

5.6. MCU AND ROL SERVICE INDUSTRY 5-7 PIONEER CLOSE CRAIGLIE

REPORT AUTHOR(S)	Jenny Elphinstone, Senior Planning Officer
GENERAL MANAGER	Nick Wellwood, General Manager Operations
DEPARTMENT	Development Assessment and Coordination
PROPOSAL	Material Change of Use for Service Industry and Reconfiguration of a Lot of 1 into 1 Standard Lot, 12 Building Unit Lots and Common Property
APPLICANT	Waks Developments Pty Ltd c/- Gilvear Planning Pty Ltd PO Box 228 BABINDA QLD 4861
LOCATION OF SITE	5-7 Pioneer Close, Craiglie
PROPERTY	Lot 8 on SP201317

LOCALITY PLAN



Figure 5 - Locality Plan

LOCALITY	Port Douglas and Environs
PLANNING AREA	Industry
PLANNING SCHEME	Douglas Shire Planning Scheme 2006
REFERRAL AGENCIES	None Applicable
NUMBER OF SUBMITTERS	Not Applicable
STATUTORY ASSESSMENT DEADLINE	27 April 2017
APPLICATION DATE	18 January 2017 and amended on 27 February 2017

RECOMMENDATION

That Council approves the development application for a Material Change of Use for Service Industry and Reconfiguration of a Lot, 1 lot into 1 standard lot, 12 building unit lots and common property, over land described as Lot 8 on SP201317, located at 5-7 Pioneer Close, Craiglie, subject to the following:

A. MATERIAL CHANGE OF USE

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
Master Layout 90deg. Parks	RECS Pty Ltd, Project No.08-2007, Sheet SK 1, Revision E	13 February 2017
6.3 & 7.1m Turning Circles 90 deg	RECS Pty Ltd, Project No.08-2007, Sheet SK 2, Revision E	13 February 2017
12.5 Turning Circle	RECS Pty Ltd, Project No.08-2007, Sheet SK 3, Revision E	13 February 2017
8.8m Loading Bays	RECS Pty Ltd, Project No.08-2007, Sheet SK 4, Revision E	13 February 2017
Refuse Bin Storage	RECS Pty Ltd, Project No.08-2007, Sheet SK 5, Revision E	13 February 2017
Shed Dimensions	RECS Pty Ltd, Project No.08-2007, Sheet SK 6, Revision E	13 February 2017
Plant Schedule	GGI Landscape Architects, Service Industry Sheds, Job No. L1701, Sheet L1.00	February 2017
Landscape Establishment	GGI Landscape Architects, Service Industry Sheds, Job No. L1701, Sheet L2.00	February 2017
Tenancy Sign Detail	Gilvear Planning correspondence, page 7	27 February 2017

Part Ground Floor Plan	Sheds'n'Shouses Project 08-2007 New Shed, Drawing WD-02, Amendment C	10 January 2017
Part Ground Floor Plan	Sheds'n'Shouses Project 08-2007 New Shed, Drawing WD-03, Amendment C	10 January 2017
Shed 1 Elevation	Sheds'n'Shouses Project 08-2007 New Shed, Drawing WD-04, Amendment C	10 January 2017
Ground Floor Plan	Sheds'n'Shouses Project 08-2007 New Shed, Drawing WD-05, Amendment C	10 January 2017
Shed 2 Elevation	Sheds'n'Shouses Project 08-2007 New Shed, Drawing WD-06, Amendment C	10 January 2017

ASSESSMENT MANAGER CONDITIONS

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval.

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

External Works

3. Undertake the following works external to the land at no cost to Council:
 - a. Provision of an industrial concrete crossover and apron in accordance with FNQROC Development Manual Standard Drawing S1015.

The works outlined above may either be undertaken as part of a Development Permit for Building Work or as a separate Development Permit for Operational Work. Where submitted as a separate Development Permit for Operational Work three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size must be endorsed by the Chief Executive Officer prior to commencement of such works. Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first.

Internal Works

- 4. The Applicant/owner will:**
 - a. Differentiate and delineate pedestrian pathways / vehicular manoeuvring areas with non-slip paint;**
 - b. Provide pedestrian crossings as indicated on the approved drawings;**
 - c. Provide suitable lighting to the internal, common property area;**
 - d. Paint directional arrows in the common property vehicle movement area; and**
 - f. Paint or surface the loading areas to identify these as different to the driveway.**

These works are to be designed and certified by a suitably qualified RPEQ with a copy of the certification lodged with the Chief Executive Officer prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first.

Water Supply and Sewerage Works External

- 5. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:**
 - a. Augment existing water supply infrastructure to the extent necessary such that the development does not adversely affect the water supply to adjacent properties and such that a water service connection can be provided at the lot frontage;**
 - b. Upgrade the water main from the Council Service to the land so that the site can be provided with appropriate water service connection to the lot frontage;**
 - c. Extend the sewer main from the 150Ø on the neighbouring land at 17 to 19 Owen Street, Craiglie (Lot 0 on SP 212665, Easement N on SP201317) to the land.**

The external works outlined above constitute Operational Works. Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size must be endorsed by the Chief Executive Officer prior to commencement of such works. Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first

Inspection of Sewers

- 6. CCTV inspections of sewers must be undertaken both prior to**

commencement of works on site and at works completion where works have been undertaken over or to sewers. Defects must be rectified to the satisfaction of the Chief Executive Officer at no cost to Council prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first. Water Supply and Sewerage Works Internal

7. Undertake the following water supply and sewerage works internal to the subject land:-
 - a. Provide a single internal sewer connection which must be clear of any buildings or structures;
 - b. Provide a single internal water connection;
 - c. Water supply sub-metering must be designed and installed in accordance with *Queensland Development Code* and the *Water Supply (Safety and Reliability) Act 2008*.

The above works must be designed and constructed in accordance with the FNQROC Development Manual.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first.

Council Infrastructure

8. In the event that any part of Council's existing sewer / water or road infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to; mobilisation of heavy construction equipment, stripping and grubbing, the applicant/owner must notify Douglas Shire Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owners/builders cost, prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first.

Lawful Point of Discharge

9. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer.

Minimum Fill and Floor Levels

10. All floor levels in all buildings must be located 100 mm above the Q100 flood immunity level, plus any hydraulic grade effect (whichever is the greater), in accordance with FNQROC Development Manual and Planning Scheme requirements.

Stockpiling and Transportation of Fill Material

11. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of works.

Transportation of fill or spoil to and from the site must not occur within:

- a. before 7:00 am or after 6:00 pm Monday to Friday;
- b. before 7:00 am or after 1:00 pm Saturdays; or
- c. on Sundays or Public Holidays.

Above Ground Transformer Cubicles / Electrical Sub-Stations

12. Where required any above ground transformer cubicles and/or electrical sub-stations are to be positioned so that they do not detract from the appearance of the streetscape and must be clear of footpath areas. This will require cubicles / sub-stations to be setback from the street alignment behind a screen of landscaping, or incorporated within the built form of the proposed building. Details of the electrical sub-station positioning must be endorsed by the Chief Executive Officer prior to the issue of Development Permit for Building Work.

Landscaping Plan

13. The site must be landscaped generally in accordance with the plan prepared by GGI Landscape Architects, Service Industry Sheds, Job No. L1701, Sheet L1.00, dated February 2017 and to include the following details:
 - a. Deep planting of setback areas;
 - b. Maintain the existing trees planted in the road area;
 - c. Provide screen planting to the waste bin service area, in particular where viewed from the street;
 - d. Provide complimentary deep planting beneath and around the tenancy sign;
 - e. Species to have regard to Council's Planning Scheme Policy No.7 Landscaping; and
 - f. Inclusion of any other relevant conditions included in this Development Permit. A copy of this Development Approval must be given to the applicant's Landscape Architect/Designer.

