REQUEST FOR NEGOTIATED DECISION TO UPGRADE PRELIMINARY APPROVAL TO DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE (CODE ASSESSMENT) - MULTI UNIT DWELLINGS – 51 BRUCE HIGHWAY EDMONTON – DIVISION 1

Gerard Rosse: 8/7/2352: #3459568

PROPOSAL: NEGOTIATED DECISION TO UPGRADE PRELIMINARY APPROVAL TO DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE - MULTI UNIT DWELLINGS

APPLICANT: ROTUNDA DEVELOPMENTS PTY LTD
C/- RPS AUSTRALIA EAST PTY LTD
PO BOX 1949
CAIRNS QLD 4870

LOCATION: 51 BRUCE HIGHWAY EDMONTON

PROPERTY: LOT 2 ON RP727813

PLANNING DISTRICT: WHITE ROCK EDMONTON

PLANNING AREA: RESIDENTIAL 3

PLANNING SCHEME: CAIRNSPLAN 2009

REFERRAL AGENCIES: DEPARTMENT OF TRANSPORT & MAIN ROADS

NUMBER OF SUBMITTERS: NA

STATUTORY ASSESSMENT DEADLINE: N/A

APPLICATION DATE: 12/10/2011

DIVISION: 1

APPENDIX:
1. APPROVED PLANS AND DOCUMENTS
2. CONCURRENCE AGENCY CONDITIONS AND REQUIREMENTS
3. DEVELOPER CONTRIBUTION CALCULATIONS
RECOMMENDATION:

That Council approves the Request for a Negotiated Decision to upgrade the current Preliminary Approval to a full Development Permit for a Material Change of Use (Multiple Dwelling Units) over land described as Lot 2 on RP727813, located at 51 Bruce highway, Edmonton, subject to the following requirements:

APPROVED DRAWING(S) AND / OR DOCUMENT(S)
The term ‘approved drawing(s) and / or document(s)’ or other similar expressions means:

<table>
<thead>
<tr>
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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.

Water Supply and Sewerage Works External

3. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:-
   a. Augment existing water supply infrastructure to the extent necessary such that the development does not adversely affect the water supply to adjacent properties and such that a water service connection can be provided at the lot frontage;
   b. Augment existing sewers and pump station downstream of the site, to the extent required to accommodate the increased flows generated by the development.

   The external works outlined above require approval from Council in accordance with Local Law No.1 (Administration) and Local Law No.4 (Local Government Controlled Areas, Facilities and Roads). Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size must be endorsed by the Chief Executive Officer prior to commencement of such works. 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.

Water Supply and Sewerage Works Internal

4. 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

5. 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.

Refuse Storage

6. 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.

7. The refuse bin enclosure must be roofed and bunded and fitted with a bucket trap.

Vehicle Wash Bay

8. The vehicle wash bay must be roofed and bunded and wastewater discharged through a silt pit to sewer or as otherwise agreed by the Chief Executive Officer.

Parking

9. The amount of vehicle parking must be as specified in the plans submitted to Council which is a minimum of twenty-six (26) spaces, of which four (4) spaces must be provided as visitor spaces.
10. 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 FNQROC, Development manual, Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked in accordance with relevant Australian Standards.

11. Bump stops must be installed in all visitor and inner tandem parking areas (C2 Type Parking areas), in accordance with Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking - C2 type carparking requirements.

Protection of Landscaped Areas from Parking

12. Landscaped areas adjoining the parking area must be protected from vehicular encroachment by a 150mm high vertical concrete kerb or similar obstruction, which must be approved by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.

Bicycle Parking

13. The applicant/owner must ensure the provision of secured, on-site bicycle parking in accordance with Table 10-1 of AUSTROADS Guide to Traffic Engineering Practice Part 14 – Bicycles and be constructed prior to Commencement of Use.

External Works

14. The applicant/owner must at their own cost undertake the following works external to the subject land:

a. Construct a 2.0 metre wide concrete footpath to the service road for the Bruce Highway frontage;

b. Construct a concrete crossover(s) and apron(s) in accordance with FNQROC Development Manual Standard Drawing 1015;

c. Re-construct the kerb and channel on the service road to the Bruce Highway, adjacent to the property frontage; and

d. Upgrade the street lighting to comply with requirements of the FNQROC Development Manual;
e. All electricity lines along the full frontages of the subject site are to be placed underground. Such works are to be undertaken by Ergon Energy or an Ergon Energy approved contractor at the applicant’s expense.

