REQUEST TO CHANGE CONDITIONS - FOR MATERIAL CHANGE OF USE - MULTI-UNIT HOUSING - 89-91 ARLINGTON ESPLANADE, CLIFTON BEACH - DIVISION 10

Gary Warner 8/7/1041 #2051584

PROPOSAL: REQUEST TO CHANGE CONDITIONS - MULTI-UNIT HOUSING

APPLICANT: WORLD IS FLAT PTY LTD
C/- BEACON CONSULTING
PO BOX 1053N
CAIRNS QLD 4870

LOCATION: 89-91 ARLINGTON ESPLANADE
CLIFTON BEACH QLD 4879

PROPERTY: LOTS 10 & 11 ON RP712039

PLANNING DISTRICT: CAIRNS BEACHES

PLANNING AREA: RESIDENTIAL 3

PLANNING SCHEME: CAIRNSPLAN

REFERRAL AGENCIES: DEPARTMENT OF NATURAL RESOURCES & WATER ENVIRONMENTAL PROTECTION AGENCY

NUMBER OF SUBMITTERS: NA

STATUTORY ASSESSMENT DEADLINE: NA

DIVISION: 10

APPENDIX:
1. APPROVED PLAN(S) & DOCUMENT(S)
2. HEADWORKS CONTRIBUTIONS
3. SUPPLEMENTARY INFORMATION
LOCALITY PLAN

Subject Sites

RECOMMENDATION

That Council approves the request to Change Conditions of Development Permit Decision 8/7/1041 (Council Negotiated Decision date 16/6/2008) for Multi-Unit Housing over land described as Lots 10 & 11 on RP712039, subject to the following:

<table>
<thead>
<tr>
<th>Previous Drawings</th>
<th>New Drawings</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB 001</td>
<td>Ground / Semi Basement</td>
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<tr>
<td></td>
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<td></td>
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<tr>
<td>CB 002</td>
<td>Level 1 Plan</td>
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<tr>
<td>CB 003</td>
<td>Level 2 Plan</td>
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<tr>
<td>CB 004</td>
<td>Level 3 Plan</td>
</tr>
<tr>
<td>CB 004</td>
<td>Level 4 Plan</td>
</tr>
<tr>
<td>CB 005</td>
<td>Roof Plan</td>
</tr>
<tr>
<td>CB 006</td>
<td>Elevations</td>
</tr>
</tbody>
</table>
### CB 007 Elevations
- CB 007 Elevations (Read with A2.01 and A2.02)
- A2.01 Building A Elevations
- A2.02 Building A Elevations

### CB 008 Sections
- CB 008 Sections (As Before)

### CB 009 Material Finishes
- CB 009 Material Finishes (As Before)

### CB 010 View from Arlington Esp
- As Before

### CB 011 View from Internal Courtyard
- As Before

### CB 012 View from Guide Street
- As Before

## 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. To ensure that the development complies in all respects with the following conditions of approval and the requirements of Council’s Planning Scheme and the FNQROC Development Manual; and

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 Wastewater Contributions

3. Pay a monetary contribution to Council in accordance with Council’s Trunk Infrastructure Contributions Policy towards the provision of water supply and sewerage infrastructure.

Contributions must be paid at the rates applicable at time of payment. On the present method of calculation, estimated total contributions are $64,804.82 (13.8 ERAs) $70,128.54 (14.6 ERAs) for water, and $73,782.60 (17.2 EDCs) $86,493.21 (18.8 EDCs) for sewerage.

Payment is required prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.
Road Network Contributions

4. Pay a monetary contribution to Council in accordance with Council’s Trunk Infrastructure Contributions Policy towards the provision and upgrading of the road network.

Contributions must be paid at the rates applicable at time of payment. On the present method of calculation, estimated total contributions are $112,137.27 (22 ERAs) $131,201.02 (24 ERAs).

Payment is required prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.

Stormwater Mitigation

5. Pay a monetary contribution to Council in accordance with Council’s Trunk Infrastructure Contributions Policy towards the provision or augmentation of stormwater drainage services (Deadmans Gully/Clifton Beach DMP).

Contributions must be paid at the rates applicable at time of payment. On the present method of calculation, estimated total contributions are $1428.09 for Stormwater Mitigation.

Payment is required prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.

Stormwater Quality

6. Pay a monetary contribution to Council in accordance with Council’s Trunk Infrastructure Contributions Policy towards the improving Stormwater Quality.

