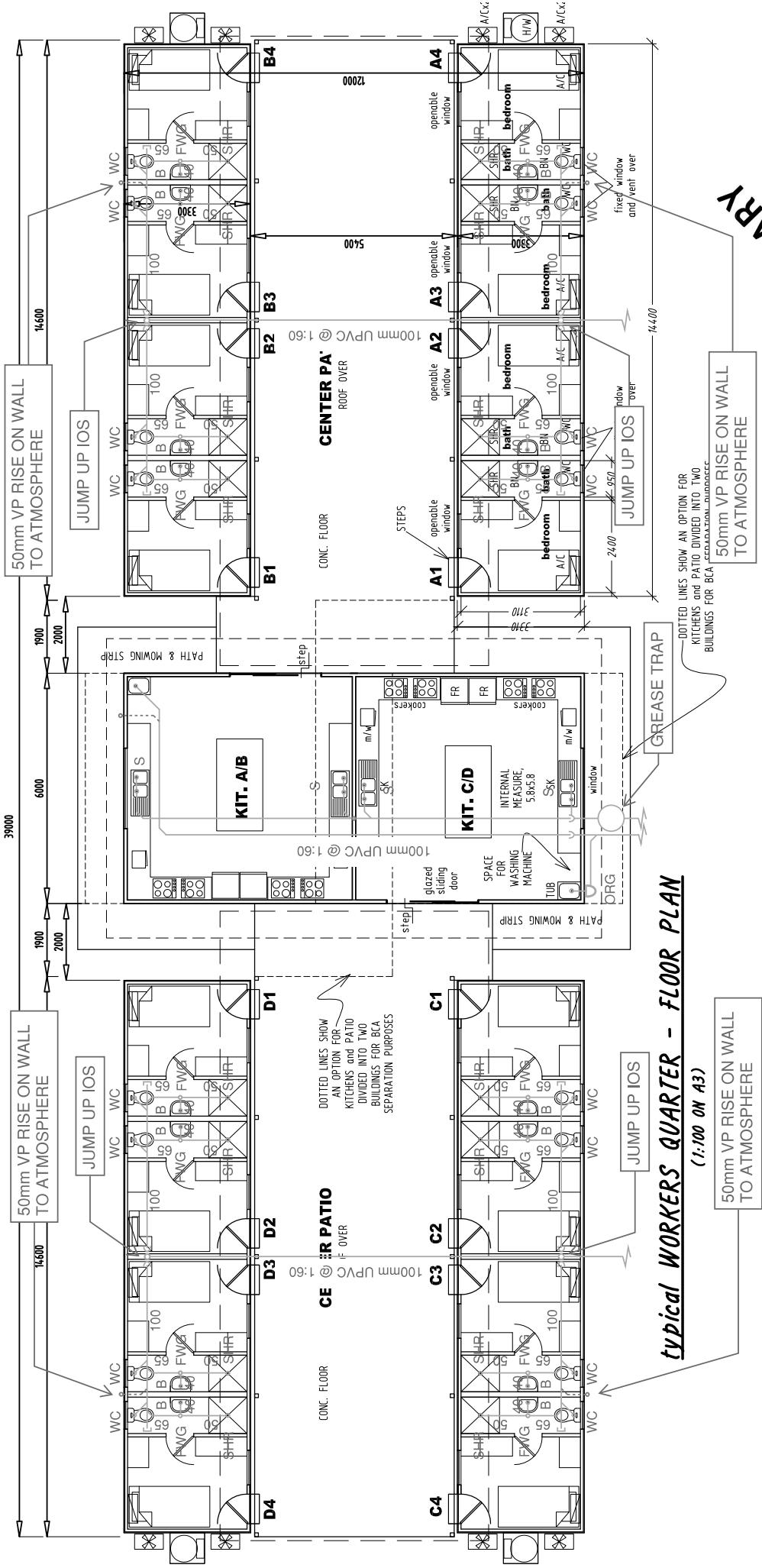
**ADMIN.**  
(attached)



**ATTACHED ADMIN. FLOOR PLAN**

(1:100 ON A3)

DA 05 B  
Sheet No. 04.00  
Issue No. 04.00

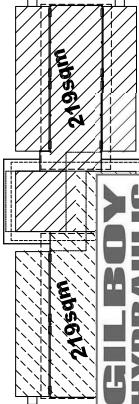


**PROJECT:  
PROPOSED PACKING  
SHED and  
WORKERS ACCOM.**

105 INVERADY RD  
DIMBULAH. 4872  
ONTARIO FARMS  
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## typical WORKERS QUARTER - FLOOR PLAN



**HYDRAULIC  
SOLUTIONS**  
Building Hydraulic Services Design

163202 / SK106 13.07.17  
SANITARY PLUMBING & DRAINAGE