

Planning Scheme Policy

EAST WOREE DEVELOPMENT STRATEGY

Application

This Policy applies to all freehold lands included in the East Woree Development Precinct identified on the Planning Area Map in the Portsmouth – Woree Industrial District.

Intent

This Policy is intended to describe the external works necessary within the East Woree Development Precinct and to allow the costs of these works to be apportioned equally.

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This policy is to remain in force until otherwise determined by Council.

General Manager Responsible for Review:

City Works and Services

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REVOKED/SUPERSEDED:

Cairns City Council
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East Woree Development Strategy

Policy

Final

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1. East Woree Development Strategy

Intent

The Cairns City Council is supportive of the material change of use of the various freehold blocks within the area covered by this strategy to permit Industrial uses.

The policy is formulated to describe the external works necessary to allow orderly development of the relevant area, under progressive changes of use, and to allow the cost of these works to be equitably apportioned to all applicants for material change of use within the relevant area.

Scope

The policy is applicable to all freehold lands east of the Bruce Highway as far as Trinity Inlet, south of the Cairns Southern Access Road and north of the Cairns golf Club and is to be referred to and have its contents and intent applied to all material changes of use from Rural to industrial or other approved use.

Due to the configuration of the individual blocks and installed infrastructure, there is a need to undertake certain works to enable the land to be developed. These are of benefit to all landowners and include:

- roadworks
- drainage
- sewerage
- water supply.

1.1 General

This policy does not affect Council's power to impose as a condition of development approval for a material change of use, the requirement for land, works or a contribution towards the cost of supplying infrastructure not covered by this policy.

The council proposes to design and construct the necessary works as required by specific developments, to be paid for as a contribution levied on approval of an application for material change of use.

A formula has been developed to enable these costs to be fairly recovered from individual developers. The formula requires contributions from developers/owners based on the proportion of their land to the total area benefited from water supply, sewerage, and open channel drainage while roadworks and piped drainage contributions are to be based on length of frontage. The land covered by existing and proposed easements for electricity transmission lines, drainage, water supply or sewerage will be included in the land calculation at one-half equivalent area, in recognition of the constraints to development of such land.

These proportions are called the 'proportion of contribution', (POC). POC (A) covers the area-based proportion while POC (B) covers the frontage element.

The policy covers the provision of permanent frontage roadworks including kerb and channel, sewerage and water reticulation and stormwater drainage.

Any sewerage and water supply infrastructure included in the Cairns City Council Water Supply and Sewerage Headworks Policy has been excluded from the costs in this policy. Water Supply and Sewerage Headworks Contributions or infrastructure charges are payable in addition to any contributions under this policy.

Internal works within the boundaries of the existing lots (other than drainage works specifically detailed in the policy drawings) are not included in the policy and are the responsibility of the relevant landowner.

1.2 Provisions

1.2.1 Roads

Council will upgrade the appropriate roads on the property frontages to an 8 metre asphalt standard (6.5 m nearest the centreline and 1.5 m opposite) for the case of 13 metre roads and 7 metres (5.5 m plus 1.5 m as above) for 11 metre roads. Kerb and channel will be constructed along the full frontage. These works will be paid for by each developer/owner on the basis of their POC (B).

1.2.2 Drainage

All necessary open drains and endwalls etc will be constructed by Council as required and paid for by each developer/owner on the basis of their POC (A). Drainage easements as required are to be transferred to Council free of charge.

Piped drainage as detailed in this Policy shall be paid for by each developer/owner on the basis of their POC (B).

1.2.3 Water Supply and Sewerage

Water supply and sewerage reticulation will be constructed by Council as required to service the various allotments. The cost will be paid for by each developer/owner on the basis of their POC (A).

Water supply and sewerage headworks infrastructure has been excluded from this Policy. Council headworks contributions or infrastructure charges will be additional to this Policy.

1.2.4 Subdivision

All subdivision and works internal to each property except stormwater drains specified in this policy are the responsibility of the property owner and excluded from this Policy.

Each owner will be responsible for the cost of all filling to achieve required flood immunity on their individual property in accordance with Council Policy on this matter. No allowance has been made for filling (other than on roads).

1.2.5 Credits

Credits are to be established in accordance with the cost of the component infrastructure which has been constructed by the developer as determined in the relevant section of the Strategy. All credits shall be determined by Council's Chief Executive Officer.

Should a developer wish to construct works to a different design or standard from that detailed in the policy (for example, to pipe an open drain), such works shall be subject to the approval of Council's Chief Executive Officer and policy credits shall be assessed on the lesser of the works in the policy and the works actually constructed.

The credits for works constructed by developers in lieu of payment of contributions will be allowed against the East Woree Development Contribution set out in **Table 1.1**.

Credits will accrue to developers at the time Council accepts works on maintenance. Hence, the credits priority for each developer will be set solely by the on-maintenance date.

Any reimbursement to the developer of credits accrued in excess of the East Woree Development Contribution set out in **Table 1.1** shall be subject to negotiation between the developer and Council's Chief Executive Officer.