Contributions must be paid at the rates applicable at time of payment. On the present method of calculation, estimated total contributions are $1296.27 for Stormwater Quality.

Payment is required prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.

Community Purpose Infrastructure Contributions

7. Pay a monetary contribution to Council in accordance with Council’s Trunk Infrastructure Contributions Policy towards the provision of Community Purpose Infrastructure.

Contributions must be paid at the rates applicable at time of payment. On the present method of calculation, estimated total contributions are $34,068.00 (68 EPs) $45,090.00 (90 EPs)
Payment is required prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.

Public Art Contribution

8. Pay a monetary contribution to Council in accordance with Council’s General Policy – Public Art towards the provision of Public Art within the community.

Contributions must be paid at the rates applicable at time of payment. On the present method of calculation, estimated total contributions are $4,200.00.

Payment is required prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.

Water Supply and Wastewater

9. The applicant/owner must undertake the following water supply and sewerage works internal to the subject land, in particular:-

a. The development must be serviced by a single internal water service and sewer Property Connection Branch (PCB).

b. The sewer Property Connection Branch (PCB) must be located clear of all buildings, structures and driveways. Existing sewer PCB’s not retained and used must be decommissioned.

c. If an existing sewer Property Connection Branch (PCB) is to be retained for use in the development but is inadequately sized to service the development, it must be upgraded.

d. Sub metering to be designed and installed in accordance with The Plumbing and Drainage Act 2002 and the Water Act 2000.

All works must be designed and constructed in accordance with the FNQROC Development Manual and other relevant Regulations.

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.

10. No works shall be carried out on or connections made to existing water supply or sewerage infrastructure without the prior written approval of Cairns Water.
11. 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 Cairns Water immediately of the affected infrastructure and have it repaired or replaced by Cairns Water, at the developers cost, prior to the commencement of use.

Vehicle Parking

12. The amount of vehicle parking must be as specified in Council’s Planning Scheme (2009 Amendment) which is a minimum of 49 spaces made up as follows:

   a. 36 spaces allocated one to each unit;
   b. 9 on site spaces for visitor parking (readily accessible to visitors and signed and marked accordingly;
   c. 5 further spaces on site; and
   d. Provide 4 formed sealed and landscaped carparks on the sea ward side of the Arlington Esplanade frontage to the application sites (landscaping to be guided by the Marlin Coast Landscape Masterplan and plan to be submitted with Local Law 22 application for the parking).

Parking and circulation areas must comply with the relevant Australian Standards. This includes ramp grades and transitions.

Parking Construction

13. The parking must be constructed in accordance with the FNQROC Development Manual specifications prior to Commencement of Use and must be maintained at all times, both to the requirements and satisfaction of the Chief Executive Officer. In particular, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.

Protection of Landscaped Areas from Parking

14. 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.

Basement Parking

15. Submit a report prepared by a qualified and experienced, registered engineer on the basement parking and a separate report prepared by a qualified and experienced hydrologist on the dewatering process. Both reports must be endorsed by the Chief Executive Officer prior to commencement of any works on the site.
a. The basement parking report must include, but is not limited to the following:

   i. Construction techniques;
   ii. Techniques to imperviously seal the basement; and
   iii. Method of basement ventilation.

b. The dewatering report must include, but is not limited to the following:

   i. Method of water extraction pre and post development and the layout of the dewatering pumps and pipelines;
   ii. Water quality;
   iii. Lawful discharge of water; and
   iv. How the results (being the form & frequency) will be reported to Council.

c. The access to the basement parking area must be designed to prevent 100 year ARI flood waters from entering the basement parking area and must have a minimum vertical clearance of 2.1 metres.

Bicycle Parking

16. 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 12 spaces. The bicycle parking area must be constructed prior to Commencement of Use.

External Works

17. Undertake the following works external to the subject land at no cost to Council:

   Construct a 2.0 metre wide concrete footpath to both Street frontages;

   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).

   Upgrade Guide Street to an Access Street Standard, inclusive of all infrastructure required to service the development, in accordance with Council’s FNQROC Development Manual, for the full length of the road fronting the site;

   Provision of concrete crossovers and aprons in accordance with CCC Drawing S1015 from the FNQROC Development Manual; and
Provide four (4) formed sealed and landscaped car parking spaces on the sea ward side of the Arlington Esplanade frontage to the application site (landscaping to be guided by the Marlin Coast Landscape Masterplan and plan to be submitted with Local Law 22 application for the parking)

The external works outlined above require approval from Council in accordance with Local Law 22 – (Activities on 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.

