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YOUR REF: J000275:WAKS(L8):KLG
Seda 1484615324820
OUR REF: MCUC 1877/2017 (D#802268) *SC*

1 February 2017

Waks Developments Pty Ltd
c/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861

Attention: Ms Kristy Gilvear

Dear Madam

**RECEIPT OF DEVELOPMENT APPLICATION
INFORMATION REQUEST
MATERIAL CHANGE OF USE FOR SERVICE INDUSTRY
5-7 PIONEER CLOSE CRAIGLIE**

Reference is made to your recent Development Application for a material change of use for Service Industry that was properly made on 18 January 2017.

Council acknowledges that prelodgement enquiry was made in regards to the application. After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal:

1. Application Type

The application and accompanying plans indicate the intention to subdivide by a staged body corporate arrangement.

Where all buildings are constructed and then divided, this can be achieved via a building format plan. However, Council understands where it is proposed to construct only part of the development and create a separate lot over which a later development will be constructed then this process causes a reconfiguration of a lot.

Should the Applicant be seeking to create a separate lot for later subdivision of buildings then it is recommended then the additional required lot reconfiguration application be applied for. Please advise whether it is intended to seek a separate reconfiguration of a lot application at a later date or amend the current application.

2. Internal Loading Areas & Pedestrian Access

No issue is raised with the intent of a one-way internal circuit for vehicle movements. Concern is raised with the position of the internal loading areas as they conflict with vehicle movements in and out of the individual industrial units. Please provide a plan demonstrating no conflict of internal traffic movements.

Concern is raised with pedestrian safety within the development. Please demonstrate on plan how pedestrian safety will be achieved in particular safety adjacent to the individual buildings.

Consideration in achieving the above requirements may result in a review of building sizes and the redesign of the central landscape, parking and loading area.

3. Central Landscaped Area

The central landscaped area is intended to service numerous occupiers of the small estate and provides a respite area for workers together with visual relief for the industrial area. Please provide details of the Applicant's willingness to provide facilities such as a covered bench with seating and water tap to this area. Please provide a landscape plan for this area that includes shade trees.

4. Refuse Facilities

Concern is raised with the sufficiency of the proposed refuse area, the intention to provide each unit with wheelie bins and the placement of all bins on Pioneer Close for weekly collection. This arrangement is not supported as it is considered there is insufficient room available on Pioneer Close and results in significant impacts from the development off the site.

An alternative arrangement of a central bin would be required.

Please demonstrate and provide details that the proposed refuse bin is of sufficient capacity to serve the intended number of industrial units. Please provide turning circles to demonstrate refuse can be collected from within the site by a standard refuse truck. Please provide details of how the refuse area will be screened and odours limited and details of the landscaping to this area. Careful consideration should be given to the appearance of this facility given its proposed location and Council's desire to create a quality industrial area in Craiglie.

5. Tenancy Signage

Council considers signage an important attribute to the proposed development given the number of proposed individual tenants. Please provide details of a tenancy sign by which the public can identify the property address and tenants within. Please provide details of proposed landscaping to this sign. The sign should be of a suitable scale to reflect the building height and suitably landscaped.

If required, Council is willing to convene a meeting to discuss the above information request.

As an applicant, your responsibilities in regard to the information request are outlined in section 278 of the Sustainable Planning Act 2009, which is attached for your information.

Please note that the information response to Council should include two (2) complete copies of the response and if plans form part of the response then two (2) sets of such plans at scale should also be provided.

Should you require any further information or assistance, please contact Jenny Elphinstone of Development Assessment and Coordination on telephone number 07 4099 9482.

Yours faithfully



Paul Hoyer
Manager Sustainable Communities

Attch.