Two (2) A1 copies and one (1) A3 copy of the landscape plan must be endorsed by the Chief Executive Officer. The approval and completion of all landscaping works must be undertaken in accordance with the endorsed plan prior to the issue of a Certificate of Classification or

Commencement of Use whichever occurs. Landscaped areas, including the provision of the roofed picnic seating and BBQ facility must be maintained at all times to the satisfaction of the Chief Executive Officer.

Screen Fence

- 14. A screen fence or alternatively suitable landscaping together with a chain wire fence must be provided to the northern boundary of the subject land, to the satisfaction of the Chief Executive Officer. The fencing must be consistent in terms of design and materials with other fences in the locality. The fencing must be completed prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first.**

Crime Prevention through Environmental Design

- 15. All lighting and landscaping requirements are to comply with Council's General Policy Crime Prevention through Environmental Design (CPTED).**

Lighting

- 16. All lighting installed upon the premises including car parking areas must be certified by Ergon Energy (or such other suitably qualified person). The vertical illumination at a distance of 1.5 metres outside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level.**

Bicycle Parking

- 17. Provide secured, on-site bicycle parking for four spaces in the common property area. The bicycle parking area must be constructed prior to Commencement of Use.**

Vehicle Parking

- 18. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of fourteen (14) spaces including one space for persons with a disability generally in accordance with the RECS Master Layout 90deg. Parks drawing Project No.08-2007, Sheet SK 1, Revision E dated 13 February 2017.**

The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and Australian Standard AS2890.6 and be constructed in accordance with Austroads and good engineering design.

In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked. The parking area must be provided prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first.

The car parking and loading bay areas must be maintained in a good condition, including line marking at all times.

Protection of Landscaped Areas from Parking and Loading / Unloading Areas

- 19. Landscaped areas adjoining the parking area or a loading / unloading area must be protected by a 150 mm high vertical concrete kerb or similar obstruction. The kerb must be set back from the garden edge sufficiently to prevent vehicular encroachment and damage to plants by vehicles.**

Sediment and Erosion Control

- 20. Soil and water management measures must be installed / implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the Environmental Protection Act 1994, and the FNQROC Development Manual).**
- 21. Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.**

Tenancy Signage

- 22. The tenancy sign is to have a maximum height of 5 metres and a width of 2.5 metres unless otherwise approved by the Chief Executive Officer.**

The tenancy sign must provide clear and legible signage to the land incorporating the street number and the availability of visitor parking for the benefit of the public. The tenancy sign must be complimented with landscaping. Both the tenancy sign and the associated landscaping must be maintained at all times in a good condition. The tenancy sign must be erected prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first.

Unit Number Signage

- 23. Clear and legible signage must be provided to each building unit identifying the unit number. The unit numbering must be provided prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first.**

Advertising Signage

- 24. All signage additional to the tenancy sign and associated with the use must be approved by the Chief Executive Officer. The signage must comply with the Design and Siting of Advertising Devices Code contained within the Douglas Shire Planning Scheme and plans detailing the signage must be endorsed by the Chief Executive Officer prior to the Commencement of Use.**

Refuse Storage

25. Refuse storage is required to service the site in accordance with Council requirements. Refuse from the site must be collected on a frequency that meets the tenant needs.

Liquid Waste Disposal

26. Where required any trade waste discharge to sewer must meet the requirements of Cairns Water and Waste's Trade Waste Environmental Management Plan (TWEMP). Detailed Hydraulic Plans must be provided accompanied by a report which demonstrates that the facility complies with the TWEMP and must be approved by Council prior to the issue of a Development Permit for Building Work. Installation of a 1000Litre Grease Arrestor and trade waste collection channel will satisfy the trade waste requirement. All measures for pre-treatment in accordance with the approved plans must be installed prior to Commencement of Use.

Storage of Machinery and Plant

27. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

Excluding the common property waste bin component no storage use is to occur in the car parking areas or other common property areas.

Use of Stage 2 Land

28. Use of this land may not occur outside a building unless otherwise approved by the Chief Executive Officer.

B. RECONFIGURATION OF A LOT CONDITIONS

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
Reconfiguration of a Lot	RPS Drawing PR108905-32 dated 16 March 2017 and as amended by Condition B.2	16 March 2017

ASSESSMENT MANAGER CONDITIONS

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and

2. The proposed layout is to be amended as follows:
 - a. Proposed Lot 900 is to exclude the area of Easement G on SP201317 and the setback area between the intended building on Lot 900 and the northern property boundary, with these areas to be included in the common property.

3. All common property areas are to:
 - a. Serve both proposed Lot 900 and the intended units under the building format plan; and
 - b. To be managed by a single community management statement.

4. The development is to consist of a maximum of two stages with:
 - a. Stage 1 comprising the development of Units 1 to 12 together with the development of the common property area including all works in the common property area; and
 - b. Stage 2 comprising the development of Units 13 to 19.

Timing of Effect

5. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

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Electricity and Telecommunications

6. **Written evidence of negotiations with Ergon Energy and the telecommunication authority must be submitted to Council stating that both an underground electricity supply and telecommunications service will be provided to the development prior to the issue of a Compliance Certificate for the Plan of Survey.**

Community Management Statement

7. **The Community Management Statement is to include the following items:**
 - a. **Excluding the common property waste bin component no storage use is to occur in the car parking areas or other common property areas;**
 - b. **There is to be no exclusive use of Common property area;**
 - c. **All common property areas and facilities must be provided for and maintained in a good condition as per the conditions of the development approval; and**
 - d. **Refuse from the site must be collected on a frequency that meets the tenant needs.**

ADVICE

1. **This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of sections 339 and 341 of the *Sustainable Planning Act 2009*.**
2. **All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.**
3. **This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.**
4. **All premises should have a pedestrian door of adequate width to facilitate access by disabled persons.**
5. **For information relating to the *Sustainable Planning Act 2009* log on to www.dilgp.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies, log on to www.douglas.qld.gov.au.**

LAND USE DEFINITION*

In accordance with the *Douglas Shire Planning Scheme 2006*, the approved land use of Service Industry is defined as:

Means any premises used, or intended to be used for trades and services that cater to the tourist and marine activities in Port Douglas. This includes the manufacturing of

goods on the premises, depots for receiving goods to be serviced and any administration and minor sales functions associated with the use, where these are carried out on the same Site and are ancillary to the Service Industry activity. Service Industry uses are limited to uses, which are allied to tourist and marine activities in Port Douglas.

The term may include but is not limited to the following activities:

- Limousine/bus depot;
- Cleaning or detailing of motor vehicles;
- Catering business;
- Servicing of small items and appliances such as:
 - Bicycles;
 - Cameras;
 - Electrical appliances for domestic or office use; and
 - Marine equipment;
- Printing;
- Fishing gear manufacturing;
- Marine engineering;
- Bulk storage and ancillary sales of:
 - Indoor/Outdoor furniture;
 - Hardware supplies;
 - Raw materials;
 - Plants and Landscaping supplies;

Any off-Site effects do not cause any detriment to the amenity of the area. In particular, the noise levels generated, any dust, fumes, odours or other emissions produced from the Site, the appearance of the Site and any traffic generated by the activities on the Site must be managed so as not to cause detriment to adjoining Sites.

