

MATERIAL CHANGE OF USE HEALTH CARE SERVICES – 5 PYNE STREET, EDGE HILL – DIVISION 7

PGS 8/8/1664: #7940497

PROPOSAL: MATERIAL CHANGE OF USE FOR HEALTH CARE SERVICES

LANDOWNER: P R JINDAL & E V NAGAI AH PAKKIRI SWAMY

APPLICANT: GILVEAR PLANNING PTY LTD
PO BOX 228
BABINDA QLD 4861

INTERESTED PARTIES: P R JINDAL & E V NAGAI AH PAKKIRI SWAMY
GILVEAR PLANNING PTY LTD
CLARKE AND PRINCE ARCHITECTS
ARO INDUSTRIES PTY LTD
LANDPLAN LANDSCAPE ARCHITECTURE
CUMMINGS ECONOMICS

Note: The identification of interested parties is provided on a best endeavours basis by Council Officers and may not be exhaustive.

LOCATION OF SITE: 5 PYNE STREET, EDGE HILL

PROPERTY: LOT 20 ON RP702060

ZONE: LOW DENSITY RESIDENTIAL ZONE

LOCAL PLAN: N/A

PLANNING SCHEME: CAIRNSPLAN 2016 V3.1

REFERRAL AGENCIES: N/A

NUMBER OF SUBMISSIONS: 7

STATUTORY ASSESSMENT DEADLINE: 16 SEPTEMBER 2026

APPLICATION DATE: 8 MARCH 2024

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1. APPROVED PLANS & DOCUMENTS
2. NOTICE OF INTENTION TO COMMENCE USE
3. INFRASTRUCTURE CHARGES CALCULATIONS
4. SUPPORTING INFORMATION

That Council approves the development application for a Material Change of Use for Health Care Services (Dental Practice) over land located at 5 Pyne Street, Edge Hill, described as Lot 20 on RP702060, subject to the following:

Note: This part applies to the aspect of development relating to a Material Change of Use.

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Plan or Document	Reference	Date
Proposed Site Plan	Drawing No. 1607-PD - A-20, Issue B, Prepared by Clarke & Prince Architects	6 November 2024
Proposed Floor Plan	Drawing No. 1607-PD - A-21, Issue A, Prepared by Clarke & Prince Architects	6 November 2024
Proposed Elevations	Drawing No. 1607-PD - A-30, Issue A, Prepared by Clarke & Prince Architects	6 November 2024
Landscape Plan	Project No. 2406-041-SD L1.01, Revision 01, Prepared by Landplan Landscape Architecture	18 July 2024
Landscape Palettes	Project No. 2406-041-SD L2.01, Revision 01, Prepared by Landplan Landscape Architecture	18 July 2024
Stormwater Engineering Report	Project No. ARO0387, Rev 1, Prepared by ARO Industries Pty Ltd	18 June 2026

ASSESSMENT MANAGER CONDITIONS

General Requirements		Timing
1.	Approved Plan(s) and Document(s) The development is to be completed and carried out generally in accordance with the approved plan(s) and document(s) above, except where modified by the conditions of this Development Permit.	At all times.
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plan(s) and document(s), and any relevant approval required by these conditions of approval.	At all times.

3.	Currency Period This development approval, granted under the provisions of the <i>Planning Act 2016</i> (Qld), lapses six (6) years from the day the development approval takes effect, in accordance with the provisions of section 85 of the <i>Planning Act 2016</i> (Qld).	As stated.
4.	Notice of Intention to Commence Use Written notice must be given to Council that the development fully complies with this Development Permit. Please return the attached “Notice of Intention to Commence Use” (attached at Appendix 2).	Prior to Commencement of Use.
5.	Internal Water Supply and Sewerage Works Design and construct the following water supply and sewerage works in accordance with Sections D6 and D7 of the FNQROC Development Manual internal to the premises: a. The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures; b. Any direct pumping for fire-fighting purposes is not permitted; and c. Any fire booster assembly, cabinet and water meters are to be located within the property. <i>Note: Council does not guarantee a minimum service standard for firefighting from Council’s water network. It is the responsibility of the property owner to ensure adequate supply for the development.</i>	Prior to Commencement of Use.

6.	Sewer Easement Prepare for lodgement for registration at the Queensland Titles Registry a Sewer Easement in favour of Council, subject to Council's relevant standard terms document Registered Dealing Number 721329134, over Council sewers within the land. The easement documents required must be: a. in the approved form (Form 9) for lodgement to the Titles Registry; b. executed by each relevant landowner; and c. endorsed by Council prior to lodgement with the Titles Registry.	Prior to Commencement of Use.
7.	External & Security Lighting External lighting within the development site must be installed in accordance with AS/NZS 4282:2019 – Control of the obtrusive effects of outdoor lighting. The installation of external lighting must be certified by a suitably qualified person in accordance with the Australian Standard.	Prior to Commencement of Use and at all times.
8.	Private Waste Collection The development must be serviced by a private waste collection contractor and is not entitled to Council's collection service. Refuse storage is required to service the land generally as shown on the approved plans and in accordance with the following requirements: a. Be at an accessible on-site location, at or near, the road frontage; b. Provide sufficient manoeuvrability for collection services without obstructing the pedestrian footpath in the verge; c. Provide an area of sufficient size to accommodate the required bins Bulk Bins to service the development; d. Be sited and designed to be unobtrusive and screened from view from the street frontage; and e. Provides a bin area which is imperviously sealed, roofed and bunded and contains a hose down area connected to the internal wastewater system.	As stated.