The external works outlined above require authorisation from Council in accordance with Engineering Work Within the Road Reserve. Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size must be endorsed by the Chief Executive Officer prior to commencement of such works. Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use.

Lawful Point of Discharge

15. The applicant/owner must ensure that the flow of all external stormwater from the property is 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.

Drainage Easement

16. The construction of the access within the exiting drainage easement is to have no detrimental effect on the function of the easement, or to the adjoining properties. If, and where required, the applicant is to install drainage infrastructure (with appropriate sizing, and any design details to be endorsed by Council) in order to accommodate the above requirements.

Minimum Fill and Habitable Floor Levels

17. All habitable floor levels in all buildings must be located 300 mm above the Q100 flood immunity level, plus any hydraulic grade effect (whichever is the greater), in accordance with FNQROC Development Manual and Planning Scheme requirements.

Installation of SWM Measures

18. The soil and water management measures endorsed by the Chief Executive Officer 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).
Acid Sulfate Soils – Basement/Pool Disturbance

19. The pool excavation proposed may result in disturbance of potential acid sulfate soils (PASS). If suspect material is present, an acid sulfate soil investigation must be undertaken. The investigation must be performed in accordance with the latest ‘Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland’ produced by the Department of Natural Resources and Mines, and State Planning Policy 2/02 – Planning and Managing Development Involving Acid Sulfate Soils. Where it is found that PASS exist, treatment of soil must be undertaken on-site to neutralise acid, prior to disposal as fill, in accordance with the DNRM ‘Queensland Acid Sulfate Soil Technical Manual’.

Landscaping Plan

20. The site must be landscaped in accordance with details included on a Landscaping Plan. The Landscaping Plan must show:

   a. Deep planting of setback areas;

   b. Planting of the footpath with trees, using appropriate species with regard to any site constraints.

   c. Plantings to give protection to western walls.

   d. 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.

Screen Fence

21. A screen fence must be provided to the side and rear boundaries of the subject land and for the private yards of individual units. The fencing must be detailed in the Landscape Plan and be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.

Air-Conditioning Screens

22. 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.
Crime Prevention Through Environmental Design

23. All lighting and landscaping requirements are to comply with Council’s General Policy Crime Prevention Through Environmental Design (CPTED).

Street Numbering

24. The development must provide clear and legible signage incorporating the street numbers on letterboxes and the kerbside of the Bruce Highway Service Road for the benefit of the motoring public.

Construction Access

25. The applicant/owner must ensure that a vehicle washdown area or satisfactory alternative is provided at the front of the subject site to ensure that soil and mud associated with construction is not drawn on to the Bruce Highway Service Road.

CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

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Refer to Appendix 2: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

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 and Section 341 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 potential cyclone warning and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.

Infrastructure Charges

3. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Adopted Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Adopted Infrastructure Charges Notice will be provided under cover of a separate letter.
The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council’s Adopted Infrastructure Charges Resolution.

Please note that this Decision Notice and the Adopted Infrastructure Charges Notice are stand-alone documents. The Sustainable Planning Act 2009 confers rights to make representations and appeal in relation to a Decision Notice and an Adopted Infrastructure Charges Notice separately.

The amount in the Adopted Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact the Development Assessment Team at council for review of the charge amount prior to payment.

The time when payment is due is contained in the Adopted Infrastructure Charges Notice.

4. This approval does not negate the requirement for compliance with relevant Local Laws and statutory requirements.


EXECUTIVE SUMMARY:

On 15 December 2011 Council issued a Preliminary Approval for a Material Change of Use for Multiple Dwelling Units at 51 Bruce Highway Edmonton. The proposed development involves the construction of multiple dwelling units in accordance with a previous (now lapsed) approval (8/7/528) from 2006 on land situated on the access road adjoining the Bruce Highway at Edmonton.