***This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.**

EXECUTIVE SUMMARY

Application has been made for a combined approval to develop service industry units and subdivide these to enable individual ownership. The development comprises multiple, small service industry units. The developer advises that there is a local demand for this scale of small units to provide for small businesses and local needs. The units are supported by a central common property area providing car parking and loading areas together with staff amenity facilities. Concern is held with the number of individual units and the provision of onsite car parking. The development meets the Acceptable Solution for the respective Planning Scheme code. Conditions of the approval require the parking areas remain available for this purpose and cannot be made exclusive use for individual units. The

conditions of the approval require all development of stage one units and common property areas to be completed prior to subdivision. The report recommends the development be supported subject to conditions.

TOWN PLANNING CONSIDERATIONS

Background

Pioneer Close was developed under a combined approval issued under the former Douglas Shire Council. This approval provided for the reconfiguration of land creating lots on the west side of Owen Street, Pioneer Close and an extension to Beor Street together with the use of the land for industry purposes under the 1996 Douglas Shire Planning Scheme. The respective Survey Plan SP201317 was registered in 2007.

Since this time some lots have been further reconfigured including both lots immediately adjacent to the land in Pioneer Close supporting small service industry premises with onsite car parking that met the Planning Scheme requirement. On normal business days the western end of Pioneer Close is congested with parked vehicles that are mostly associated with the activities at 6-8 Pioneer Close.

The land is encumbered with drainage easements adjacent to the southern and western boundaries.

Proposal

The development seeks a two staged construction of small industrial units with a centrally located car parking, loading and landscaped amenity area.

The application seeks a material change of use for *Service Industry* and reconfiguration of a lot (one lot into two lots and common property) to facilitate the staged construction. The Applicant advised the development responds to an identified need for the expansion of local home based and small businesses and personal or business storage. While some businesses will operate from the complex on a daily basis it is anticipated others may be visited infrequently.

The central landscaped area is to include a roofed picnic setting and BBQ and a water tap. This picnic facility will be maintained by the body corporate and is intended to provide a lunch and break area for all businesses on the site.

Units 1 to 12 and part of the works within the common area will be undertaken at Stage 1 with the remaining units 13 to 19 constructed in Stage 2. The common property will be developed in Stage 1. The stages will be reflected in two main lots that will be further reconfigured through building format plans for the individual industrial units and controlled through Body Corporate Community Management Statements.

The provision of twenty-one (21) car parking spaces, including a disabled person car parking space, and the onsite loading areas meet the Acceptable Solution of the Planning Scheme Vehicle Parking and Access Code. The parking spaces are to be included in the common property area and will not be exclusively allocated to the individual units. Each unit has a

wide roller door with separate pedestrian entry. The units are sited to enable good vehicle access and egress to the internal area of each unit if desired.

An industrial refuse bin is to be housed in a roofed and bunded area setback from the road frontage. This facility will be screened with steel gates and its location adjacent to the entry will enable ease of daily access if so required.

The property entrance will be complimented with a tenancy sign that includes the street number and individual signs for the shed occupants. The Applicant has nominated that the development be named "Craiglie Enterprise Centre."

The development will connect to Council's reticulated water and sewerage infrastructure.

The layout plan and the tenancy sign details are included in Attachment 1.

State Planning Requirements

Part E of the State Planning Policy applies as the Planning Scheme preceded the Policy. The development is consistent with the State interest requirements as identified in the State Policy.

Douglas Shire Planning Scheme Assessment

Both the material change of use and the reconfiguration of a lot are code assessable development.

Douglas Shire Port Douglas and Environs Planning Locality		Code Applicability	Compliance
Locality	Port Douglas and Environs	✓	Complies
Planning Area	Industry	✓	Complies
Defined Use	Service Industry	x	No applicable code
Overlay Codes	Acid Sulfate Soils Code	✓	Complies
	Cultural Heritage and Valuable Sites Code	x	-
	Natural Hazards Code	x	-
General Codes	Design and Siting of Advertising Devices Code	✓	Refer to comment
	Filling and Excavation Code	✓	Complies through a condition of approval
	Landscaping Code	✓	Complies through a condition of approval
	Natural Areas and Scenic Amenity Code	x	-

	Reconfiguring a Lot Code	✓	Refer to comment
	Vehicle Parking and Access Code	✓	Complies – refer to comment
	Sustainable Development Code	x	-
	Vegetation Management Code	x	-

Compliance Issues

Design and Siting of Advertising Devices Code

The Acceptable Solution seeks a maximum width of 1.5 metres for a Tenancy Sign. The proposed sign will have a width of approximately 2.5 metres to enable each tenant to have a visible sign content area. A condition of the approval requires the sign to be complemented with landscaping beneath which will reduce the bulk and mass of the sign. The proposed tenancy sign width is considerable reasonable given the number of units on the property.

Vehicle Parking and Access Code

The impact of multiple small units on the neighbouring land is noted and that this issue may also occur on the land. However the Acceptable Solution for onsite parking is achieved in both instances. It is noted that each unit has the ability to utilise an internal area for parking. The performance of the development in providing suitable parking is dependant on the intensity of the land use for the individual units. Tenants need to be aware that minimal parking has been provided and consideration of utilising the land should have regard to this issue. A condition of the approval requires parking areas to be limited to use for this purpose. No parking area is to be used for storage and this is reiterated through conditions of both the material change of use and the reconfiguration of a lot.

Reconfiguring a Lot Code

The Acceptable Solution seeks a minimum area of 1000m² for each new lot. Proposed lot 2 has an area of 856m². However this is considered acceptable given parking and loading are available within the common property. The proposed lot layout is considered satisfactory and meets the Performance Criteria and Purpose.

ADOPTED INFRASTRUCTURE CHARGES

The proposed development does not trigger Adopted Infrastructure Charges as these were fully paid in association with the original development of the estate.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following area outlines where Council has a clear responsibility to act:

Regulator: Meeting the responsibilities associated with regulating activities through legislation or local law.

Under the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*, Council is the assessment manager for the application.

ATTACHMENTS

1. Attachment 1 approved plans and documents **[5.6.1]**



1 MASTER PLAN 1:500

CAR PARKING AS 2890.01

Car Parks Class 1 (Bay C2) +600mm clear overhang with Wheel stops
Isle Width 6.2m

STAGE 1 CMS

STAGE 1 AREA 4357m²
SITE COVERAGE ALLOWABLE 60% = 2625m² Actual 1200m² = 28%
LANDSCAPE AREA REQUIRED 20% = 871m² Actual 709m² = 18%
(ADDITIONAL 0.80M EXTRA LANDSCAPE AREA ADDED) = 162m²
Total 871m² = 20%

12 UNITS -- 1200sqm
14 CARPARKS
(1200m² / 1 Carpark per 90m²
Lettable area = 13.3 carparks)

STAGE 2 CMS

STAGE 1 AREA 856m²
SITE COVERAGE ALLOWABLE 60% = 513m² Actual 630m² = 73%
LANDSCAPE AREA REQUIRED 20% = 171m² Actual 95m² = 11%
(ADDITIONAL 1.8M EXTRA LANDSCAPE AREA ADDED) = 76m²
Total 171m² = 20%

7 UNITS -- 630sqm
7 CARPARKS
(630m² / 1 Carpark per 90m² Lettable
area = 7 carparks)

STAGE 1 CMS

CRAIGLIE ENTERPRISE CENTRE. LOT 8, PIONEER CLOSE PORT DOUGLAS. PROJECT No. 08-2007	CONSULTING ENGINEERS & BUILDING DESIGNERS REGD PTY LTD, SHOP 22 LEVEL 1, SALTWATER BUILDING 36-38 MACDOUGALL STREET, PO BOX 884, PORT DOUGLAS QLD 4877. P: 07 4096 6010 F: 07 4096 6022 E: info@cead.com.au ABN:56081197006	R E C S PTY LTD	REFQ No.24/12 DESA No. 1106553	DESIGNER: J.P. PROJECT STATUS: SKETCH DESIGN ISSUE: 1 DATE: 12/03/15 DRAWN: M.G. CHECKED: J.P. PROJECT NO: 08-2007	SHEET SK 1 REVISION E	MASTER LAYOUT 90deg. PARKS