	The bin enclosure must be constructed in accordance with the above requirements. <i>Note: It is the developer's responsibility to ensure compliance with this condition as Council will not be providing a service this development.</i>	
9.	Liquid Waste Disposal a. Trade waste discharge to sewer must meet the requirements of Cairns Infrastructure and Assets' Trade Waste Environmental Management Plan (TWEMP). b. Detailed Hydraulic Plan(s) must be provided accompanied by a report that demonstrates that the facility complies with the TWEMP and must be approved by the Council prior to the issue of a Development Permit for Building Work. c. All measures for pre-treatment in accordance with the approved plan(s) must be installed prior to Commencement of Use.	As stated.
10.	Neighbourhood Character a. The building and fencing must incorporate materials, finishes and colours that are consistent with streetscape and neighbourhood character. b. Any accessibility ramp located on the street-facing side of the building is to be screened by dense landscaping to the satisfaction of Council's delegated officer.	Prior to Commencement of Use and at all times.
11.	Fencing a. Minimum 1.8m high solid screen fencing must be erected along the side boundaries of the development site from the road frontage to the eastern boundary of Easement A on RP734054 and for the length of the eastern boundary of Easement A on RP734054. b. Any proposed fence and/or wall to the street frontage must include a minimum 2m wide pedestrian entry gate as shown by the Approved Plans and is to be limited to the following: i. 1.2m in height if solid; or ii. 1.5m in height if at least 50% visually transparent; or iii. 1.8m in height if >50% visually transparent.	Prior to Commencement of Use.

12.	Amended Landscape Plans Provide amended Landscape Plans for endorsement (LandPlan Drawing Numbers 2406-041-SD L1.01, Revision 01 and L2.01 Revision 01, dated 18 July 2024) in accordance with the following requirements: a. Reflecting the approved Site Plan (Clarke & Prince Drawing No. 1607-PD - A-20, Issue B, dated 6 November 2024). b. Planting Schedule: i. Botanic names and common names; ii. Quantities for supply and densities; and iii. Container supply size in accordance with the minimum supply size requirements within the FNQROC Development Manual (Version 9) Landscaping Specifications S8.06 Plant Stock. c. Specifications: i. Edging treatments; ii. Grassing; iii. Soil preparation; iv. Planting; v. Mulching; vi. Watering; and vii. Details of maintenance monitoring, and establishment. d. Amended planting design with a mixture of trees and large shrubs replacing the groundcovers, low shrubs and solitary palms between the centre activity, associated car parking and any adjacent residential use or zone. <i>Note: Officers are not supportive of the proposed cultivar Syzygium 'Cascade'. Syzygium 'Cascade' develops issues with branch die back from 4 years maturity within the Council LGA.</i> <i>The FNQROC Development Manual Cairns Regional Council Specific Plant Lists have a list of tree and tropical plant species found in the Local Government Area that are suitable for landscaping. Please use this (FNQROC Design Guidelines).</i>	Prior to Commencement of Landscaping Work.
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13.	Landscaping Work a. The approved landscaping must be constructed in accordance with approved plans and specifications and the conditions stated in this Approval. If at any stage it is considered necessary to vary the work, endorsement must be sought in writing from Council (PlanningAdmin@cairns.qld.gov.au). b. Any Council approved changes to the landscaping must be noted (preferably in red ink) and submitted as an amendment so that Council has an accurate record of as-constructed drawings.	Prior to the Commencement of Use; and At a Landscaping Practical Completion Inspection.
14.	Landscaping Inspection a. At the time of landscaping completion, Council must be contacted via (PlanningAdmin@cairns.qld.gov.au) to advise of the landscaping completion, submit the As Constructed Landscape Plans, and request for the Landscaping Practical Completion Inspection. b. Landscaping endorsement is subject to achieving the standard criteria for Planting S8.14 (15) specified in the FNQROC Development Manual for Landscaping.	Prior to Commencement of Use.
15.	Crossover and Driveway The access crossover and driveway must be constructed in accordance with FNQROC Development Manual Standard Drawings S1015 and S1110 to a commercial standard and must be provided with an exposed aggregate surface treatment (or similar) to the satisfaction of Council's delegated officer.	Prior to Commencement of Use.
16.	Footpath a. A minimum 2-metre-wide footpath must be provided, extending from where the existing concrete footpath terminates at the south-eastern corner of the development site, to a point past the proposed pedestrian entry gate shown by the Approved Plans. b. The footpath must be designed and constructed in accordance with FNQROC Development Manual (Version 9) Standard Drawing 1035 Pathways / Bikeways. This new section of footpath must match neatly to the existing footpath in alignment and grade.	Prior to Commencement of Use.