A reconsideration of the proposal was subsequently undertaken by Council revealed that the parking and access layout was not supported and redesign of the site layout was required for the proposal to comply with the relevant Australian Standards. Given the significant inconsistency with the relevant standard, and that impacts of a redesign may have other planning implications the application was issued a Preliminary Approval rather than a Development Permit.

On 16 January 2012 the applicant submitted representations a Negotiated Decision that included redesigned plans for the development a request for the Preliminary Approval be upgraded to a Development Permit.

Assessment of the submitted material reveals that the information and plans submitted satisfies the requirements of the Preliminary Approval. It is therefore recommended that the request for a Negotiated Decision be approved and the Preliminary Approval be upgraded to a Development Permit subject to conditions.
**PLANNING CONSIDERATIONS:**

**Background**

The subject site (Lot 2 on RP727813) covers an area of 2,024m² of land situated on the access road adjoining the Bruce Highway at Edmonton. The land is contained within the Residential 3 Planning Area in the White rock - Edmonton District under the CairnsPlan.

The original application was decided by delegation on 7 June 2006 (8/7/528) and issued with a Development Permit valid for four years subject to conditions included by both Council and the Department of Transport and Main Roads, who served as a Concurrence Agency.

Since this time the approval has lapsed. In order to gain a valid approval the applicant was required to submit a new application for re-assessment in accordance with the CairnsPlan 2009 and Sustainable Planning Act 2009.

**Proposal**

The application involved the construction of sixteen (16) Accommodation Units on land with an area of 2,024m². The Preliminary Approval issued included the same plans from a lapsed approval (8/7/528) for a Development Permit for a Material Change of Use (Multiple Dwelling Units). The Multi Unit Housing development will be accessed via the Bruce Highway Service Road, which runs along the western side of the Bruce Highway between Petersen Road and Mill Road in Edmonton. There are 16 units proposed, with 12 with 2 bedrooms and 4 with 3 bedrooms.

**CairnsPlan Assessment**

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<td>Development Near Major Transport Corridors &amp; Facilities</td>
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**Compliance Issues**

As part of the assessment process comments were received from Development Engineering which identified that the proposed parking layout and the circulation of roadways would require further amendments to ensure compliance.

Consideration was given to the previous approval and conditions however it was identified the non compliance of the original layout was overlooked in error during the assessment of the original application in 2006.
Given the significant inconsistency with the relevant standard, and the impacts a redesign may have other planning implications the application was issued a Preliminary Approval rather than a Development Permit.

**Preliminary Approval Requirement.**

1. The tandem car parking layout is not supported, as the inner car park is not considered ‘available parking’. The applicant is to provide an amended layout (that complies with Australian Standard 2890.1 - Parking Facilities, Off Street Car Parking).

2. The layout of circulation roadways are to be amended to comply with AS2890.1 with particular reference to width and maneuvering areas. The Applicant is to submit the swept path diagrams to demonstrate the access can be achieved to the alternative car parking layout (templates are only required for the most difficult movements - The first and last car park in each building). Design vehicle is to be a B99 vehicle in accordance with the Australian Standard AS/NZS 2890.

**Applicants Representations:**

*To reasonably address Council’s concerns that significant changes to the internal buildings and manoeuvring areas could possibly be triggered by compliance with AS2890.1, the applicant undertook a revision of the ‘concept’ plans.*

The applicant has engaged designers to check the compliance with the Australian Standard and, where appropriate, make changes to the ‘concept’ designs to reflect the 2011 Planning Scheme provision.

The changes are described below:

- 2 Bedroom Units = 12
- 3 Bedroom Units = 4
- Total Site Coverage = 745.32m² or 37.26%
- Communal Landscaped Open space = 706m² or 35.3%

A review of the revised plans and confirms that the planning provisions and code compliance with the Council’s Planning Scheme provisions have remained consistent with Council’s requirements. The revision to the ‘concept’ plans has only sought to facilitate the conversion of the Preliminary Approval to a Development Permit for a Material Change of Use subject to the reasonable imposition of development conditions.