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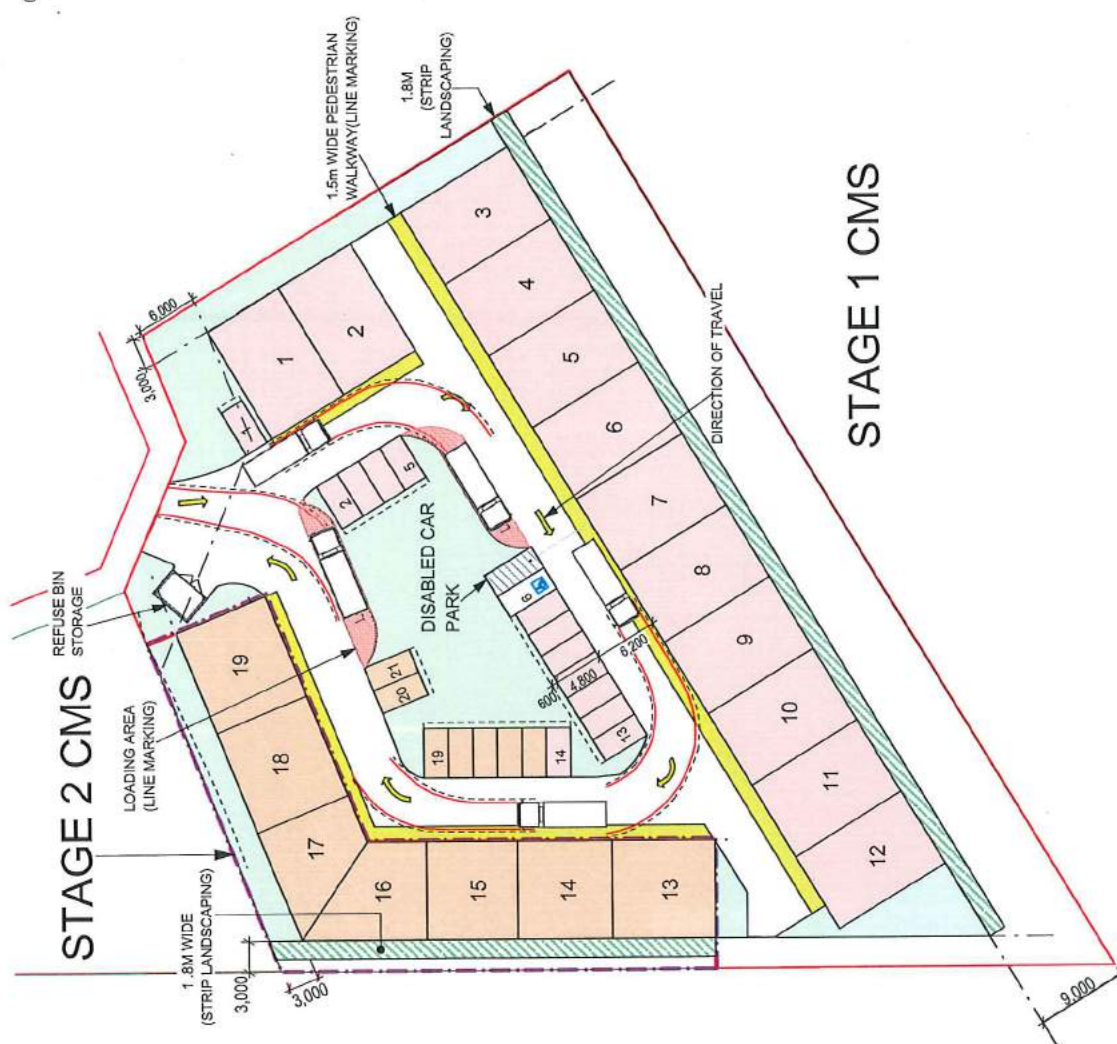
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STAGE 1 CMS

1 12.5m TURNING CIRCLE 1:500

[illegible]



STAGE 1 CMS

1 8.8 M LOADING BAYS
1:500



CRAIGLIE ENTERPRISE CENTRE.

LOT 8, PIONEER CLOSE

PORT DOUGLAS.

CONSULTING ENGINEERS
& BUILDING DESIGNERS

RPED No.5412

QESA No.1706033

CONTRACTORS AND SUBCONTRACTORS
 TO BE EMPLOYED IN THE WORK
 SHOWN, COMMENCING ON THE DATE ON
 WHICH THE CONTRACT IS ENTERED INTO
 AND CONTINUING UNTIL THE WORK IS
 COMPLETE TO THE ENTIRE SATISFACTION
 OF THE CONSULTING ENGINEERS
 AND BUILDING DESIGNERS
 HEREIN, IS FURNISHED IN A COPY OF THE
 CONTRACT DOCUMENTS TO BE
 FORWARDED TO THE CONTRACTORS AND
 SUBCONTRACTORS BY THE
 ENGINEERS OF THE PROJECT AND ALL OTHER
 INTERESTED PARTIES.

ISSUED FOR INFORMATION ONLY 13-2-2015

ISSUED STAGED APPROVAL 14-2-2015

ISSUED FOR INFORMATION ONLY 15-2-2015

ISSUED APPROVED DRAWING 14-2-2015

ISSUED FOR INFORMATION ONLY 15-2-2015

PROJECT STATUS

DRAWING NO.

PROJECT NO.

PROJECT NAME

8.8m LOADING BAYS

RECS PTY LTD, 9-10/21 LEVEL 2, 541 WATER BUILDING 26-30 MACROSSAN STREET, PO BOX 664, PORT DOUGLAS QLD 4077.

SHEET

SK 4

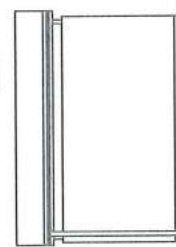
REVISION

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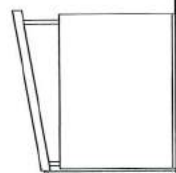
Diagram illustrating a 12.5M reversing manoeuvre. The diagram shows a vehicle (labeled 12.5M) moving through a series of turns, indicated by dashed lines. Key dimensions and labels include:

- 12.5M REVERSING MANOEUVRE
- 6.000
- 2.000
- REFUSE BIN STORAGE
- LOADING BAY
- 48 min

1. BIN SITE PLAN
1:200



⑥ $\frac{E2}{1:100}$



7 $\frac{E1}{1:100}$

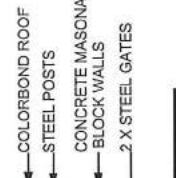
3



④ $\frac{E3}{1:100}$

5
E4
1:100

BVI



**CONSULTING ENGINEERS
& BUILDING DESIGNERS**

**CONSULTING ENGINEERS
BUILDING DESIGNERS**

RIFED No. 5412
QESA No. 1196533

SHARAFI ENGINEERING PVT. LTD. 84-02 21 (LEVEL 1), 3, SAHIBULIYAH BUILDING 26-30 MACAOSSAN STREET, PO BOX 184, PORT DUBAII 48, U.A.E.
P. 4709 8200, F. 4709 8201 E. enquiries@sharafi.com www.sharafi.com

CONTRACTORS AND SUBCONTRACTORS
SHALL VERIFY DIMENSIONS ON SITE
AND REPORT ANY DISCREPANCIES OR
UNUSUAL FIELD CONDITIONS
IMMEDIATELY TO THE ARCHITECT.