17.	Ramping The development and any associated works must not alter the grade of the road verge: a. By more than 2.5%; or b. Where the existing crossfall of the road verge exceeds 2.5% in any direction, development, and any associated works must not alter the existing crossfall of the verge.	Prior to Commencement of Use.
18.	Reinstatement of Verge All land adjacent to the driveway in the road verge which is disturbed as a consequence of creating the driveway, including the existing kerb and channel, footway or roadway, must be reinstated to its pre-works condition.	Prior to Commencement of Use.
19.	Parking Signage Place signs at the frontage of the land advising the location of off-street parking.	Prior to Commencement of Use.
20.	Car Parking Requirements a. The amount of car parking must be as per the approved plan(s), being seven (7) spaces, inclusive of one (1) PWD. b. No reliance must be placed on on-street parking to meet any parking demand generated by the development. c. The car parking layout must comply with the AS 2890.1:2004 Parking facilities – Off-street car parking and be constructed in accordance with Austroads and good engineering design. d. The disability off-street car parking must be designed in accordance with AS 2890.6:2009 Parking facilities, Part 6: Off-Street parking for people with disabilities, including parking bay dimensions and shared area. e. The vehicle access and parking design must be approved by a suitably qualified RPEQ Engineer. f. All on-site parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked and must be provided with an exposed aggregate surface treatment (or similar) to the satisfaction of Council's delegated officer.	Prior to Commencement of Use.

21.	Turning Area Space must be provided on site for vehicles to turn around so that all vehicles, can enter and exit in a forward direction.	At all times.
22.	Internal Manoeuvring All parking, queuing, loading, servicing, unloading and vehicle manoeuvring areas associated with the approved use must be undertaken on the land.	At all times.
23.	Street Numbering The development is to provide clear and legible street numbering and must be maintained at all times while the use is occurring on the site.	As stated.
24.	Air-Conditioning, Plant and Machinery Screens Air-Conditioning, Plant and Machinery units located above ground level and visible from external properties or the street at the frontage of the land must be screened from view with appropriate materials or landscaping.	Prior to Commencement of Use.
25.	Stormwater Management Plan Prepare a Stormwater Management Plan to detail how the development will manage stormwater as a result of the development. The Stormwater Management Plan must provide a design in accordance with the following: a. be designed and constructed generally in accordance with the submitted plans and the Stormwater Engineering Report, ARO0387 – 5 Pyne St – Proposed Dental Practice, prepared by ARO Industries Pty Ltd, Rev 1, dated 18 June 2026; b. be designed in accordance with current ARR 2019, Version 4.2, SSP3-7.0 climate change scenario to year 2100, the Queensland Urban Drainage Manual, and Section D4 of the FNQROC Development Manual; c. provide a stormwater drainage system that is of sufficient capacity to convey minor and major stormwater flows to a lawful point of discharge;	As stated.

	d. ensure the peak flow rate from the site for the design Average Recurrence Interval / Average Exceedance Probability of the receiving minor system is no greater than the pre-development condition and is not concentrated in such a way as to cause nuisance to downstream or upstream properties; e. include the detailed design of the proposed northern boundary catch drain / open drain to collect and convey external stormwater flows to the existing Council-controlled drainage easement; f. include RPEQ-certified catchment plans, hydrologic and hydraulic calculations, detention details, outlet control details, overland flow path details, finished surface levels and lawful point of discharge details. The stormwater works on RPEQ Certified Stormwater Management Plan must be constructed prior to commencement of use and maintained at all times.	
26.	Nuisances Stormwater discharge as a result of the development must not create a nuisance or cause damage to downstream or upstream properties as a result of: a. diversion of stormwater; b. concentration of stormwater flows; c. changes in other flow characteristics; and d. changes that affect the future use of land.	At all times.
27.	Point of Discharge Stormwater from the development must be collected and discharged to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM). Stormwater directed to the lawful point of discharge must ensure: a. no worsening of stormwater quantity or quality to adjoining properties; b. no increase in flood risk, nuisance, or erosion; and c. safe, controlled conveyance of stormwater during minor and major storm events. <i>Note – The Queensland Urban Drainage Manual provides guidance on lawful points of discharge (Section 3.0, 5.0 and 7.0.</i>	As stated.

28.	Certification of Floor Levels - Cadastral Surveyor Prior to the issuing of a Final Inspection Certificate by a Building Certifier or commencement of the use, whichever occurs first, submit to Council certification, issued by a Registered Cadastral Surveyor, that all internal floor levels have been constructed at 300mm above the defined hazard event.	As stated.
29.	Minimum Floor Levels All finished floor levels, excluding Class 10 structures, must be a minimum of 300 mm above the 1% AEP defined inundation event level.	Prior to Commencement of Use.
30.	Ramping of Buildings and Development Any ramp, stairs or other features utilised to bridge the variation in finished floor levels of the development to the surrounding ground level in the road reserve/verge, must be contained wholly within the curtilage of the building/development and must not extend into the road reserve. No grade changes are permitted to occur in the verge.	As stated.
31.	Private Drainage Easement Prepare for lodgement and registration at the Queensland Titles Registry, in accordance with Council's standard terms Dealing 720274728, a Standard Easement for a private stormwater drainage easement over the proposed northern boundary catch drain / open drain. The easement must: collect and convey external upstream stormwater flows to the existing Council-controlled drainage easement / open drain; be maintained by the property owner at all times; have a width determined in accordance with FNQROC Development Manual Section D4.19(1) and QUDM Section 3.12; contain the full extent of the catch drain / open drain, including batters, scour protection, maintenance access and outlet connection; be designed so fences, landscaping, walls or other obstructions do not interfere with stormwater conveyance;	Prior to Commencement of Use.