The relocation of the access from the road network (Bruce Highway) has been amended to allow greater internal circulation. Council officers will note that the internal driveway is now located over the ‘drainage’ easement which traverses the south eastern corner of the property. This change has ensured that the access to car parking and internal circulation complies with AS2890.1 No concern is raised by the location of the driveway or the change to the building location to be situated closer to the northern boundary of the site and it is not anticipated that this will impact on the function of the easement.
The width of the internal driveway has been expanded to 5.4m to allow for the passing of vehicles adjacent to Building 1. We note that the internal driveway along Building 1 and the access from the Bruce Highway is consistent with the minimum requirements of the AS2890.1

Provision of car parking has been “reduced” from the previously submitted plans. We note that the CairnsPlan 2009 requires a minimum of 26 car parking spaces and this has been adopted as part of the revisions of the ‘concept’ plans. We would anticipate that Condition 9 of the Development Permit can be re-worded to reflect the reduced number of car parking specified on the ‘concept’ plans.

Due to the nature of the site, various tandem car parks remain within the revision to the overall ‘concept’ design for the units. However, we note that the Planning Scheme provides that these tandem car parks will be accepted where there is demonstrated car parking for individual units and vehicle circulation can be demonstrated.

Officer Comment:

With regards to the proposed tandem car parks in the overall ‘concept’ design for the units, it is acknowledged that the site does comply with the provisions contained within the Parking and Access code requirements for Multiple Dwelling Units and therefore the proposed tandem car parks in the resubmitted layout is acceptable in this case.

With regards to the revised car parking and circulation layout, assessment of the resubmitted plans also revealed the car parking and circulation layout in the resubmitted layout is now acceptable although specific mention should be made about the parking provisions on this site. Concern is held that tenants or visitors will park within the proposed access/circulation roadway, thereby preventing or significantly limiting the ability for cars to manoeuvre within the site. However, it is noted that the applicant has demonstrated compliance with Australian Standard 2890.1 - Off Street Parking in terms of car park dimensions, and further demonstrated the ability of a B99 (4WD Type Vehicle) to access the proposed car parks, meeting the requirements of CairnsPlan and its associated codes. This issue will have to be appropriately managed by the body corporate.

With regards to the amended access point now occurring over the easement on the site, conditions have been included to ensure the access has no detrimental effect on the function of the easement, or to the adjoining properties.

Conclusion

Given the satisfactory further work completed by the applicant to satisfy the conditions of the Preliminary approval relating to the layout and form of the development it is considered reasonable to progress this Preliminary Approval to a Development Permit. Based on the above approval is therefore recommended subject to conditions.
HEADWORKS / CONTRIBUTIONS:

The proposed development triggers Developer’s Headwork’s Contributions. Refer to Appendix 3 to view calculations.

Gerard Rosse
Planning Officer
Action Officer

Kelly Reaston
Manager Development Assessment
APPENDIX 1 - APPROVED PLANS AND DOCUMENTS
10 May 2006

Mr D Farmer
Chief Executive Officer
Cairns City Council
PO Box 359
Cairns Qld 4870

Dear Mr Farmer

Cairns City : Bruce Highway (Innisfail-Cairns)
Situated at 51 Bruce Highway, Edmonton
Lot 2 on RP 727813, Parish of Grafton
Arije Investments Pty Ltd
Proposed Material Change of Use (Multi Unit Housing (16 Units)) Application
Referral Agency Response (conditions apply)

I refer to the above application received at the Department 8 May 2006 requesting consideration of the above development.

A. CONDITIONS OF DEVELOPMENT

Pursuant to the Integrated Planning Act 1997, the Queensland Department of Main Roads, as a Concurrence Agency, has assessed the impact of the proposed development on the State-controlled road network and requires that Council include the following conditions of development for the subject application:

1. Permitted Road Access Location

   (i) Vehicular access between the State-controlled road (i.e. Bruce Highway) and the subject land shall be via the Highway service road, to the satisfaction of Cairns City Council.

   (ii) No direct vehicular access between the State-controlled road (i.e. Bruce Highway) and the subject land is permitted.

2. Road Access Works

   (i) Road access works at the permitted road access location are required within Bruce Highway reserve and shall be constructed in accordance with:
      • the Department of Main Roads Road Planning and Design Manual and
      • current Department of Main Roads standards.
A recent site inspection indicates that the required access works at the above approved access location are as follows:

- an industrial crossover from the existing kerb and channelling to the property frontage of minimum 6m width, and
- if the driveway is relocated from the existing driveway, removal of the existing driveway, re-instatement of vertical kerbing and regrassing to match existing treatments, to the requirements and satisfaction of Cairns City Council.