SEE WRITTEN DIMENSIONS ONLY
CORRELATION OF THE DRAWING OR DESIGN
TO FIELD BY THE DESIGNER MUST
BE HELD BY THE DESIGNER.

NO PART OF THIS DRAWING OR DESIGN MAY
BE REPRODUCED IN ANY FORM WITHOUT
THE WRITTEN CONSENT OF THE DESIGNER.
THE BUILDER AND SUB CONTRACTORS ARE
PROHIBITED FROM AWARDED ANY NO-BID
CONTRACTS WITHOUT THE WRITTEN
APPROVAL OF THE ARCHITECT. ANY
VIOLATION OF THE WORKS AND OBTAINING ANY
CONTRACTS WITHOUT THE WRITTEN
APPROVAL OF THE ARCHITECT IS
CONSIDERED A VIOLATION OF THE
CONTRACT AND WILL BE
PUNISHED BY THE ARCHITECT.

ISSUE A - FOR REVISION ONLY	12-3-2015	ISSUE F
ISSUE B - STAGED OPTION	8-22-2015	ISSUE G
ISSUE C - AMENDED PARKING LAYOUT 8-18-15		ISSUE H
ISSUE D - AMENDED PARKING LAYOUT 4-01-17		
ISSUE E - FOR APPROVAL ONLY	12-08-17	

PROJECT STATUS	SKETCH DESIGN

SHEET	SK 5
REVISION	E

PORT DOUGLAS,
PROJECT No. 08-2007

REGIS PTY LTD, SHOP 22 / LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 884, PORT DOUGLAS QLD 4877.
P: 07 4098 6010 F: 07 4099 9020 E: admin@regis.net.au ABN:95261197006

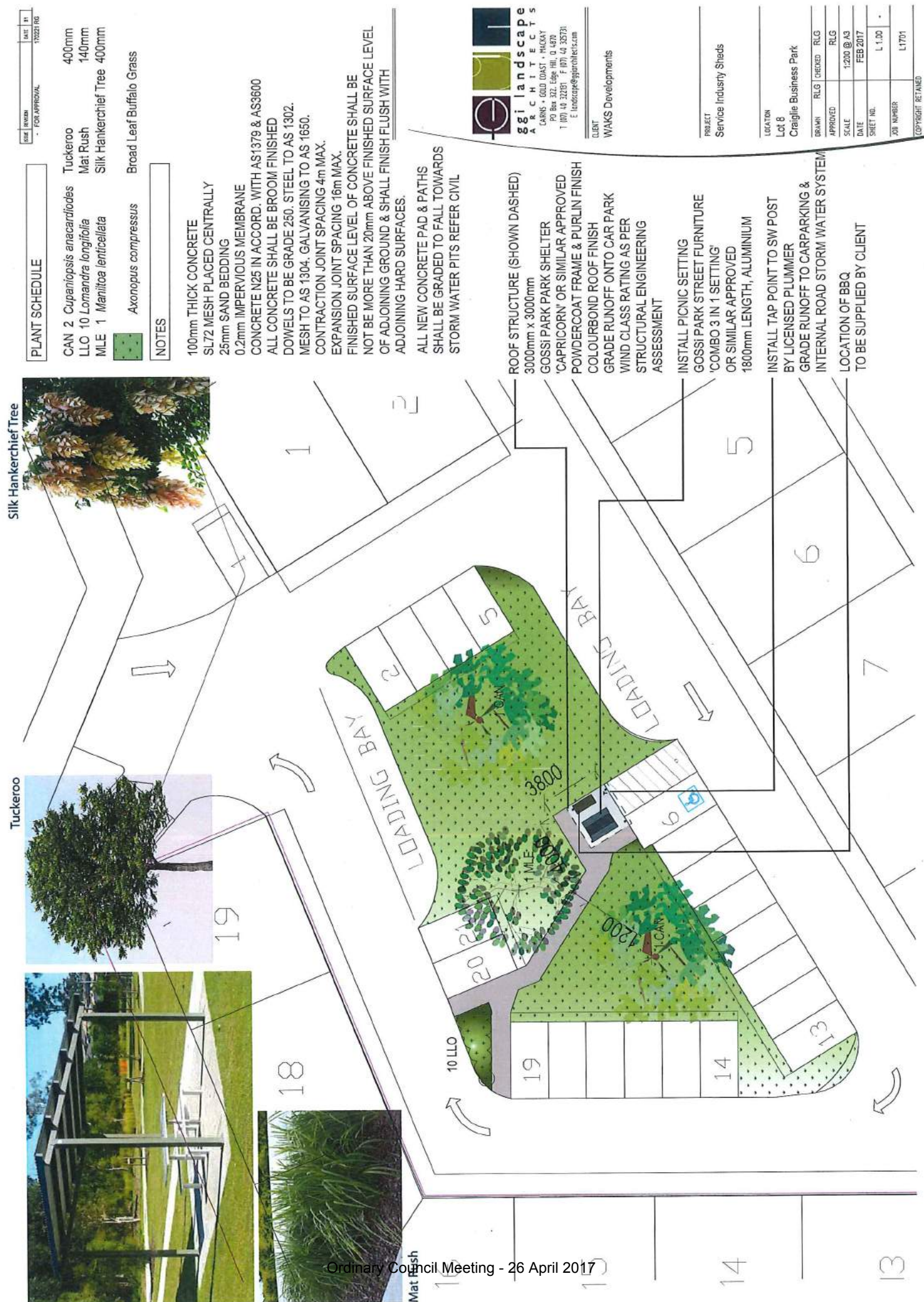
THE WRITING CONTRACT OF THE SUBCONTRACTOR AND THE OWNER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSURANCE COVERAGE. THE WORKS AND MATERIALS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION.

