MATERIAL CHANGE OF USE (CODE) PUBLIC UTILITY - DISASTER MANAGEMENT CENTRE – 61-79 WINDARRA STREET WOREE – DIVISION 3

J L Giguere : 8/7/1722 : #2360753

PROPOSAL: PUBLIC UTILITY - DISASTER MANAGEMENT CENTRE

APPLICANT: CAIRNS REGIONAL COUNCIL – PROJECT SERVICES
C/- PLANZ TOWN PLANNING PTY LTD
2 CROWLEY CLOSE
WHITFIELD QLD 4870

LOCATION OF SITE: 61-79 WINDARRA STREET WOREE

PROPERTY: LOT 1 RP737188

PLANNING DISTRICT: INNER SUBURBS

PLANNING AREA: SPORT AND RECREATION

PLANNING SCHEME: CAIRNSPLAN 2009

REFERRAL AGENCIES: N/A

NUMBER OF SUBMITTERS: N/A

STATUTORY ASSESSMENT DEADLINE: EXPIRED

APPLICATION DATE: 20/08/2009

DIVISION: 3

APPENDIX:

1. APPROVED PLAN(S) & DOCUMENT(S)
2. SUPPORTING INFORMATION TO PLANNING REPORT
LOCALITY PLAN

RECOMMENDATION:

That Council approves the development application for Public Utility - Disaster Management Centre over land described as Lot 1 on RP 737188, located at 61-79 Windarra Street, Woree, 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:

<table>
<thead>
<tr>
<th>Drawing or Document</th>
<th>Reference</th>
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<tr>
<td>Proposed Site Plan and Land Section</td>
<td>1193-SK-00</td>
<td>10/08/09</td>
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<tr>
<td>Proposed Floor Plan</td>
<td>1139-SK-01</td>
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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.

Air-conditioning Screens

3. Air conditioning units located 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.

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. Property Connection Branches are not permitted to be connected to Council’s trunk sewer located in Windarra Street.

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.
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.

External Works

6. Undertake the following works external to the land:
   
   a. Provision of a new concrete crossover and apron at the entrance of the public parking lot of Windarra Street in accordance with FNQROC Development Manual Standard Drawing 1015;
   
   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 approved development.

   All works in the road reserve need to be properly separated from pedestrians and vehicles, with any diversions adequately signed and guarded. Particular attention must be given to providing safe passage for people with disabilities i.e. the provision of temporary kerb ramps if pedestrian diversions are necessary.

Water Saving

7. All toilet devices in the development must be fitted with dual flush cisterns and showers and hand basins in the development must be fitted with flow control valves or similar water control devices to generally restrict flow to 9 litres of water per minute.

Refuse Storage

8. 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.
Bicycle Parking

9. Provide secured, on-site bicycle parking in accordance with Table 10-1 of *AUSTROADS Guide to Traffic Engineering Practice Part 14 - Bicycles*. Based on the provisions in Table 10-1 (page 133) the minimum number of parking spaces required for this development is 2 spaces. The bicycle parking area must be constructed prior to Commencement of Use.

Walls Facing Windarra Street

10. Appropriate treatment and texturing of the wall facing Windarra Street must be applied in order to prevent vandalism. Details of the proposed materials and colour scheme for the external wall must be endorsed by the Chief Executive Officer prior to the Commencement of Use.

Landscaping Plan

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

   a. Deep planting of the front setback areas. Particular attention must be taken to prevent the front wall facing Windarra Street from being vandalised;

   The Landscape Plan must nominate the species and location of trees and shrubs to be planted. 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 first.

Crime Prevention Through Environmental Design

12. All lighting, walls facing the street frontage and landscaping requirements are to comply with Council’s General Policy Crime Prevention Through Environmental Design (CPTED).
Details Of Development Signage

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

Approved Use

14. The use of the building must only be for the purpose of Public Utility. The building is not permitted to be used as a Place of Assembly.

ADVICE

1. This approval, granted under the provisions of the Integrated Planning Act 1997, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of Section 3.5.21 of the Integrated Planning Act 1997.

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.


EXECUTIVE SUMMARY:

Council is in receipt of an Application for the construction of a Public Utility (Disaster Management Centre) in a Sports and Recreation Planning Area at 61-79 Windara Street (Jeff Pezzutti Park). The development would normally be Self-Assessable but the proposal is non compliant with some of the Acceptable Measures stated in the Sport and Recreation Planning Area Code and the Parking and Access Code. This increases the level of assessment to Code Assessable.

The proposed development demonstrates compliance with the Performance Criteria in areas of non compliance with the Acceptable Measures of CairnsPlan and is recommended for approval with relevant conditions.
TOWN PLANNING CONSIDERATIONS:

Proposal

The proposal is for the construction of a single storey building with a GFA of 641.7 sqm to accommodate a Public Utility (Disaster Management Centre). The building will be used by 2 permanent staff from Council’s Disaster Management Unit during normal business hours. Depending on a disaster event occurring, the staff level will increase to approximately 30 volunteers. On a daily basis, the building will be used for meetings, training and coordination. Although Council’s Communication Department has advertised the building as being a Multi-Purpose Community Centre (Place of Assembly), the premises will not be used for this purpose but rather as a coordination/information centre (Public Utility).