Landscaping Plan

18. The applicant/owner must landscape the subject land and street frontage in accordance with the FNQROC Development Manual and in accordance with a landscape plan endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works. In particular, the plan must show:

a. The location and species of all existing trees, with an indication as to whether each tree is to be retained or removed, and natural and finished ground levels if filling is to occur in the vicinity of any tree.

b. The retention of as many existing trees and shrubs as possible and further planting of trees and shrubs.

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

d. The provision of shade trees.

e. Landscaping of required setback area.

f. Landscaping adjacent to the required parking on Arlington Esplanade; and

g. Inclusion of all requirements as detailed in 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 prior to the issue of a Development Permit for Building Works. Areas to be landscaped must be established prior to Commencement of Use and must be maintained at all times, both to the satisfaction of the Chief Executive Officer.
Local Drainage Study and Lawful Point of Discharge

19. Undertake a local drainage study of the site and surrounds to determine the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts. In particular, the study must address the following:

a. The contributing catchment boundaries;

b. The extent of the 100 year ARI flood event in relation to the site both pre and post development;

c. Primary and secondary flow paths for the 5, 20, 50 and 100 year ARI flood events;

d. Obtain a “discharge approval” as reoffered to in QUDM Section 3.03 to satisfy achieving a legal point of discharge.

e. The study must also identify the need and location of any drainage easements to convey stormwater to the lawful point of discharge.

f. Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development.

g. The study must address the requirements of the Deadmans Gully/Clifton Beach Drainage Management Plan.

The study must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work with the necessary works arising from the study being undertaken prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.

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.

Sediment and Erosion Control

20. The 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).
Water Saving

21. 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.

Lockable Storage

22. Provide each unit with a minimum of 2.5m^2 (minimum 5m^3 volume) of lockable storage space conveniently located with respect to car accommodation.

Refuse Storage

23. Refuse storage is required to service the site in accordance with Council requirements. Brochures on these requirements – ‘Requirements for Refuse Storage’ are available from Cairns Water.

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

Vehicle Wash Bay

25. A vehicle wash bay must be provided. It must be roofed and bunded and wastewater must be discharged through a 550 litre triple interceptor to sewer or as agreed to by the Chief Executive Officer.

Details of Development Signage

26. Details of any permanent signage proposed in association with the development must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work. In particular the development must provide clear and legible signage incorporating the street number.

Advertising Signage

27. Signs on the subject land must conform with Council's Local Law No. 28 (Control of Advertising), to the requirements and satisfaction of the Chief Executive Officer.

Lighting

28. All lighting installed upon the premises including car parking areas must be certified by Ergon Energy (or such other suitably qualified person). The vertical illumination at a distance of 1.5 metres outside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level.
Crime Prevention through Environmental Design

29. The applicant/owner must ensure that all lighting and landscaping requirements comply with Council’s General Policy Crime Prevention through Environmental Design (CPTED).

Above Ground Transformer Cubicles/ Electrical Sub-Stations

30. Above ground transformer cubicles and/or electrical sub-stations are to be positioned so that they do not detract from the appearance of the adjoining streetscape. This will require cubicles/sub-stations to be setback from the street alignment behind a screen of landscaping, or incorporated within the built form of the proposed building. Details of the electrical sub-station positioning must be endorsed by the Chief Executive Officer prior to the issue of Development Permit for Building Work.

Under Grounding of Electricity Supply

31. 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 and are to be completed prior to Commencement of Use.

32. Prior to Commencement of Use, the applicant/owner must submit to Council a letter from Ergon Energy, or details of alternative arrangements for the works, stating that satisfactory works have been completed for the provision of:

   a. an underground electricity supply to the development; and
   
   b. street lighting in accordance with the requirements of the FNQROC Development Manual; and
   
   c. locating of all above ground transformer cubicles clear of footpath areas.

Acid Sulfate Soils – Basement/Pool Disturbance

33. The basement/pool excavation proposed may result in disturbance of potential acid sulfate soils (PASS). Prior to excavation, in association with a geotechnical assessment, 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’.
Acid Sulfate Soil Investigation

34. Undertake an Acid Sulfate Soil investigation in the area to be affected by this development. Soil sampling and analysis must be undertaken in accordance with procedures specified in, ‘Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland’ (1998) or updated version of document produced by Department of Natural Resources and Water (DNRM – QASSIT), and State Planning Policy 2/02 - ‘Planning and Managing Development involving Acid Sulfate Soils’. The results of this investigation must be submitted to Council for approval prior to any earthworks or clearing being commenced on the site.