(ii) The landowner/applicant shall obtain the necessary plans, forms and approvals from the Cairns City Council prior to commencing works within the Bruce Highway service road reserve.

(iii) All required road works shall be completed to the satisfaction of the Cairns City Council prior to the commencement of the approved use.

3. Road Traffic Noise & Visual Treatments

(a) Visual Amenity Works

The applicant/landowner shall provide landscaping along the frontage of the State-controlled road (i.e. Bruce Highway).

The landscaping shall be designed installed and maintained such that existing State-controlled road infrastructure, noise ameliorative works, and on-site buildings and facilities, are screened as much as practicable from each other.

The species of plants used in the landscaping works shall be in accordance with Council’s standards. If Council doesn’t have standards, then the requirement is that they are native, low maintenance species which are effective at providing the necessary screening specified above and do not create a safety risk (i.e. no thorns or poisonous fruits or berries).

All landscaping shall be completed prior to the commencement of the approved use.

(b) Road Traffic Noise Ameliorative Works

(i) Location of Works

Road traffic noise ameliorative works shall be incorporated into the design of the development and the applicant/landowner shall have regard to the design criteria specified within AS3671.

A noise barrier fence shall be located on the subject land and suitably screened from the State-controlled road (i.e. Bruce Highway) with landscaping on the subject land. An acceptable alternative would be a noise barrier fence on the boundary of the subject land, with every second panel of the fence indented a minimum of one metre with landscaping of the indented areas. The fence would need to be suitably designed and painted to create a visually pleasing appearance to users of the State-controlled road reserve.

(ii) Maximum Noise Levels and Time Horizons
The following maximum road traffic noise free-field level must not be exceeded within 10 years of completion of the full development.

- External noise levels must not exceed 60 dB(A) $L_{10}$ (18 hour), where existing levels measured at the local government deemed-to-comply dwelling setback distance are greater than 40 dB(A) $L_{10}$ (8 hour) between 10pm and 6am; or
- External noise levels must not exceed 57 dB(A) $L_{10}$ (18 hour), where existing levels measured at the local government deemed-to-comply dwelling setback distance are less than or equal to 40 dB(A) $L_{10}$ (8 hour) between 10pm and 6am;
- Internal noise levels (i.e., within buildings above the ground floor level only) must not exceed the maximum noise levels specified in AS2107-2000.

External noise shall be defined as being all open space including verandas, balconies, pool areas and gardens.

(iii) Noise Testing

The following parameters shall be used to determine the required noise amelioration works:

- External noise levels shall be those predicted to occur on the subject land in areas likely to be frequently occupied by people for significant periods.
- Internal noise levels shall be determined in accordance with AS2107-2000.
- Noise monitoring shall be carried out in accordance with AS2702-1984.
- Noise predictions shall be carried out in accordance with Calculation of Road Traffic Noise (CRTN88) United Kingdom Department of Transport.

(iv) Road Traffic Noise Report

The applicant/landowner shall prepare a road traffic noise report, which demonstrates how the development is to be designed to conform to the above requirements. The report shall:

- predict the road traffic noise levels,
- identify the ameliorative works required within the subject land and the relevant buildings, and
- contain all relevant information and calculations upon which the conclusions of the report are based.

The applicant/landowner shall submit the report to the Cairns Office of the Department of Main Roads, and if necessary, shall amend the report until the Department of Main Roads considers that the report reflects the requirements of this condition. The report and any subsequent amendments shall be completed prior to the applicant/landowner seeking Council (or private certifier) approval for a development permit for carrying out building works on the subject land.

(v) Incorporation of Works into the Development
All noise ameliorative works required external to the building on the subject land shall be completed prior to commencement of the approved use of the building.

All noise ameliorative works required within the relevant building(s) shall be:
- incorporated into the building design(s) prior to the applicant/landowner seeking Council (or private certifier) approval for a development permit for carrying out building works on the subject land, and
- incorporated into the building(s) prior to commencement of the approved use of the building.