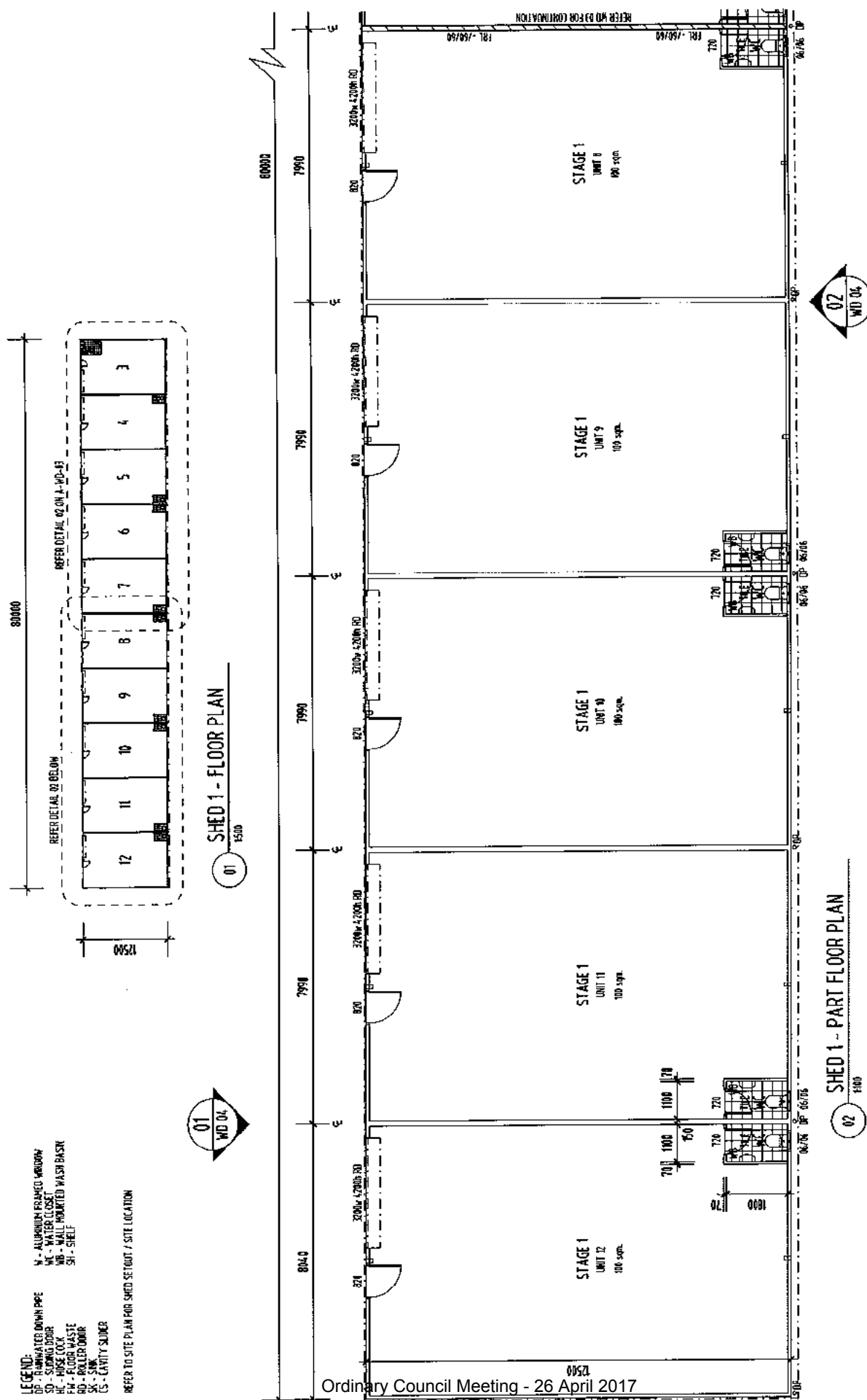
REFUSE BIN ST

STORAGE

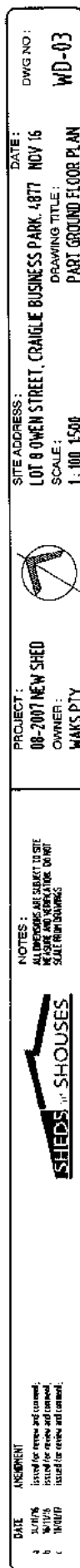


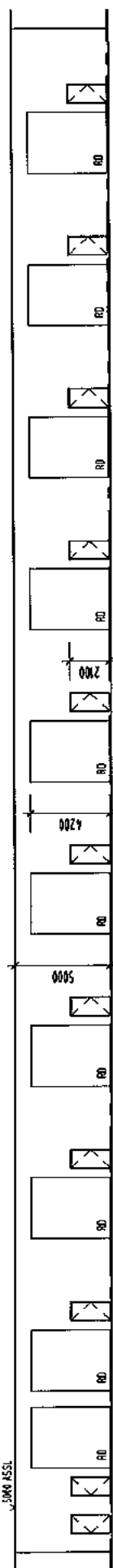
<p>CRAIGLIE ENTERPRISE CENTRE. LOT 8, PIONEER CLOSE PORT DOUGLAS, PROJECT No. 08-2007</p>	<p>CONSULTING ENGINEERS & BUILDING DESIGNERS</p> <p>RECSE PTY. LTD. SHOP 221 LEVEL 2, SALTWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 884, PORT DOUGLAS QLD 4877, P: 07 4289 6210 F: 07 4289 6225 E: admin@recse.net.au ABN 0668117006</p> <p>REQD No. 5412 QISA No. 110633</p>	<p>CONTRACTORS AND SUBCONTRACTORS THESE DRAWINGS ARE THE PROPERTY OF RECSE PTY. LTD. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF RECSE PTY. LTD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMPLIANCE WITH ALL RELEVANT REGULATIONS.</p>	<p>ISSUE A: FOR DISCUSSION ONLY - 13.3.2015 ISSUE B: STAGED OPTIMISATION - 14.3.2015 ISSUE C: STAGED OPTIMISATION - 14.3.2015 ISSUE D: STAGED OPTIMISATION - 14.3.2015 ISSUE E: STAGED OPTIMISATION - 14.3.2015 ISSUE F: STAGED OPTIMISATION - 14.3.2015 ISSUE G: STAGED OPTIMISATION - 14.3.2015 ISSUE H: STAGED OPTIMISATION - 14.3.2015</p> <p>DESIGN: J.P. DRAWN: M.G.</p> <p>PROJECT STATUS: SKETCH DESIGN</p>	<p>SHEET SK 6 REVISION E</p> <p>SHED DIMENSIONS</p>
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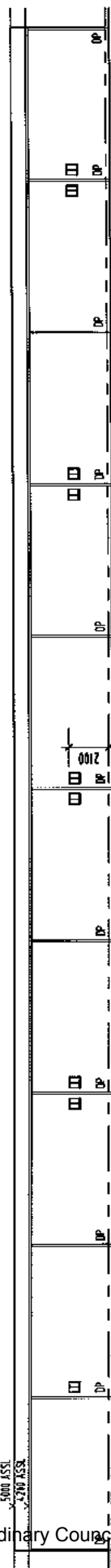


DATE	AMENDMENT	NOTES	PROJECT :	SITE ADDRESS :	DATE :
1/10/06	Issued for review and comment.	<p>NOTES :</p> <p>ALL DIMENSIONS ARE SUBJECT TO SITE MEASUREMENTS AND VERIFICATION. DO NOT SCALE FROM DRAWINGS</p>	08-2007 NEW SHED	LOT 8 OWEN STREET, CRAIGLE BUSINESS PARK 4877	NOV 16
10/06/07	Issued for review and comment.		OWNER :	SCALE :	DRAWING TITLE :
10/06/07	Issued for review and comment.		WAKERS DTY	1:100 1:500	PART GROUND FLOOR PLAN

