

ORDINARY MEETING 23 NOVEMBER 2011	2
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MATERIAL CHANGE OF USE (CODE ASSESSMENT) – MULTIPLE DWELLINGS (SMALL SCALE) – 33 ARMSTRONG STREET, EDMONTON – DIVISION 2

Julie Giguere: 8/7/2360 SEDA: #3374383

<u>PROPOSAL:</u>	MULTIPLE DWELLINGS (SMALL SCALE)
<u>APPLICANT:</u>	GRAPEWASH PTY LTD (TTE) C/- PLANZ TOWN PLANNING PTY LTD 17 ATHERTON STREET WHITFIELD QLD 4870
<u>LOCATION:</u>	33 ARMSTRONG STREET, EDMONTON
<u>PROPERTY:</u>	LOT 16 ON RP704168
<u>PLANNING DISTRICT:</u>	WHITE ROCK-EDMONTON
<u>PLANNING AREA:</u>	RESIDENTIAL 3
<u>PLANNING SCHEME:</u>	CAIRNSPLAN 2009
<u>REFERRAL AGENCIES:</u>	N/A
<u>NUMBER OF SUBMITTERS:</u>	NOT APPLICABLE
<u>STATUTORY ASSESSMENT DEADLINE:</u>	18 NOVEMBER 2011
<u>APPLICATION DATE:</u>	21 OCTOBER 2011
<u>DIVISION:</u>	2
<u>APPENDIX:</u>	<ol style="list-style-type: none"> 1. APPROVED PLAN(S) & DOCUMENT(S) 2. DEVELOPER CONTRIBUTION CALCULATIONS

LOCALITY PLAN



RECOMMENDATION:

That Council approves the request for Multiple Dwellings (Small Scale) over land described as Lot 16 on RP704168 located at 33 Armstrong Street, Edmonton subject to the following:

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
Ground Site Plan	11-132 DD-01 Enaj Building Design	September 2011
First Level Site Plan and Elevations	11-132 DD-02 Enaj Building Design	September 2011

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;
- 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.

Amendment to Design

3. Amended plans must be submitted detailing the following:
 - a. A scaled plan of the proposed house and demonstrating the following:
 - i. the proposed dwellings are "generally in accordance" with the approved plans;
 - ii. the mango trees at the southern end of the site are retained by reducing the front setback if necessary;
 - b. A scaled floor plan;
 - c. Scaled elevations showing windows and architectural details. The proposed building must not be above 7.5 metres; and
 - d. A landscape plan which includes the requirements of Condition 6 of this Decision Notice.

Details of the above amendments must be endorsed by the Chief Executive Officer prior to issue of a Development Permit for Building Work.

Vehicle Parking

4. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of two (2) spaces per unit. The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed and drained.

External Works

5. Undertake the following works external to the land at no cost to Council:
 - a. Provision of a concrete crossovers and aprons in accordance with FNQROC Development Manual Standard Drawing S1015 to each of the proposed properties;
 - b. Repair any damage to existing kerb and channel, footway or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drain lines) that may occur during and works carried out in association with the construction of the development.

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.

Landscaping Plan

6. The site for the new houses must be landscaped in accordance with details included on a Landscaping Plan which is to include:
 - a. A landscaped strip of deep planting within the front setback area;
 - b. Clothes drying areas screened from public view and have access to natural sunlight;
 - c. Any proposed fences and/or walls to any road frontage are to be limited to the following:
 - a. 1.2 metres in height if solid; or
 - b. 1.5 metres in height if at least 25% visually transparent; or
 - c. 1.8 metres in height if at least 50% visually transparent.
 - d. Construct fencing for the private yard areas of each individual unit.
 - e. 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 must be maintained at all times to the satisfaction of the Chief Executive Officer.

Lawful Point of Discharge

7. 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. Council confirms that the lawful point of discharged is the kerb and channel to each property frontage in this instance.

Sediment and Erosion Control

8. 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).

Noise

9. Noise from air-conditioning units, swimming and spa pool filters, service equipment or other mechanical equipment must not emanate from the subject land to a degree that would, in the opinion of the Chief Executive Officer, create an environmental nuisance having regard to the provisions of Chapter 8 Part 3B of the *Environmental Protection Act 1994*.

