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Address all communications  
to the Chief Executive Officer

9 August 2024

Our Ref: PA7619  
Your Ref: 2022-039  
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Dear Sir/Madam

#### Further Advice

Given under Section 35 of the Development Assessment Rules

I refer to the following development application and Council's Information Request issued on 4 July 2024.

#### Application Details

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Application Number:	PA7619
Approval Sought:	Development Permit for Material Change of Use
Description of Proposal:	Car Wash

#### Location Details

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Street Address:	71 Galatea Street, Charleville
Real Property Description:	Lot 20 C1405



## Further Advice

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### Onsite carparking

In response to an informal request for additional information, an amended onsite carparking plan was lodged with Council on 4 April 2024. The plan proposed three (3) onsite carparking spaces, stating it was equivalent to the onsite parking provision for the existing commercial premises which is proposed to be retained.

The proposed location of the three (3) carparking spaces conflicts with the onsite vehicle maneuvering as detailed in the swept path diagram (Figure 4.2) in the Traffic Impact Assessment report lodged with the application.

The proposed onsite carparking is required to be amended to ensure appropriately located and accessible carparking for the existing commercial premises is provided. The carparking for the commercial premises at a minimum, should comply with the prescribed carparking rate in the Planning Scheme of 1 space per 50m<sup>2</sup> or equivalent to the existing parking spaces on site.

The response should also consider the loss of three (3) existing on street linemarked carparking spaces in Galatea Street.

### Impact on adjoining sensitive land use

While the subject site is located within the designated commercial precinct, the impact on the residential amenity of the adjoining residence must be addressed.

Please provide additional information on the proposed hours of operation, onsite lighting and proposed fencing and landscaping to minimise and manage the adverse impact on the amenity of the adjoining residence.

Should you require any further information please contact please contact Murweh Shire Council on [mail@murweh.qld.gov.au](mailto:mail@murweh.qld.gov.au) or 4656 8355.

Yours sincerely



Justin Kronk  
Director of Corporate Services