1.2.6 Rate of Contributions

The estimated capital cost of the relevant works is apportioned to each freehold property in accordance with the formula. The amount actually paid at the time of material change of use will be as indicated in **Table 1.1**, adjusted by RICl (Roadworks Input Cost Index) movements effective from the base date of estimation, March 2001.

1.2.7 Time for Payment

Unless specified otherwise in the relevant condition of approval, a contribution under this policy is payable as follows:

- (a) where it is proposed to subdivide the land – prior to the approval and dating of the survey plan, or
- (b) where it is proposed not to subdivide the land – prior to lodgement of an application for building works
- (c) where no building work is associated with the land – prior to the commencement of the use.

Council may as part of the conditions of approval require the developer to provide security to cover the estimated contribution, with such security being payment at the time set out in the condition of approval.

1.3 Supporting Information

The supporting information for this policy comprises the East Woree Development Strategy 2001 Review.

Table 1.1: Contributions

Ref	Owner	Lot	RP	Gross	Area (m ²)			POC (A) %	Frontage (m)	POC (B) %	Calculated Contribution Share (\$)		Contribution Payable March 2001	Existing Credits** \$
					Resumption	Easement	Less 50% Easement				A Area	B Frontage		
1	Carpentaria Transport Pty Ltd	8	CP857680	4.5700		0.4115	4.3643	12.7942%	439.677	12.7462%	156,026	411,462	Paid *	nil
1	Carpentaria Transport Pty Ltd	8	CP857680	1.8960		0.1464	1.8228	5.3436%	141.027	4.0884%	65,165	131,978	197,143	
2	WS & GT Price	84	C19830	1.9885	0.0287	0.3316	1.7940	5.2592%	266.967	7.7394%	64,136	249,837	313,973	
3	PP & PL Malaponte	81	C19830	1.9845			1.9845	5.8177%	140.937	4.0858%	70,947	131,894	202,841	
4	Cairns Earthmoving Contractors Pty Ltd	94	C19830	1.9858			1.9858	5.8215%	141.032	4.0885%	70,993	131,982	202,975	
5	PR Poppi, Poppi Investments Pty Ltd	91	C19830	1.9845		1.2190	1.3750	4.0309%	43.000	1.2466%	49,157	40,242	89,399	
6	RT & CR Rhodes	42	C19830	1.9861			1.9861	5.8224%	281.842	8.1706%	71,004	263,757	334,761	
7	RT & CR Rhodes	41	C19830	1.9858			1.9858	5.8215%	140.843	4.0830%	70,993	131,804	202,797	
8	Cairns Earthmoving Contractors Pty Ltd	1-12	RP899546	1.9837	0.0032		1.9805	5.8059%	276.976	8.0295%	70,803	259,202	Paid *	95,676
9	FA Champion	52	C19830	1.9855	0.0287		1.9568	5.7365%	266.446	7.7242%	69,957	249,346	319,303	
10	PP & PL Malaponte	53	C19830	1.9890		0.6445	1.6668	4.8863%	282.152	8.1796%	59,589	264,047	323,636	
11	Poppi Investments Pty Ltd	54	RP749186	1.9543		0.5822	1.6632	4.8758%	266.343	7.7213%	59,461	249,253	308,714	
12	Old Electricity Transmission Corp	3	RP749188	1.2833		0.7277	0.9195	2.6956%	128.000	3.7107%	32,873	119,786	152,659	
13	Old Electricity Transmission Corp	22	C19830	1.9896		0.1872	1.8960	5.5582%	282.133	8.1790%	67,782	264,028	331,810	
14	Willi K Pty Ltd	2	RP749190	2.3200		0.6029	2.0186	5.9176%	185.250	5.3704%	72,165	173,363	Paid *	nil
16	Trackgate Pty Ltd	4	SP101278	1.3400		0.0786	1.3007	3.8131%			46,501	-	46,501	
17	Trackgate Pty Ltd	12	SP101278	1.2120		0.5609	0.9316	2.7310%	37.675	1.0922%	33,305	35,258	68,563	92,520
18	Old Dept of Industrial Development	13	SP101278	2.4860		0.3084	2.3318	6.8358%	56.965	1.6514%	83,363	53,309	136,672	35,980
19	Old Dept of Industrial Development	726	RP866954	0.1478			0.1478	0.4333%	72.210	2.0934%	5,284	67,577	72,861	
	Cairns Earthmoving Contractors Pty Ltd		Credit for road reconstruction											55,000
					34.1116			100.000%	3,449.475	100.000%	1,219,504	3,228,118	3,304,608	

Note: The following parcels of land have been excluded for the reasons indicated:

20	Crown	495	NR4951	Conservation
21	Cairns City Council	31	C19830	Sewage Treatment
22	Cairns City Council	603	NR835483	Sewage Treatment and conservation

Note: Contributions are based on estimated costs as at March 2001 and may be reviewed by Council from time to time in line with movement of the Roadworks Input Cost Index.

* Material change of use has occurred. Contributions have been paid or works in lieu completed.

** Any reimbursement of credits accrued is subject to negotiation between the developer and Council's Chief Executive Officer.