Air-Conditioning Screens

10. Air-conditioning units located above ground level and visible from external properties and the street must be screened with appropriate materials to improve the appearance of the building. Such screening must be completed prior to the Commencement of Use.

Details Of Development Signage

11. The development must provide clear and legible signage incorporating the street number for the benefit of the public.

Refuse Storage

12. Refuse storage is required to service the site in accordance with Council requirements. Brochures on these requirements – 'Requirements for Refuse Storage' are available from CRC Water & Waste.

Water Supply and Sewerage Works Internal

13. Undertake the following water supply and sewerage works internal to the subject land:-
 - a. The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures;

- b. Water supply sub-metering must be designed and installed in accordance with *The Plumbing and Drainage Act 2002 and the Water Supply (Safety and Reliability) Act 2008*.

All 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 Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.

Damage to Infrastructure

14. In the event that any part of Council's existing sewer/water infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, the applicant/owner must notify Water & Waste immediately of the affected infrastructure and have it repaired or replaced by Water & Waste, at the developer's cost, prior to the Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.

FURTHER 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 section 339 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. A monetary contribution to Council towards the provision of infrastructure is required in accordance with the Infrastructure Charges Notice attached to this decision. The contribution payable will be in accordance with the Planning Scheme Policy.
5. Contributions must be paid at the rates applicable at time of payment. Payment is required prior to issue of a Development Permit for Building Work
6. For information relating to the *Sustainable Planning Act 2009* log on to www.dlqp.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.

EXECUTIVE SUMMARY:

Council is in receipt of an Application to construct 2 additional units at 33 Armstrong Street, Edmonton. The site contains one existing Queenslander and it is proposed to relocate two houses on the site. Although the two houses to be relocated on the site have not been chosen yet, each of the new house is proposed to have 2 bedrooms. The site is located in the Residential 3 Planning Area within the White Rock – Edmonton Planning District.

The allotment is suitable for Multiple Dwellings. However, the final design of the house is unknown. The approval has been conditioned to amend the design to comply with the Performance Criteria.

PLANNING CONSIDERATIONS:

Proposal

The proposed development involves the relocation of two houses on the site. The design of those houses is unknown as the houses have not been secured as of yet but the proposed plans shows that the houses to be relocated will contain two bedrooms.

The site is a corner block with two frontages. The three houses will have frontages on Cattle Street. The area is not included within the Character Precinct Overlay.

The site is 1022 m² and is relatively flat.

CairnsPlan Assessment

CairnsPlan White Rock Edmonton Planning District		Code Applicability	Compliance
Planning Area	Residential 3	✓	See discussion
Land Use	Multiple Dwellings (Small Scale)	✓	See discussion
Overlays	Potential or Actual Acid Sulphate Soil Material	✗	N/A
General	Excavation and Filling Code	✓	Complies
	Infrastructure Works Code	✓	Conditioned
	Landscaping Code	✓	Conditioned

Compliance Issues

Trees

The Residential 3 Planning Area Code requires that the design and siting of buildings takes into account established trees and other site constraints. There are some large mango trees which provide shade and screening on the south east corner. It is recommended that the trees be incorporated in the design.

Lot sizes

The proposal will eventually result in the creation of small lots between, 309 m² and 391 m². The Residential 3 Planning Area Code promotes a wider choice of housing in form and size to meet the needs of a diverse population. Considering that there is already a number of units available in the area, the proposal will contribute to a wider choice of housing. Furthermore, it is considered that the level of amenity will be appropriate for a site within the Residential 3 Planning Area.

Front setbacks

The two new houses are proposed to be setback 4 and 5 metres from the front boundary which is within 20 % of the average setback and will not be detrimental to the streetscape. However, considering that there are some large mango trees in the south east corner of the lot, it is recommended that the house be moved forward to ensure that the trees at the rear remain. The reduced front setback will not be detrimental to the streetscape.

Side and rear setbacks

The side and rear setbacks are compliant with the codes. However, considering that the final design of the houses is unknown, it is recommended that an amended design be required in order to ensure that when a house is relocated on site, it is compliant with the relevant codes.