4. Parking

When calculating carparking requirements associated with the proposed development, no allowance shall be made for parking within the State-controlled road reserve (i.e. Bruce Highway).

Reasons

The reasons and information used in the setting of conditions detailed above include:
- Department of Main Roads Access Policy,
- Department of Main Roads Involvement in Development Applications Referrals and Assessment Guide, and
- CairnsPlan.

B. GENERAL DISCUSSION

Council is requested to acknowledge the above conditions on its Rates Record, to ensure that the planning intentions of conditions are secured.

This Department would appreciate a copy of Council's decision notice regarding the application.

A copy of this letter has been sent to the applicant.

Yours sincerely,

David Hubner
MANAGER (TRANSPORT PLANNING), PENINSULA
## Appendix 3 - DEVELOPER CONTRIBUTION CALCULATIONS

### Adopted Infrastructure Charges Notice

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<th>Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi Unit / Holiday / Roll in / Dual Occupancy / Caravans - 1-2 bedroom unit</td>
<td>0.00 EDU/s</td>
<td>$32,511.70</td>
</tr>
<tr>
<td>Multi Unit / Holiday / Roll in / Dual Occupancy / Caravans - 3 bedroom unit</td>
<td>2.00 EDU/s</td>
<td>$96,178.55</td>
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</tbody>
</table>

### Wastewater

<table>
<thead>
<tr>
<th>Catchment</th>
<th>Calculation</th>
<th>Charge / EDU</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edition</td>
<td></td>
<td></td>
<td>2,330.90</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Demand</th>
<th>Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi Unit / Holiday / Roll in / Dual Occupancy / Caravans - 1-2 bedroom unit</td>
<td>7.20 EDU/s</td>
<td>$21,177.00</td>
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<tr>
<td>Multi Unit / Holiday / Roll in / Dual Occupancy / Caravans - 3 bedroom unit</td>
<td>2.00 EDU/s</td>
<td>$8,252.46</td>
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### Transport

<table>
<thead>
<tr>
<th>Catchment</th>
<th>Calculation</th>
<th>Charge / EDU</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cairns Urban (PR)</td>
<td></td>
<td></td>
<td>9,181.94</td>
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</table>

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Demand</th>
<th>Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi Unit / Holiday / Roll in / Dual Occupancy / Caravans - a) Units 1 &amp; 2 bedrooms</td>
<td>0.00 EDU/s</td>
<td>$92,724.79</td>
</tr>
<tr>
<td>Multi Unit / Holiday / Roll in / Dual Occupancy / Caravans - a) Units 3 &amp; 3 bedrooms</td>
<td>4.00 EDU/s</td>
<td>$36,766.57</td>
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</tbody>
</table>

### Drainage

<table>
<thead>
<tr>
<th>Drainage Management Plan</th>
<th>Calculation</th>
<th>Charge / EDU</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edition</td>
<td></td>
<td></td>
<td>110,299.72</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>DTMR (Local Function)</th>
<th>Council Infrastructure</th>
<th>$</th>
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</thead>
<tbody>
<tr>
<td>$0.50</td>
<td>$110,299.72</td>
<td>348 / 05764</td>
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</tbody>
</table>

### Other Contributions

<table>
<thead>
<tr>
<th>Contribution Type</th>
<th>Quantity</th>
<th>Price Unit</th>
<th>Charge</th>
<th>Receipt Code</th>
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</thead>
<tbody>
<tr>
<td>Public Art Contribution (Multi Unit)</td>
<td>16</td>
<td>$100.00</td>
<td>$1,600.00</td>
<td>T 363</td>
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<tr>
<td>0</td>
<td>0</td>
<td>$0.00</td>
<td>0.00</td>
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</table>

### TOTAL CHARGES

<table>
<thead>
<tr>
<th>CHECKED BY</th>
<th>Total Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Claire Dancer</td>
<td>$227,030.40</td>
</tr>
</tbody>
</table>

### Note

The infrastructure charges in this notice are levied in accordance with Section 629 of the Sustainable Planning Act 2009.

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 4084 3644 or by email: development@cairns.qld.gov.au if you have any enquiries regarding infrastructure charging.