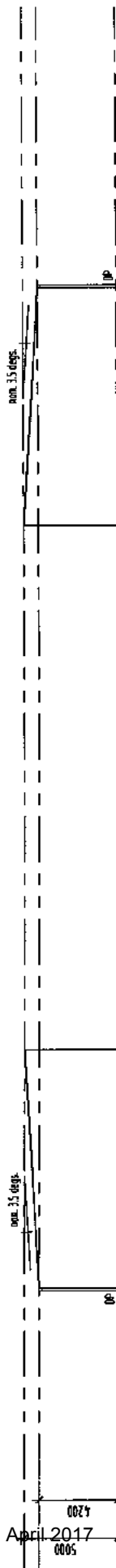




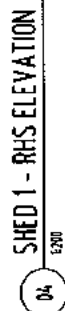
SHED 1 - FRONT ELEVATION



SHED 1 - REAR ELEVATION



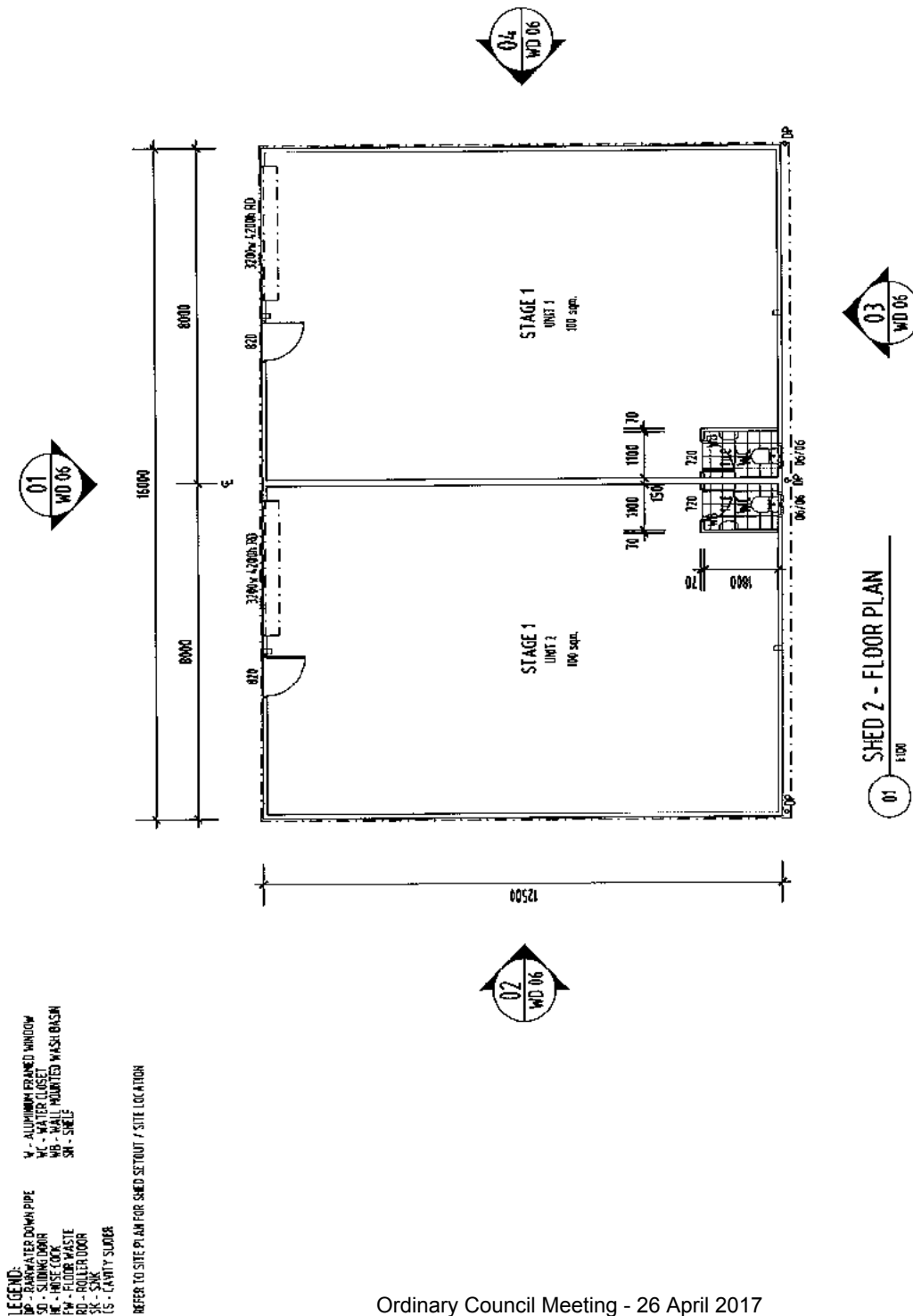
SHED 1 - LHS ELEVATION



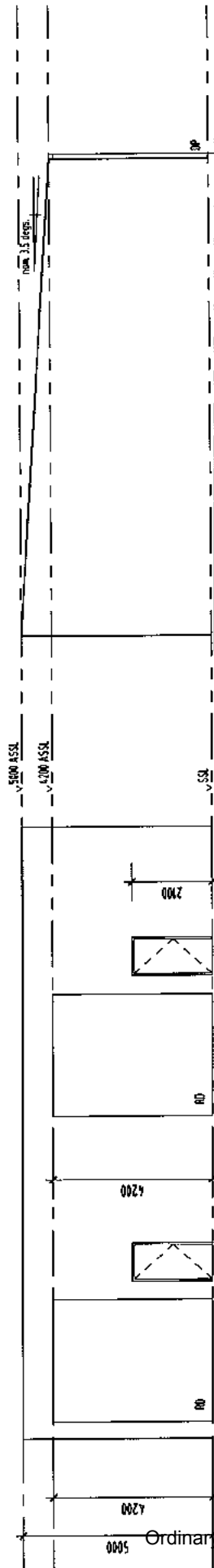
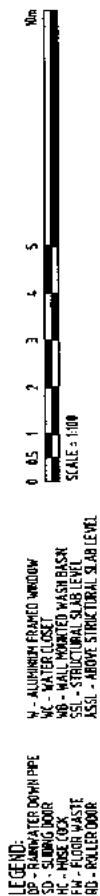
LEGEND:
 DO - DRAINWATER DOWN PIPE
 SW - SINKING DOOR
 WC - WATER CLOSET
 WB - WALL MOUNTED WASH BASIN
 WSL - STRUCTURAL SLAB LEVEL
 FW - FLOOR WASTE
 ND - ROLLER DOOR
 W - ALUMINUM FRAMED WINDOW
 WFL - WALL MOUNTED FLOOR LEVEL
 ASSL - ABOVE STRUCTURAL SLAB LEVEL

REFER TO SITE PLAN FOR SHEET SETOUT / SITE LOCATION

<p>DATE</p> <p>11/11/76</p> <p>12/11/76</p> <p>12/11/76</p>	<p>INCIDENT</p> <p>Issued for review and comment.</p> <p>Issued for review and comment.</p> <p>Issued for review and comment.</p>	<p>NOTES:</p> <p>ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE AND VERIFICATION. DO NOT SCALE FROM DRAWINGS.</p>	<p>PROJECT:</p> <p>08-2007 NEW SHED</p> <p>OWNER:</p> <p>WAKS PTY</p>	<p>SITE ADDRESS:</p> <p>LOT 8 OWEN STREET, CRAIGIE BUSINESS PARK 4877</p> <p>SCALE:</p> <p>1:200</p>	<p>DATE:</p> <p>NOV 16</p> <p>DRAWING TITLE:</p> <p>SHED 1 ELEVATION</p>	<p>OWWG NO.:</p> <p>WD-04</p>
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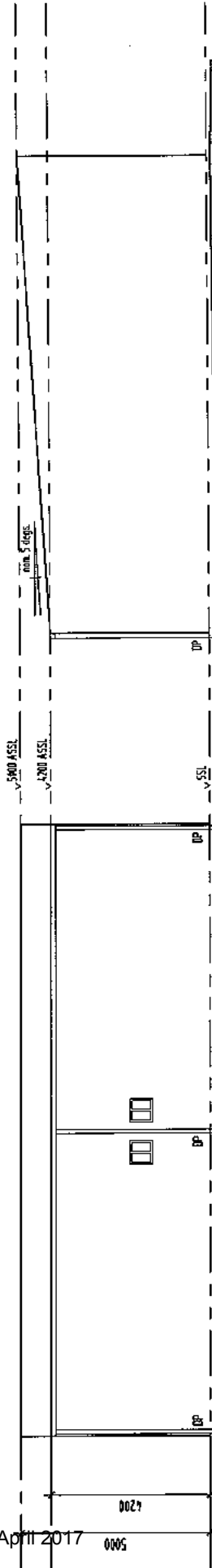


DATE	AMENDMENT	NOTES	PROJECT	SITE ADDRESS	DATE	DWG NO.
15/01/16	Issued for review and comment.	ALL DIMENSIONS ARE SUBJECT TO SITE MEASUREMENTS AND CORRECTIONS. DO NOT SCALE FROM DRAWINGS.	08-2007 NEW SHED	LOT 8 OWEN STREET, CRAIGLIE BUSINESS PARK, 4877	NOV '16	WD-05
15/11/16	Issued for review and comment.		OWNER:	SCALE:	DRAWING TITLE:	
19/04/17	Issued for review and comment.		WAKS PTY	1:100	GROUND FLOOR PLAN	