Perimeter Fencing

35. Unless otherwise agreed in writing with neighbouring property owners, construct a screen fence (minimum height 1.8 metres and maximum gap of 10mm) to the side and rear boundaries of the subject land. The fencing must be consistent in terms of design and materials with other fences in the locality. The cost of any new fencing, including any required resurvey and relocation of fencing on adjoining land, is to be borne by the developer.

Details of the perimeter fence or alternative written agreements with neighbouring property owners must be provided to, and endorsed by, the Chief executive officer in association with Council’s assessment of the Landscape Plan.

Street Fencing

36. 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; or

Details of the street fencing must be endorsed by the Chief Executive Officer in association with the provision of a Landscape Plan.
Health

37. Noise from either air conditioning units, swimming 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 the *Environmental Protection Act 1994, Environmental Protection (Noise) Policy 1997 and Environmental Protection Regulation 1998 (Part 2A - Environmental Nuisance).*

38. Swimming pool water quality must be maintained so that it meets the Queensland Health Swimming and Spa Pool Water Quality and Operational Guidelines at all times.

Stockpiling and Transportation of Fill Material

39. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of works.

Transportation of fill or spoil to and from the site must not occur within:

- peak traffic times;
- before 7am or after 6pm Monday to Friday;
- before 7 am or after 1pm Saturdays;
- on Sundays or Public Holidays.

40. Dust emissions or other air borne pollutants, including odours, must not extend beyond the boundary of the site and cause a nuisance to surrounding properties during construction.

Minimum Fill and Habitable Floor Levels

41. All floor levels in all buildings must be located 150 mm above the Q100 flood immunity level of metres AHD, plus any hydraulic grade effect (whichever is the greater), in accordance with FNQROC Development Manual and Planning Scheme requirements.

Construction Signage

42. Prior to the commencement of any construction works associated with the development, a sign detailing the project team must be placed on the road frontage of the site and must be located in a prominent position. The sign must detail the relevant project coordinator for the works being undertaken on the site, and must list the following parties (where relevant, including phone contacts):-
a. Developer;
b. Project Coordinator;
c. Architect / Building Designer;
d. Builder;
e. Civil Engineer;
f. Civil Contractor;
g. Landscape Architect

Air-conditioning Screens

43. 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.

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

3. Supporting documentation outlining the required information for the Dewatering Report is attached to this Development Approval. Further information can be obtained from Council’s Environmental Protection Unit on (07) 4044 3044.

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


6. Headwork contribution calculations are attached as Appendix 2. Please note that the contributions must be paid at the rates applicable at the time of payment. Updated calculations must be requested prior to payment.
EXECUTIVE SUMMARY:

An application has been received for a Change to Conditions of Development Permit 8/7/1041 determined by Council at its Ordinary Meeting of 24/04/2008. The Development Approval provided for the construction of a Multi Unit Housing Development containing 28 units (4 x 1b/r, 8 x 2 b/r and 16 x 3 b/r) in two separate buildings, one three storey level (facing Guide Street) with a ground car parking area and one 4 level over a semi-basement car park at 89-91 Arlington Esplanade, Clifton Beach. The site formerly contained part of the Post and Telegraph Institute Workers holiday accommodation facilities.

The proposal was approved by Council subject to 42 conditions. The applicants have reviewed the internal configuration of the proposed building and increased the number of units from 28 to 36 as a consequence of changing market conditions and associated affordability issues resulting in changes to a number of the conditions of approval as discussed below.

TOWN PLANNING CONSIDERATIONS:

Site and Surrounds

The site is located on the western side of Arlington Esplanade just south of its junction with Clifton Road. The site runs west from Arlington Esplanade through to Guide Street. The site is comprised of two lots, described as known as Lots 10 and 11 on RP 712039, is rectangular in shape, has a frontage to both Arlington Esplanade and Guide Street of 26.5m, has a total area of 2,160 m² and is relatively flat. Adjacent and to the north is the balance of the accommodation building from the Post and Telegraphic Institute complex. Adjoining to the south is a site containing a 4 level multi unit complex. On the western / opposite side of Guide Street is a further multi unit complex.