	f. be shown on RPEQ-certified engineering drawings. g. The easement documents must be: i. in the approved Form 9 for lodgement to the Titles Registry; ii. executed by each relevant landowner and provided to Council.	
32.	Stormwater Detention Storage Stormwater detention storage must be provided generally in accordance with the approved Stormwater Engineering Report, ARO0387 – 5 Pyne St – Proposed Dental Practice, prepared by ARO Industries Pty Ltd, Rev 1, dated 18 June 2026. The detention storage must: a. be located below ground within the rear portion of the site, adjacent to the existing Council-controlled open drain / drainage easement, generally receiving runoff from the rear of the lot; b. collect runoff from the rear catchment of the development before discharge to the existing Council-controlled open drain and ultimately the Council 2100 x 900 RCBC; c. be sized to ensure post-development discharge does not exceed pre-development discharge for the relevant design events; d. include RPEQ-certified calculations confirming the required detention volume, outlet control size, emergency overflow arrangement, tailwater level and discharge rate; and e. include RPEQ-certified plans showing tank location, levels, inlet/outlet details, maintenance access and connection to the lawful point of discharge.	Prior to Commencement of Use.
33.	Construction Management Plan A Construction Management Plan (CMP) must be prepared and submitted to Council. The CMP must address all activities/operations associated with the construction including: a. Hours of construction; b. Location(s) of construction access; c. Parking of vehicles (including construction site employees and delivery vehicles);	Prior to Commencement of Works.

	d. Traffic management and control (including loading and unloading); e. On-site dust and noise management, so as to not cause a nuisance to the amenity of the surrounding area; i. Site safety and security after hours to prevent public entry; and ii. Location and details of construction signage including any signage that is to be illuminated. The CMP must be provided to Council and made available to all on-site workers at all times. The CMP must be implemented at all times for the duration of approved work.	
34.	Damage to Infrastructure and Land a. Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b. Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	Prior to Commencement of Use and at all times.

ADVICE

1.	Planning Laws Information relating to the <i>Planning Act 2016</i> (Qld), <i>Planning Regulation 2017</i> (Qld) and Development Assessment Rules is located on the Queensland Government's planning website.
2.	Definitions All terms used in this development approval have those definitions as defined under the <i>Planning Act 2016</i> (Qld) and <i>Planning Regulation 2017</i> (Qld) (as at the date of the approval), Queensland Development Code and CairnsPlan 2016.

	To the extent of any inconsistency, the order of precedence of the above instruments is as follows: a. <i>Planning Act 2016</i> (Qld); b. <i>Planning Regulation 2017</i> (Qld); c. Queensland Development Code; d. CairnsPlan 2016; and e. FNQROC Development Manual.
3.	Further Approvals Required to Carry out the Development The following further approvals are required prior to carrying out the development generally in accordance with the approved plan(s) and drawings: a. Development Permit for Building Work; and b. Permit for Plumbing Work.
4.	FNQROC Regional Development Manual Access to FNQROC Development Manual, Local Laws, CairnsPlan 2016 and other referenced planning scheme policies are located on Council's website – www.cairns.qld.gov.au.
5.	Infrastructure Charges Notice A charge levied for the supply of trunk infrastructure is payable to Council in accordance with Council's Infrastructure Charges Resolution No. 2 of 2021 and the Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Infrastructure Charges Notice will be provided under cover of a separate letter. The amount in the Infrastructure Charges Notice has been calculated according to Council's Infrastructure Charges Resolution. Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The <i>Planning Act 2016</i> (Qld) confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately. The amount in the Infrastructure Charges Notice is subject to index adjustments and may differ at the time of payment. Please contact Council's Development Assessment Team for review of the charge amount prior to payment. The time when payment is due is contained within the Infrastructure Charges Notice.

6.	Weeds, Pest Animals and Ants Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Queensland Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
7.	Yellow Crazy Ants Yellow crazy ants are designated as invasive biosecurity matter under the <i>Biosecurity Act 2014</i> (Qld). All parties (whether landholders or not) are required to take all reasonable measures to prevent the movement of yellow crazy ants. This includes restrictions on the movement of any materials deemed to be infested with yellow crazy ants. For further information contact the Department of Environment and Science – https://www.daf.qld.gov.au/business-priorities/biosecurity/policy-legislation-regulation/biosecurity-act-2014/biosecurity-matter-report/restricted-matter.
8.	Electric Ant Quarantine Area Electric ants are designated as restricted biosecurity matter under the <i>Biosecurity Act 2014</i>. Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the <i>Biosecurity Regulation 2016</i>. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone. All persons within and outside the electric ant biosecurity zone have an obligation (<i>a general biosecurity obligation</i>) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation. For more information, please visit the electric ant website at www.daf.qld.gov.au/anthunt or contact Biosecurity Queensland 13 25 23.

9.	Cyclone Watch Site Management 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.
10.	Connections to, Alteration or Realignment of Council Infrastructure Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), obtain the necessary approvals from the relevant public utility authority prior to works commencing. All connections or disconnection of water infrastructure must be undertaken by Council at the Applicant's cost. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage, reinstatement of maintenance hole covers, stormwater drainage, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
11.	Building Works Near Sewer Mains Any building works located over or near an existing sewer is subject to a Plumbing Application for Permission to Build over/and or Adjacent to Sewer Mains unless the works are not referable under the Queensland Development Code MP1.4. The design of the building and footings over or near the sewer are to comply with the performance criteria in section MP.1.4 of the Queensland Development Code where relevant.
12.	Before You Dig Undertake a 'Before You Dig' search and all information is to be verified and services located on site. Council accepts no responsibility for damaged assets as a result of these works. All damaged Council infrastructure is to be returned/replaced to an as-new state before works acceptance is issued.
13.	Building Work This approval does not approve or authorise the construction of building work. A Development Permit for Building Work must be obtained in order for construction to commence.