SHED 2 - FRONT ELEVATION
01 1:100

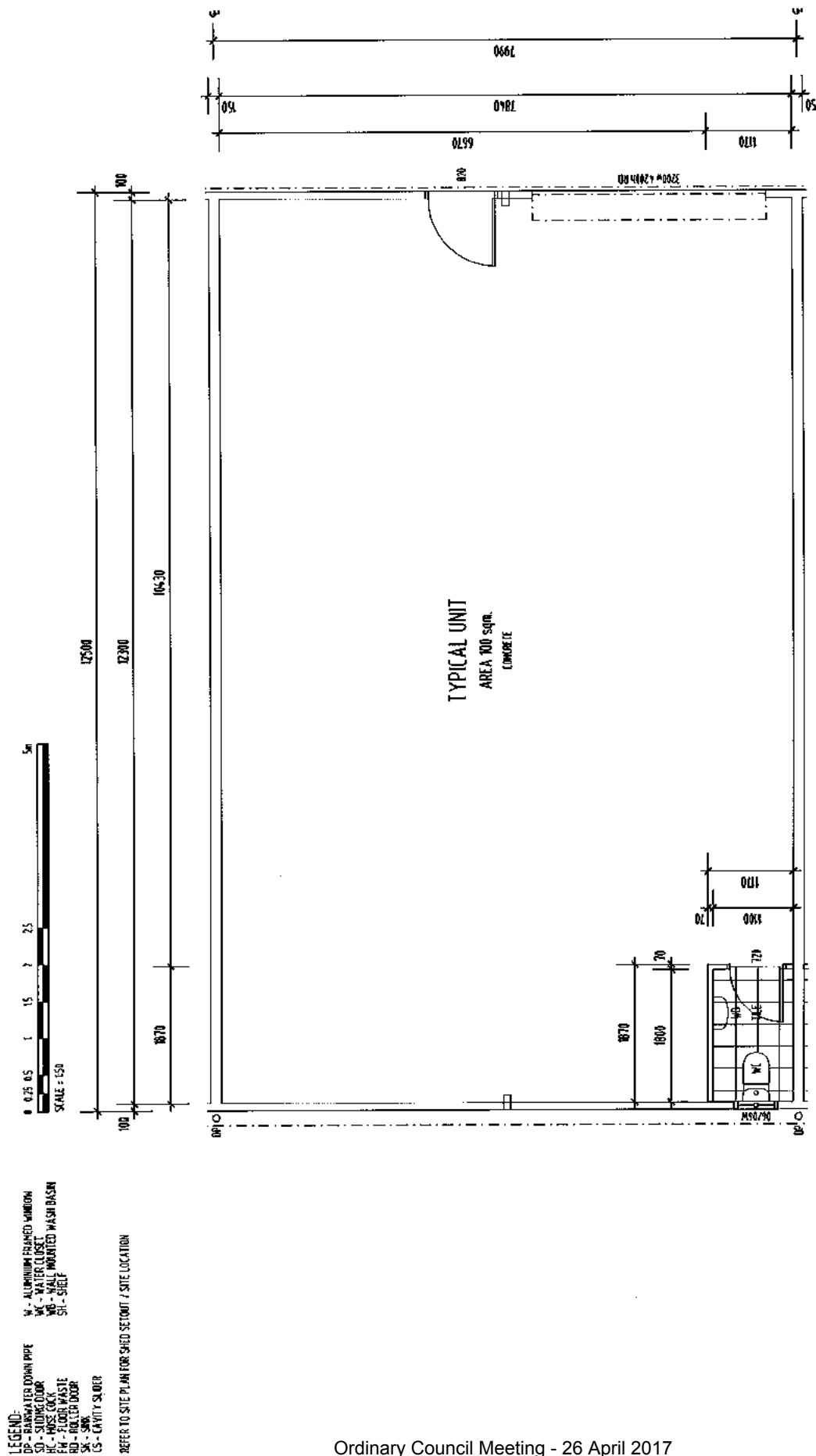
SHED 2 - RHS ELEVATION
02 1:100



SHED 2 - REAR ELEVATION
03 1:100

SHED 2 - LHS ELEVATION
04 1:100

DATE: 14/09/16 Checked for price and content: 15/09/16 Issued for price and content: 16/09/16	PROJECT: 08-2007 NEW SHED OWNER: WAKS PTY	NOTES: ALL DIMENSIONS ARE SUBJECT TO SITE MEASUREMENTS AND VARIATIONS. DO NOT SCALE FROM DRAWINGS.	SITE ADDRESS: LOT 8 OWEN STREET, CRAIGLIE BUSINESS PARK, 4877 SCALE: 1:100 DRAWING TITLE: SHED 2 ELEVATION	DATE: NOV 16 DWG NO: WD-06
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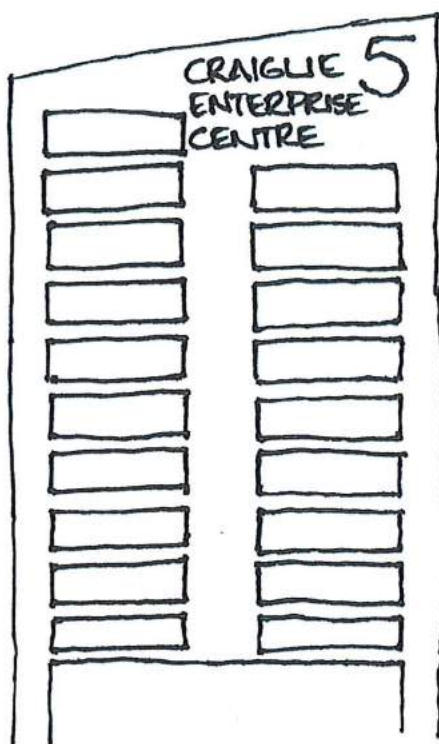


DATE	APPROVED	NOTES	PROJECT	SITE ADDRESS	DATE	DWG NO.
16/11/16	Issued for review and comment	ALL DIMENSIONS ARE SUBJECT TO SITE MEASUREMENTS AND VERIFICATION. DO NOT SCALE FROM DRAWINGS	08-2007 NEW SHED	LOT 8 OWEN STREET, CRAIGIE BUSINESS PARK, 4877	NOV 15	WD-07
16/11/16	Issued for review and comment		OWNER: WAKS PTY	SCALE: 1:50	DRAWING TITLE: TYPICAL UNIT PLAN	

Response:

The Applicant acknowledges the need for appropriate tenancy signage to be provided for the proposed development.

Detailed plans for the signage will be sought in conjunction with commencement of construction on the site. However, at this preliminary stage, the Applicant confirms its intention to provide signage similar to that provided for 7 Pioneer Close (photograph below), which is of a similar height, and colour, to the buildings on that site. Similar finish (ie, similar height and colour to buildings on this site) is proposed, with the sign to be wider and accommodate 2 rows of tenancy signs. A very preliminary sketch of the potential signage, incorporating the street number, and the complex name, "Craiglie Enterprise Centre", is below for reference.



Please note the final dimensions (width in particular) for the sign will be confirmed with the sign designer / installer. At this stage, noting the maximum height of sheds is 5.1m, the height of the sign will be limited to this, although the width may be altered to ensure the sign area available for each tenancy is at least 30cm in height, and potentially 1m or so in width.

The tenancy sign will be provided at the entrance to the site, near Parking Space No 1.

