

OUR Ref.: MCU24/0015  
Your Ref: 2024WRC063

**SENT VIA EMAIL:** [kellianne@wynneplanninganddevelopment.com](mailto:kellianne@wynneplanninganddevelopment.com)

16 April 2025

Asciano Properties Operations Pty Ltd  
C/- Wynne Planning and Development Pty Ltd  
Shop 5 Deicke Arcade, 38 Main Street,  
Proserpine QLD 4800

Attention: Kellianne Wynne

Dear Kellianne,

## **Information Request** *Planning Act 2016*

I refer to your application and advise that Council requires further information to satisfactorily assess the proposal.

### **APPLICATION DETAILS**

Application No:	MCU24/0015
Proposal:	Development Permit for a Material Change of Use for Office
Street Address:	23 Braeside Road NEBO QLD 4742
Real Property Description:	Lot 50 on SP239857
Planning Scheme:	Isaac Regional Planning Scheme 2021 – Version 1.1

### **INFORMATION REQUIRED**

Upon review of the abovementioned Development Application, Council as Assessment Manager requires further information to satisfactory assess this application. The information requested in accordance with Part 3, Section 12 of the Development Assessment Rules is set out below:

#### **Item 1: Traffic**

The submitted application does not provide sufficient information to demonstrate how Performance Outcomes PO1/2/19/35 of the *Development Works Code* have been addressed in relation to traffic generation of the development and its impact.

#### **Information Required:**

1. Provide further information to demonstrate how the applicable Performance Outcomes can be achieved. This must include:

- (a) Details of the type and quantity of vehicle delivering potable water to the site including the routes travelled.
- (b) Details of the quantity of waste generated by the site and the corresponding water removal truck volumes generated, including the proposed refuse transport routes.
- (c) Details of delivery vehicle type and number and transport routes.
- (d) A Traffic Impact Assessment undertaken by a suitable qualified RPEQ.

### **Item 2: Stormwater**

The submitted application does not provide sufficient information to demonstrate how Performance Outcome(s) PO25 of the Development Works Code has been addressed in relation to stormwater management and flooding.

#### **Information Required:**

- 2. Provide further information to demonstrate how the applicable Performance Outcomes can be achieved. This must include:
  - (a) Details of the consideration of the proposed earthworks to the site and impact on the existing stormwater flow paths and the adjacent property.

### **Item 3: Parking**

The submitted application does not provide sufficient information to demonstrate that access, manoeuvring, loading and unloading areas, and parking have been designed in accordance with Acceptable Outcomes AO10.1 and AO11 of the *Development Works Code*.

#### **Information Required**

- 3. Provide updated development plans certified by a Registered Professional Engineer of Queensland demonstrating each accessway and both car parking areas have been designed in accordance with the Development works planning scheme policy with regards to:
  - a. The proposed layout and dimensions of car parking spaces and the parking aisle dimensions for all parking areas.
  - b. A plan which demonstrates the width of all proposed access driveways.
  - c. Swept path diagrams which demonstrate that the largest vehicle expected to enter each car parking/servicing area has the ability to turn and/or manoeuvre through the site.
  - d. A description of the materials to be used for the construction of the access driveways, aisles and car parking areas and a description of how these areas will be maintained.

### **Item 4: Landscaping**

The submitted application does not include a Landscape Concept Plan which demonstrates how Acceptable Outcomes and Performance Outcomes of the Landscaping Code will be achieved.

#### **Information Required:**

- 4. Provide a Landscape Concept Plan prepared in accordance with the Landscaping Works Code which demonstrates how the vegetation buffer and the areas surrounding

office buildings will be enhanced with landscaping in accordance with the requirements of the Landscaping Code.

#### **Item 5: Development Plans**

The submitted development plans do not include elevations of the proposed office buildings.

#### **Information Required:**

5. Please provide elevation plans of the proposed office buildings.

#### **End of Information Request**

Under the provisions of the *Development Assessment Rules 2017*, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

- (a) all of the information requested; **or**
- (b) part of the information requested; **or**
- (c) a notice that none of the information will be provided.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must proceed with its assessment of the development application.

Please be aware that under the *Development Assessment Rules 2017*, the applicant is to respond to any Information Request within **3 months** of the request. If you do not respond to the Information Request within this time period, or, within a further period agreed between the applicant and Council, it will be taken that you have decided not to provide a response. In the event of no response being received, Council will continue with the assessment of the application without the information requested.

Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

Should any referral agency make an information request, you are reminded of your obligation to provide council with a copy of the information response provided to that referral agency.

If you have any further queries in relation to the above, please do not hesitate to contact Rebekah McDonald via email [liveability.sustainability@isaac.qld.gov.au](mailto:liveability.sustainability@isaac.qld.gov.au) quoting reference no. MCU24/0015.

Yours faithfully



REBEKAH MCDONALD  
**Acting Manager Liveability & Sustainability**  
(on behalf of Cale Dendle, Chief Executive Officer)