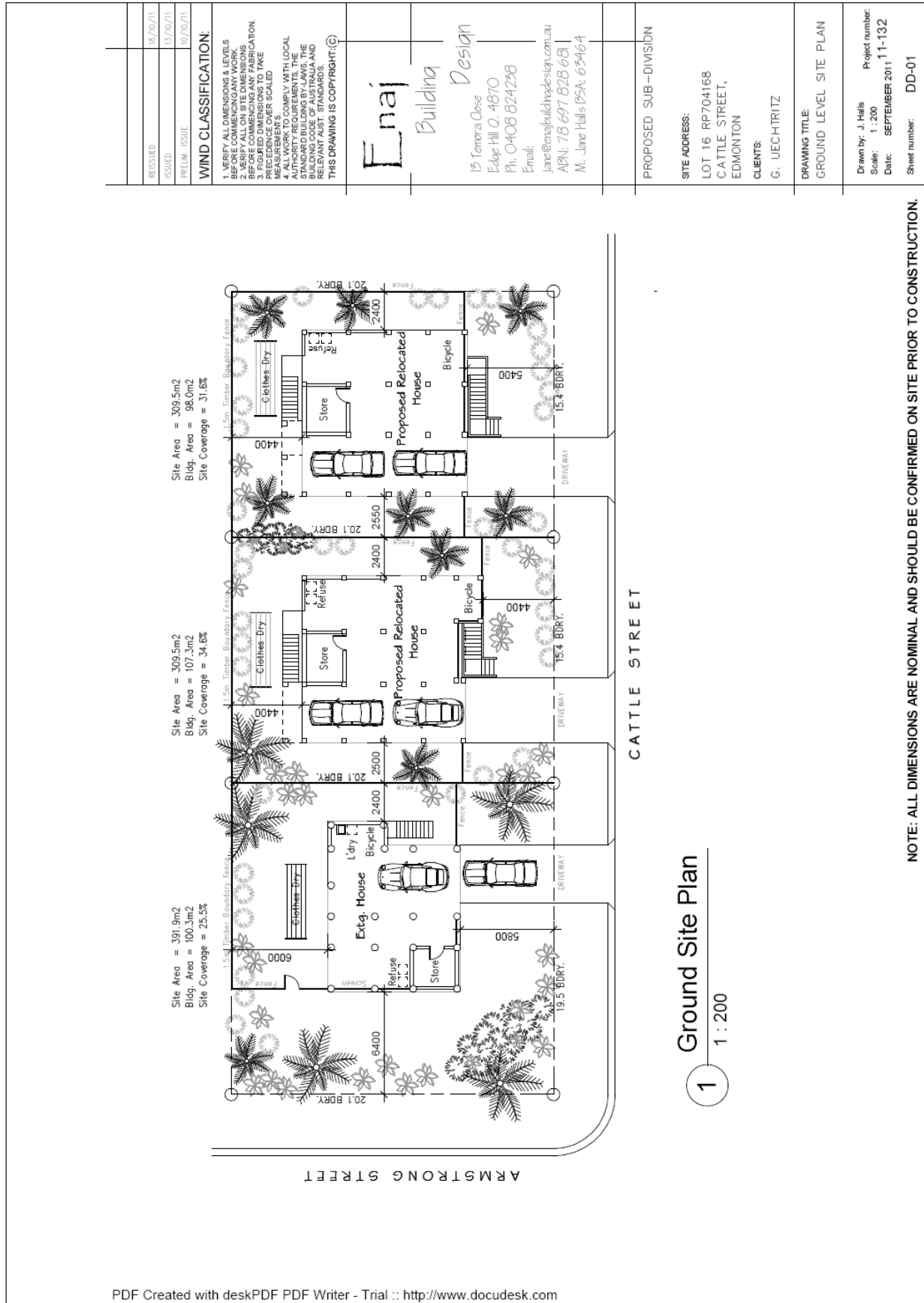
INFRASTRUCTURE CHARGES:

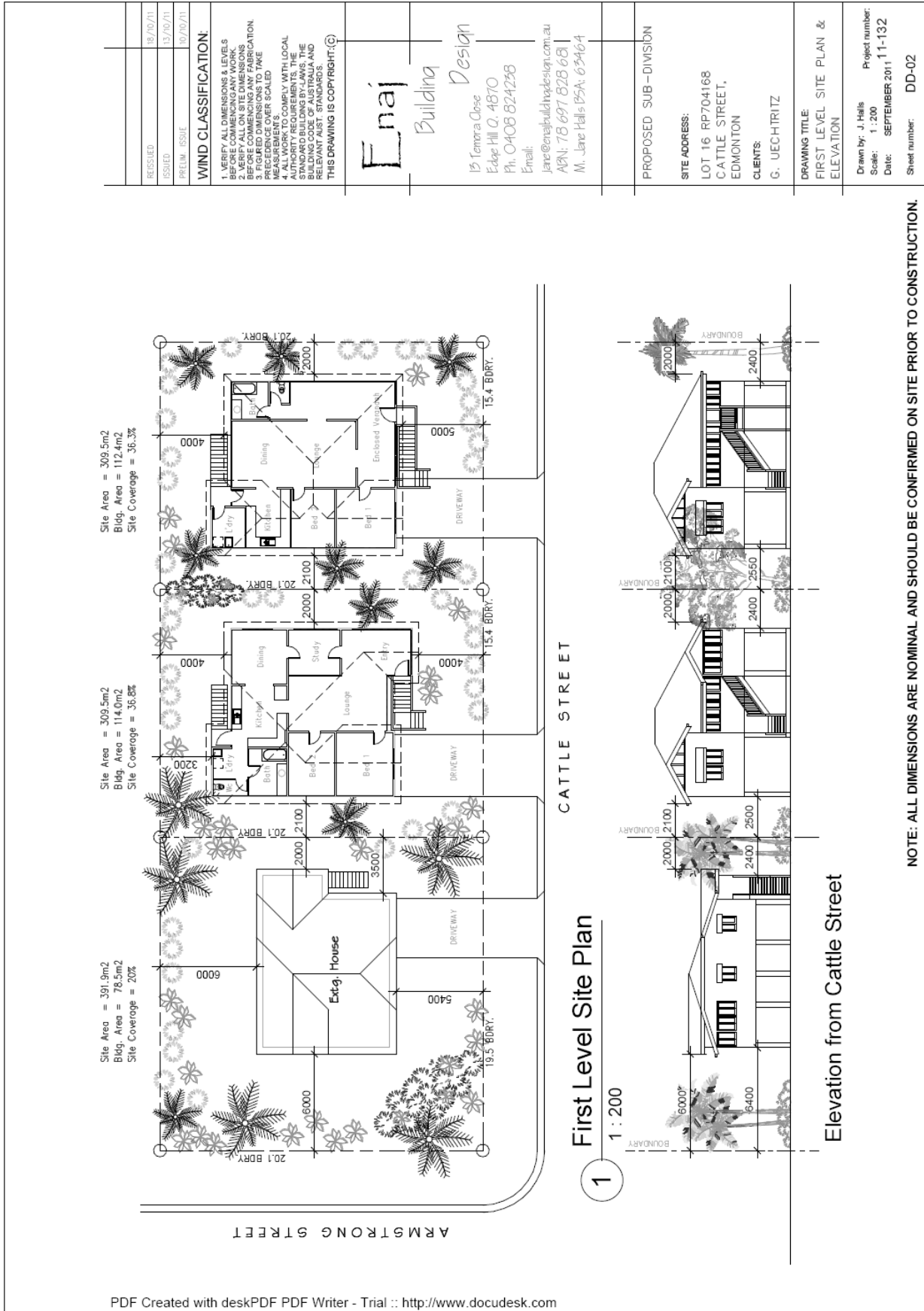
The proposed development triggers Developer's Infrastructure Charges. Refer to Appendix 3 to view calculations.