14.	Future Compliance This approval does not negate the requirement for compliance of any future use with CairnsPlan 2016 or any future in force planning schemes, all other relevant Local Laws and other statutory requirements.
15.	Restrictions regarding Council Easements and Infrastructure No building work or deep landscaping is permitted over or within any Council or public utility easement without the prior written consent of the benefitted entity or entities.
16.	Cultural Heritage Aboriginal cultural heritage is protected under the <i>Aboriginal Cultural Heritage Act 2003</i> (Qld). Under the Act, a person who carries out an activity must take all reasonable and practicable measures to ensure that the activity is properly managed to avoid or minimise harm to Aboriginal cultural heritage. The Duty of Care Guidelines provide further guidance on identifying and protecting Aboriginal cultural heritage and can be accessed at the following webpage – https://www.qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care.
17.	Structural Balance Mitigation of Streetscape Tree Where roots are found within the development footprint during construction works and root disturbance is caused towards the development side of the <i>Terminalia microcarpa</i> tree as part of the proposed NRZ encroachment by the development, it is recommended that counter pruning is conducted on the road-side of the tree to reduce load bearing impacts and potential structural imbalance and/or failure of the tree.

LAND USE DEFINITIONS*

In accordance with Schedule 24 of the Planning Regulation 2017, and CairnsPlan 2016 the Health Care Services use is defined as:

Health Care Service - means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.

Examples of a health care service — dental clinic, medical centre, physiotherapy clinic

**This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.*

EXECUTIVE SUMMARY

This report assesses a development application made by Gilvear Planning Pty Ltd for a Development Permit for a Material Change of Use for Health Care Services, specifically a dental practice, at 5 Pyne Street, Edge Hill. The land is described as Lot 20 on RP702060 and is located within the Low Density Residential Zone under CairnsPlan 2016 v3.1.

The application is Impact Assessable and has been assessed in accordance with the legislative framework for Impact Assessment, including the *Planning Act 2016*, *Planning Regulation 2017*, Development Assessment Rules, the applicable benchmarks contained in CairnsPlan 2016.

The proposal involves the adaptive reuse of an existing low-set dwelling to establish a health care service comprising three consulting rooms, an x-ray room, reception and waiting area, sterilisation room, accessible amenities, staff facilities and associated technical support areas. The development also includes a building extension, accessible ramp and entry works, upgraded driveway access, a patient drop-off area, on-site parking for seven vehicles including one accessible space, pedestrian paths, landscaping, fencing, waste storage and stormwater infrastructure.

Public notification was undertaken in accordance with the *Planning Act 2016* and the Development Assessment Rules and seven (7) properly made submissions were received. Key matters raised by submitters included neighbourhood character, residential amenity, traffic and parking, flooding and stormwater management, and whether there is a demonstrated need for the proposed use. These matters have been considered as part of the assessment and addressed through the recommended conditions of approval where relevant.

Officers consider the proposal responds to a credible need for additional health care floor space in Cairns, directly adjoins an established local centre, retains the existing residential-scale built form and streetscape presentation, and can be appropriately serviced by existing urban infrastructure. The application was supported by specialist assessment material relating to traffic impacts, stormwater/flooding and economic need.

The assessment concludes that the development complies with, or can be conditioned to comply with, the relevant assessment benchmarks of the CairnsPlan 2016. Conditions are recommended to manage neighbourhood character, landscaping, fencing, parking and access, external lighting, waste management, water and sewerage servicing, stormwater, flood immunity and construction impacts. On that basis, it is recommended that Council approve the application, subject to reasonable and relevant conditions.

TOWN PLANNING CONSIDERATIONS

Site and Surround

The subject site is situated within the established inner-northern suburb of Edge Hill, approximately 4 kilometres north-west of the Cairns CBD. Edge Hill is characterised by a mix of traditional Queenslander dwellings, post-war housing and contemporary residential development, set within a leafy urban environment. The suburb enjoys a strong residential character supported by a range of commercial, recreational and community facilities.

The site comprises a single freehold allotment with an area of approximately 880m² and road frontage of approximately 13m, located on the western side of Pyne Street. The site is currently improved by a three-bedroom, low-set masonry dwelling and is accessed via an existing driveway running along the northern boundary, which connects to a single vehicle crossover on Pyne Street. Solid timber fencing surrounds the property.

The land is generally flat and largely cleared of vegetation, with only limited landscaping present. A prominent street tree (flame tree) and an electricity pole are located in the adjoining verge. A 4m wide Council easement (Emt A on RP734054) traverses the rear of the property containing a concrete invert stormwater drain discharging southwards to a connecting easement/drain in the adjoining Lot 12 on SP282390 (130-132 Collins Avenue). The site is fully serviced by existing urban infrastructure, including reticulated water, sewer, stormwater, telecommunications and electricity services.