Proposed Building Changes

In order to better meet the current market and subsequent price range for units in the locality the applicant has changed the internal configuration of the proposed building as set out in the following table:

<table>
<thead>
<tr>
<th>Bedrooms</th>
<th>Units in DA</th>
<th>Bed rooms DA</th>
<th>Proposed Change to DA</th>
<th>Bedrooms Change</th>
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<tbody>
<tr>
<td>3</td>
<td>16</td>
<td>48</td>
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<tr>
<td>2</td>
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<td>68</td>
<td>36</td>
<td>68</td>
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</table>

The table illustrates that the total number of units increase with the available number of bedrooms remaining static.
Built Form

Plans showing the elevations of the building previously approved by Council are attached. The external appearance of the building on the Arlington Esplanade frontage has been amended to include two vertical pairs of columns. This change is positive as it reduces the visual impact of the large central pair column proposed in the previously approved building. The Arlington Esplanade facade is now more consistent with the Guide Street façade of the rear module of the building. The footprint of the building, outdoor areas and set backs all remain the same as originally approved.

Implications of Changes requested.

1. Headworks

Headwork charges have been re-calculated in accordance with the changes to the sizes of the units and are attached in Appendix 2. The relevant conditions have been changed.

2. Car Parking

The applicants have carried out the following car parking analysis:

“Based on the current design there are 28 parking spaces in the basement of Building A and 22 parking spaces under Building B, which includes a dedicated wash bay and a visitor space to the Guide Street Road Frontage.

Based on this allocation of car parking there is one (1) car parking space available for each unit within the confines of each building with 14 spaces remaining to be allocated to the development requirements.

The above statement can be summarised as:

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<th>Number of Units</th>
<th>1 x Car Space / Unit</th>
<th>Amount Over / Under</th>
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<tbody>
<tr>
<td>Building A – 22 Units</td>
<td>22 Car Spaces</td>
<td>6 Spaces in Building A</td>
</tr>
<tr>
<td>Building B – 14 Units</td>
<td>14 Car Spaces</td>
<td>8 Spaces in Building B</td>
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<tr>
<td>Total</td>
<td>36 Car Spaces</td>
<td>14 Spaces</td>
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</table>

Based on the revised planning guidelines of 1.5 spaces per one or two bed unit and 0.25 spaces per dwelling for visitors the calculation below shows:

- 4 x 1 Bed and 32 x 2 Bed unit development (36 Units)  54 Spaces Required
- Less Visitor Spaces @ 0.25 per unit  9 Visitor Spaces
- Less Residential Spaces  36 Resident Spaces
- Balance  9 Spaces
Currently there are 50 spaces shown on this development proposal including the required car wash bay; thus based on the above calculations this development meets the 36 Resident Spaces and 9 Visitor Spaces though it does not meet the overall 54 car parking spaces requirement.”

The applicant’s contentions on parking rely on using the parking rates from the recent Amendment to CairnsPlan.

Council Officers analysis of the parking is as follows:

A. Previous Approval under previous Planning Scheme

<table>
<thead>
<tr>
<th>Bedrooms</th>
<th>Units in DA</th>
<th>Parking rate</th>
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<tr>
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<td>Totals</td>
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<td>49</td>
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B. Proposed changes – Assessed under previous Planning Scheme  (noting that the previous scheme made no reference to bedroom numbers in the parking rate)

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<th>Bedrooms</th>
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<th>Parking rate</th>
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<tr>
<td>Totals</td>
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<td>63</td>
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C. Proposed changes – Assessed under current amendment to Scheme

<table>
<thead>
<tr>
<th>Bedrooms</th>
<th>Units in changed DA</th>
<th>Parking rate</th>
<th>Parking</th>
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<tbody>
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<td>Totals</td>
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</tbody>
</table>

Visitor Spaces required under new scheme are 36 x 0.25 = 9

Total spaces available on site is 50.

The above calculations concur with the applicants calculations and reveal a shortfall of on site spaces of 4. The applicants have indicated that they are prepared to upgrade the road verge foreshore area on Arlington Esplanade to provide the four spaces in this location.
Given that the amended planning scheme provides clearer guidance on the allocation of on site visitor parking and that the building can be configured to ensure that parking is made available clear of any security gates it is recommend that the car parking rates from the amended scheme are adopted and that the applicant provides an upgrade to the on street parking on the seaward side of the Arlington Esplanade verge.