Julie Giguere
Planning Officer
Action Officer


Kelly Reaston
Manager Development Assessment

APPENDIX 1 APPROVED PLAN(S) & DOCUMENT(S)





APPENDIX 3 DEVELOPER CONTRIBUTION CALCULATIONS

Infrastructure Charges Notice					
Applicant:	Grapewash Pty Ltd c/- planz Town Planning	File Number:	8/7/2360	DM5 Ref:	3381707
Address:	33 Armstrong Street, Edmonton	Date issued:		Officer:	Julie Giguere
Parcel Number/s:	71593	Contributions Issued Under:	Council Adopted Charges Resolution - Jun 2011		
Lot & RP Number/s:	Lot 16 on RP704168	Index Used:	CPI 30-Jun-11 184.1		
Water		Catchment:	Edmonton (W6)	Charge / EDU:	\$ 5,400.91
Development Type:	Multi-Unit / Holiday / Retire / Dual Occup / Caretaker - b) 3 bedroom unit	Demand:	0.70 EDU's	Charge:	\$3,780.64
Development Type:	Multi-Unit / Holiday / Retire / Dual Occup / Caretaker - c) 2 bedroom unit	Demand:	1.00 EDU's	Charge:	\$5,400.91
Total Existing Demand:	1.10 EDU's	Existing Land Use Credit	\$5,941.01	Total Charge:	\$3,240.55
					Receipt Code: 635 / 05735
Wastewater		Catchment:	Edmonton (WW4)	Charge / EDU:	\$ 3,961.82
Development Type:	Multi-Unit / Holiday / Retire / Dual Occup / Caretaker - b) 3 bedroom unit	Demand:	0.70 EDU's	Charge:	\$2,773.28
Development Type:	Multi-Unit / Holiday / Retire / Dual Occup / Caretaker - c) 2 bedroom unit	Demand:	1.20 EDU's	Charge:	\$4,754.19
Total Existing Demand:	1.10 EDU's	Existing Land Use Credit	\$4,358.01	Total Charge:	\$3,169.46
					Receipt Code: 636 / 05743
Transport		Catchment:	Cairns Urban (TR1)	Charge / EDU:	\$ 9,161.78
Development Type:	House	Demand:	3.00 EDU's	Charge:	\$27,485.35
Total Existing Demand:	1.00 EDU's	Existing Land Use Credit	\$9,161.78	Total Charge:	\$18,323.57
				DTMR (Local Function):	\$0.00
				Council Infrastructure:	\$18,323.57
					Receipt Code: 348 / 05764
					Receipt Code: 348 / 05716
Drainage		Drainage Management Plan:	Collinson McKinnon Creek		
Nett Increase in Equivalent Contributing Area -		0.1518 Ha			
Stream Management	Charge/Ha:	\$7,165.00	Charge:	\$1,690.97	Receipt Code 358 / 5051
Stormwater Quality Management	Charge/Ha:	\$4,279.96	Charge:	\$696.21	Receipt Code 400 / 5151
				Total Charge:	\$2,387.19
Public Parks and Community Land		Catchment:	White Rock - Edmonton (PPCL 8)	Charge/EDU:	\$ 3,227.15
Development Type:	House	Demand:	3.00 EDU's	Charge:	\$9,681.46
Total Existing Demand:	1.00	Existing Land Use Credit	\$3,227.15	Total Charge:	\$6,454.30
					Receipt Code: 354 / 05726
Other Contributions					
Contribution Type:	Quantity:	\$ per unit	Charge	Receipt Code	
	0		\$0.00		
	0		\$0.00		
	0		\$0.00		
			Total Charge:	\$0.00	
TOTAL CHARGES					
CHECKED BY:	Luke Jackson	TOTAL CHARGE:		\$33,575.07	
		Date Payable:	MCU - Before the change occurs		
Note:					
The infrastructure charges in this notice are levied in accordance with Section 629 of the Sustainable Planning Act 2009					
Charge rates are subject to index adjustments. The total charge amount indicated on this notice is current at the date of issue, the total charge due at the date of payment may change. Please contact the Development Assessment Team, Cairns Regional Council prior to payment for review					
Charges are payable to: Cairns Regional Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Cairns Regional Council, PO Box 359, Cairns QLD 4870. Cheques must be made payable to Cairns Regional Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted					
Please contact the Development Assessment Team on 07 4044 3044 or by email townplanner@cairns.qld.gov if you have any enquiries regarding infrastructure charging.					