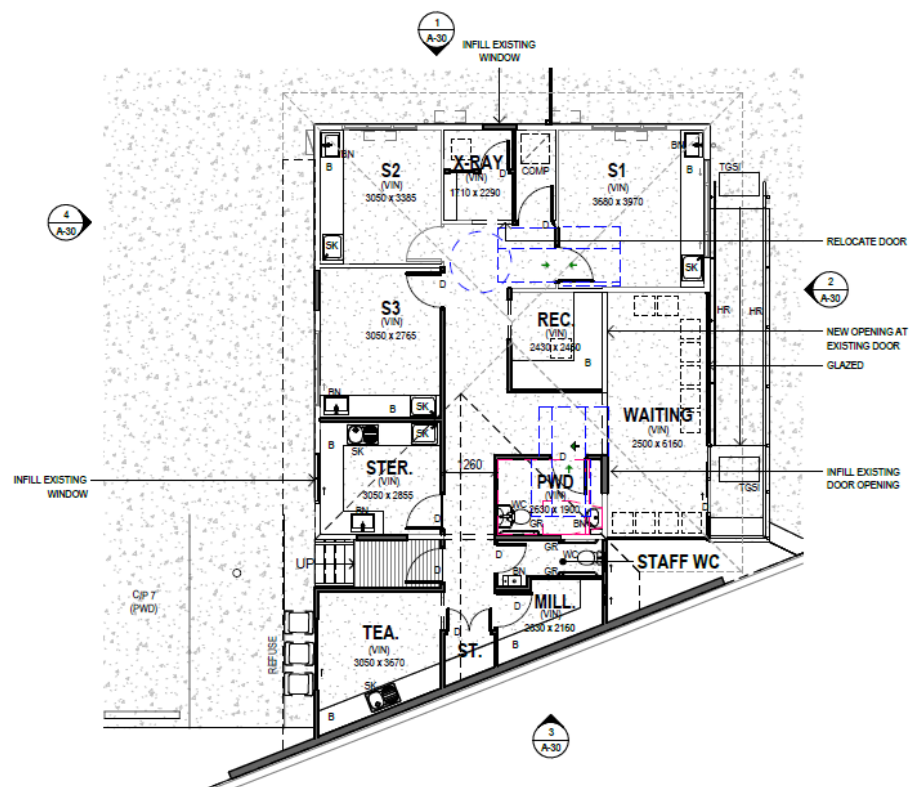
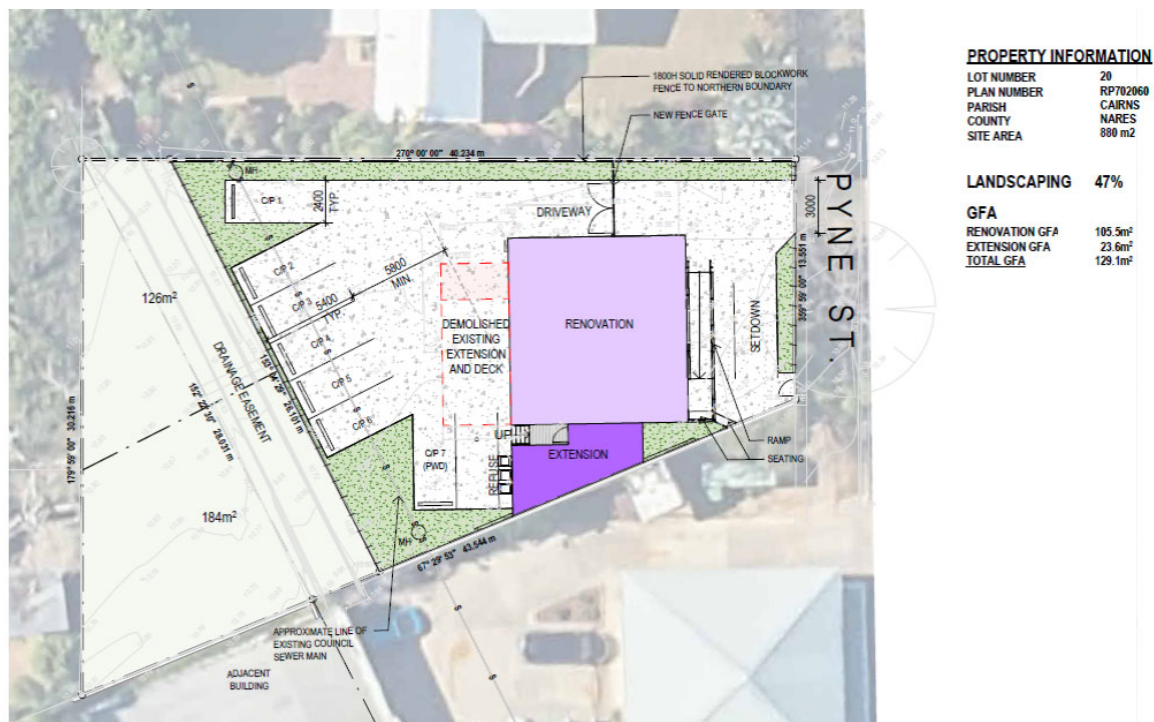
The immediate locality surrounding the site is predominantly developed for low-density residential purposes, with detached dwelling houses occupying comparatively large residential allotments. The streetscape along Pyne Street reflects the established nature of the suburb, comprising a mix of older character homes and modernised residences.