The building has a 6 metre setback to Windarra Street. A double carport is proposed in conjunction with the facility. The facility will utilise the parking which adjoins the site and is used by the neighbouring park/hockey field. This parking contains over 160 cars parking spaces.

CairnsPlan Assessment

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<td>Sport and Recreation</td>
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<tr>
<td>Land Use</td>
<td>Public Utility - Disaster Management Centre</td>
<td>N/A</td>
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<tr>
<td>Overlays</td>
<td>Potential or Actual Acid Sulphate Soil Material</td>
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<td></td>
<td>Infrastructure Works Code</td>
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<td></td>
<td>Landscaping Code</td>
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<tr>
<td></td>
<td>Parking &amp; Access Code</td>
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Compliance Issues

Setback

Acceptable Measure A2.1 (Built Form) of the Sports and Recreation Planning Area requires that buildings and structures are set back not less than 10 metres from the frontage to a sub-arterial road. It is proposed that the building will be set back 6 metres from Windarra Street, which is sub-arterial road. Despite not complying with the Acceptable Measure, the proposed setback is considered acceptable as it is completing the dwelling to the south which is setback approximately 3 metres from Windarra Street. The proposal is considered consistent with the Performance Criteria as it protects the amenity of other land uses and is consistent with the streetscape.

Vegetation

Acceptable Measure A7.1 of the Sports and Recreation Planning Area code requires that the design of buildings and structures takes into account the existing vegetation and retains established trees. The building will require the removal of some trees. However, care has been undertaken not to remove excessive amounts of trees. Visual amenity for the neighbours will be preserved by retaining sufficient vegetation. The proposal is considered adequate.
Parking and Access

The proposal includes a carport located at the rear of the building. The carport is designed to include protection on the sides with two layers of galvanised steel mesh to prevent any damages from flying debris in case of cyclone. The steel mesh will allow the wind to go through to provide aeration. Any cars to be parked in the carport are considered to be secured during a cyclone. The carport will be accessed via the car park.

There is currently a car park, containing 160 spaces next to the proposed building. The car park is presently used by the sporting fields such as the hockey fields. The parking is used mostly during week-ends and after hours for training and games.

The administration of the disaster centre is conducted during office hours and generates a demand for two parking spaces as the centre accommodates only two permanent staff. There will be training sessions which will also be undertaken mainly during office hours. The centre is expected to be used for school groups doing educational tours and by local community groups such as the Red Cross and the SES. It is expected that the existing parking facilities will be able to cope with the demand as most of those activities will be conducted during working hours. In the event that those activities will occur outside working hours, the existing capacity of adjoining car park is expected to be sufficient.

When the centre is in full operation, during a disaster event, the centre will accommodate approximately 30 staff at any one time. During the cyclone watch period, volunteers and employees are picked up with Council’s vehicles. No volunteers’ or employee’s vehicles are expected to be on-site during cyclones or other disaster events, only Council’s cars used to pick up the volunteers which will be parked in the carport during cyclonic events or other disasters.

It is proposed that there would be a cross-utilisation of the parking between the sports fields and between the Disaster Management Centre during training sessions. The permanent staff will have access to the carport.

External works

During the site visit, it was noted that the crossover to the public car parking to be used by the Disaster Management Centre is unusually high. A new crossover and apron is required.
Built form

The proposed building presents to the street a plain wall with little architectural details and no windows. As such it is proposed that additional landscaping be installed to assist with screening the development when viewed from the street.

In order to reduce the likelihood of vandalism, a condition has been added to treat the wall facing Windarra Street to prevent such occurrences.

HEADWORKS / CONTRIBUTIONS:

The proposed development does not trigger Developer’s Headwork’s Contributions.

J L Giguere
Planning Officer
Action Officer

Neil Beck
Action Manager Development Assessment
APPENDIX 1 APPROVED PLAN(S) & DOCUMENT(S)
Appendix 2 SUPPORTING INFORMATION TO PLANNING REPORT

NOTES

1. All details to existing level shall be excavated prior to breaking out concrete for removal.
2. Concrete to be 300mm thick, in accordance with AS1926 and AS1379.
3. All concrete to be between 300 and 350mm wide.
4. Where a concrete kerbpath abuts a crossing an expansion joint shall be installed.
5. Expansion joints to be 10mm thick, closed and cross-sealed polyethylene foam (8% expansion).
6. Depths of concrete and reinforcing steel shall be in accordance with AS1379 for good foundation and average rainfall conditions. Where this does not apply, depths of concrete and reinforcing steel shall be increased to suit specific conditions.
7. Where an existing kerbpath is present this shall be sawcut and an expansion joint provided.
8. Subgrade to be compacted to 95% standard.
9. All dimensions and in millimetres.
10. All dimensions refer to single crossings only. All other crossings as per commercial industrial details.

DISCLAIMER

The above and any plans, specifications and drawings are to be used at the sole risk of the user. The owner and his or her agents are not responsible for any injury, damage or loss suffered by the user, or parties, due to the use of this material.

ACCESS CROSSES

Standard Drawing

S1015

FNROC