3. Other matters

   The opportunity has been taken to add standard conditions relating to air conditioning screening and construction signage. These conditions were not in place at the time of the original development application.

Gary Warner
Planning Officer
Action Officer

Simon Clarke
Manager Development Assessment
APPENDIX 1 APPROVED PLANS(S) & DOCUMENT(S)

TENDER SET

A1.01-A1.29 SITE PLANS AND GENERAL PLANS

A1.01 SITE PLANS

A1.02 SET OUT PLAN

A1.03 BASEMENT FLOOR PLAN BUILDING A

A1.04 GROUND FLOOR PLAN BUILDING A

A1.05 LEVEL 1 FLOOR PLAN BUILDING A

A1.06 LEVEL 2 FLOOR PLAN BUILDING A

A1.07 LEVEL 3 FLOOR PLAN BUILDING A

A1.08 GROUND FLOOR PLAN BUILDING B

A1.09 LEVEL 1 FLOOR PLAN BUILDING B

A1.10 LEVEL 2 FLOOR PLAN BUILDING B

A1.11 ROOF PLAN BUILDING A

A1.12 ROOF PLAN BUILDING B

A2.01-A2.08 ELEVATIONS AND SECTIONS

A2.01 EAST AND INTERNAL WEST ELEVATION BUILDING A

A2.02 SOUTH AND NORTH ELEVATION BUILDING A

A2.03 NORTH AND SOUTH ELEVATION BUILDING B

A2.04 SECTION C1 AND SECTION C2 BUILDING A

A2.05 SECTION E1 AND SECTION F1 BUILDING B

A2.06 SECTION G1 AND SECTION H1 BUILDING B

A2.07 SECTION G1 AND SECTION H1 BUILDING A

A3.01-A3.08 REFLECTIVE CEILING PLAN

A3.01 BASEMENT CEILING PLAN BUILDING A

A3.02 GROUND FLOOR CEILING PLAN BUILDING A

A3.03 LEVEL 1 CEILING PLAN BUILDING A

A3.04 LEVEL 2 CEILING PLAN BUILDING A

A3.05 LEVEL 3 CEILING PLAN BUILDING A

A3.06 GROUND FLOOR CEILING PLAN BUILDING B

A3.07 LEVEL 1 CEILING PLAN BUILDING B

A3.08 LEVEL 2 CEILING PLAN BUILDING B

A4.01-A4.09 FINISHES PLAN

A4.01 BASEMENT FINISHES PLAN BUILDING A

A4.02 GROUND FLOOR FINISHES PLAN BUILDING A

A4.03 LEVEL 1 FINISHES PLAN BUILDING A

A4.04 LEVEL 2 FINISHES PLAN BUILDING A

A4.05 LEVEL 3 FINISHES PLAN BUILDING A

A4.06 GROUND FLOOR FINISHES PLAN BUILDING B

A4.07 LEVEL 1 FINISHES PLAN BUILDING B

A4.08 LEVEL 2 FINISHES PLAN BUILDING B

A4.09 WALL TYPE DETAILS

A4.10 DETAILS

A4.11 DETAILS

A5.01 DOOR AND WINDOW SCHEDULE

A5.01 WINDOW AND DOOR SCHEDULE
**APPENDIX 2 – HEADWORKS CONTRIBUTIONS CALCULATIONS**

### Developers Contributions

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<tr>
<th>Description</th>
<th>Adjusted Index F&amp;B</th>
<th>Ground Floor</th>
<th>Management Costs</th>
<th>Water Supply</th>
<th>VAT</th>
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**Total Developers Contributions:** 436,071.35

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### Builders Contributions

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**Total Builders Contributions:** 7,271.21

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### Total Contributions

**Total Developers Contributions:** 436,071.35

**Total Builders Contributions:** 7,271.21

**Total Contributions:** 443,342.56

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### Contributions (Value Quadrant)

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<th>Management Costs</th>
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**Total Contributions (Value Quadrant):** 73,633.38

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### Other Contributions

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**Total Other Contributions:** 5,494.36

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### Total Contributions

**Total Contributions:** 443,342.56

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**Note:**
- The contributions are calculated using an adjusted index F&B and include contributions for open space, other, car parks, and other. The total contributions amount to 443,342.56.
APPENDIX 3 – SUPPLEMENTARY INFORMATION

Elevations of building previously approved.