Commercial activities are generally concentrated along major transport corridors (Collins Avenue & Woodward Street) and within nearby neighbourhood centres, providing convenient access to shops, services and employment opportunities while maintaining the residential amenity of surrounding streets. The site benefits from proximity to the Edge Hill commercial precinct, which hosts a range of retail, dining and service-based businesses.

The locality is well serviced by public transport and established road networks, providing good connectivity to surrounding suburbs and the City centre.

Proposal

The application seeks a Development Permit for a Material Change of Use for a Health Care Service (Dental Practice). As shown by the Proposal Plans provided below and as shown in Attachment 1, the proposal involves the adaptive reuse of the existing single-storey dwelling. The development has been designed to minimise changes to the established streetscape character through the retention of the existing building form, with limited external alterations proposed.



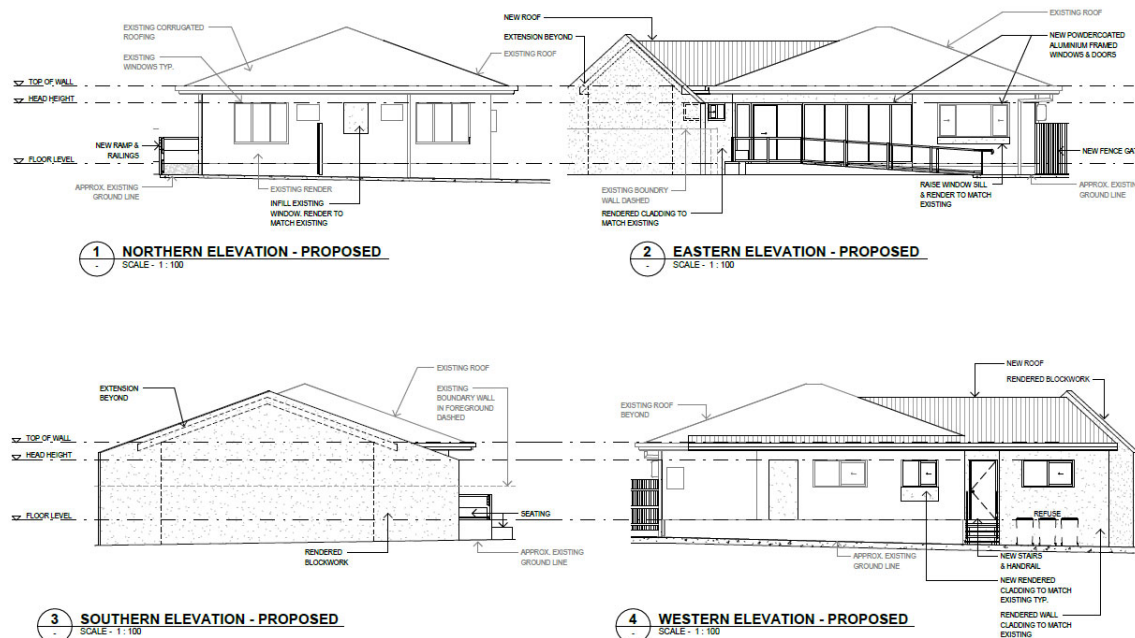


Figure 3: Elevations (Source: Application Material, 2026)

The renovated portion of the building will accommodate three consulting rooms, an x-ray room, a reception/waiting area, sterilisation room and accessible amenities. Building additions are also proposed comprising a 23.6m² GFA extension to the southern side of the building. The extension will accommodate staff amenities and technical support facilities and has been designed and positioned to minimise impacts on adjoining residential properties while remaining consistent with the character of the locality.

Works will include the enclosure of existing external living areas to create additional internal floor space, construction of a new accessible entrance and wheelchair ramp, demolition of an existing outbuilding and rear deck extension, upgrading of the existing driveway and establishment of a dedicated patient drop-off area.

A new car park will be constructed at the rear of the site, providing six standard parking spaces and one accessible parking space, together with manoeuvring areas, pedestrian pathways and refuse storage facilities.

The existing stormwater infrastructure traversing the site will be retained unchanged, with all works proposed to be contained within the eastern portion of the site.

Upon completion, the practice will employ three (3) full-time dentists.

Materials Assessed in the Application

The applicant provided the following materials during the assessment process:

- Planning Assessment Report, revised Planning Assessment Report, Need and Availability Assessment, Information Request and Further Advice responses prepared by *Gilvear Planning Pty Ltd*;

- Neighbourhood Character Statement, Plans of Development and revised Plans of Development, prepared by *Clarke & Prince Architects*;
- Engineering Report, revised Engineering Report, Stormwater Engineering Report, revised Stormwater Engineering Report, Information Request and Further Advice responses prepared by *ARO Industries Pty Ltd*; and
- Centre Need & Impact Assessment, prepared by *Cummings Economics*; and
- Landscaping Plans prepared by *LandPlan Landscape Architecture*.

These materials have been considered in the assessment of the application.

LEGISLATIVE FRAMEWORK

Statutory Planning Considerations

State Planning Policy	The CairnsPlan 2016 advances the SPP except for erosion prone areas and the coastal management district, and therefore all the relevant State interests have been appropriately reflected in CairnsPlan 2016.
FNQ Regional Plan 2009-2031	As the application was lodged prior to commencement of the FNQ Regional Plan and Infrastructure Plan 2026 on 8 May 2026, the application is therefore subject to assessment against the superseded FNQ Regional Plan 2009-2031. The development site is within the FNQ Regional Plan 2009-2031 designation - Urban Footprint. The Regional Plan has been appropriately integrated and reflected through the CairnsPlan 2016 v3.1.

Matters Prescribed by Regulation

Schedule 9 of the Planning Regulation 2017	The application is not for Building Works.
Schedule 10 of the Planning Regulation 2017	The application did not require referral to the State Assessment and Referral Agency (SARA) or any other referral entity pursuant to Schedule 10 of the <i>Planning Regulation 2017</i> .
Schedule 12A of the Planning Regulation 2017	The application does not propose the construction or extension of a road and therefore Schedule 12A of the <i>Planning Regulation 2017</i> is not applicable to the assessment.

LOCAL CATEGORISING INSTRUMENT

CairnsPlan 2016 CairnsPlan 2016 v3.1

Strategic Framework Assessment

The development is subject to Impact Assessment and requires assessment against the Strategic Framework of the CairnsPlan 2016, in accordance with section 45(5) of the *Planning Act 2016*.

Strategic/Specific Outcomes		Assessment
3.3 – Settlement pattern theme		
3.3.2.1(2)(d)	Local centres: i. Local centres provide a small cluster of uses including retail, employment nodes, cafes and dining, and community services that are focussed on the daily and weekly shopping and service needs of their surrounding local community. ii. Showrooms, department stores and other large floor space land uses are not located in Local centres. iii. Development within Local centres provides a high level of amenity and minimise the impacts on the surrounding residential areas. iv. Local centres do not exceed the needs of their surrounding local community. v. Local centres do not compromise the role and successful function of the Principal centre, Major centres, District centres and other Local centres within the hierarchy of centres.	Complies with conditions. The proposed health care service would directly adjoin an established local centre and is intended to serve daily and weekly community needs. The premises would not be interchangeable with other centre uses, such as a shop or food and drink outlet, without a further application to, and approval from, Council. Conditions are recommended addressing built form, landscaping and access and parking and the proposal is assessed as maintaining residential amenity while not compromising the role or function of other centres.
3.3.2.1(3)	Centres within the region are consolidated within existing identified areas. The expansion of centres only occurs where a community need can be demonstrated, and the expansion does not compromise the amenity of surrounding areas or the role and successful function of other centres within the hierarchy of centres identified in section 3.3.2.1(2).	Complies. The proposal represents a limited expansion of a health care service adjacent to an existing local centre. The submitted need and impact material, considered in the broader context of increasing regional health-sector demand, is consistent with the recognised community need for additional health care floorspace. Conditions relating to neighbourhood character, landscaping, parking, access and stormwater management are recommended to ensure the expansion does not compromise neighbourhood amenity. More detailed discussion on the topic of economic/community need is provided in the 'Matters Raised In Submissions For Impact Assessable Development' section of this report.

3.3.2.1(6)	Development within centres is designed to enable the flexible reuse of buildings that are able to respond to changing community, retail and business needs.	Complies. Buildings that have previously accommodated dental practices are often well suited to a range of other health care services because they are typically designed to meet the public health standards applicable to a suite of a health-related uses and comprise features such as consultation rooms, reception and waiting areas, staff amenities, accessible access/amenities, dedicated patient parking and utility services capable of supporting clinical operations. This reduces the initial fit-out costs for providers such as GPs, diagnostic clinics and allied health practitioners and enables quicker occupation compared with converting a standard commercial tenancy. Features such as infection-control finishes, clinical plumbing, radiation shielded x-ray rooms, multiple treatment rooms, staff sterilisation areas and accessible design can provide a functional head start for many health-related uses.
3.3.3.1(5)	Commercial and business activities are supported in appropriate settings, particularly within the region's centres, mixed use areas and where they cater for the needs of residential communities.	Complies with conditions. The proposed health care activity is appropriate in the subject setting because it supports local community health needs and is associated with an expanding regional health sector. Compliance with the applicable codes would be achieved via conditions addressing neighbourhood character, landscaping, parking, access, stormwater and environmental performance matters.

3.3.5.1(3)	Residential areas are used for residential purposes. Non-residential uses are provided where they are appropriate, support the local community, do not detract from the residential amenity of the area or compromise the role and successful function of centres within the hierarchy of centres.	Complies with conditions. Although the site is within a residential zone, the proposal is assessed as an appropriate non-residential use that supports the local community. The development would retain the existing built form and residential presentation, and conditions relating to landscaping, fencing, parking design, operating impacts and stormwater management are recommended to protect residential amenity. The proposed use is focussed on the daily and weekly service needs of the surrounding local community and would therefore not compromise the hierarchy of centres. More detailed discussion on the topic of economic/community need is provided in the 'Matters Raised In Submissions For Impact Assessable Development' section of this report.
3.3.9.1(8)	Streetscapes, housing and building design are responsive to the environment, climate, site constraints and local character.	Complies with conditions. The assessment concludes that the development will have only a minor streetscape impact and will remain consistent with the established neighbourhood character of Edge Hill. The building's height, setbacks, roof form and architectural appearance would be retained, with visible changes limited to entry, accessibility, fencing and landscaping works, which would be controlled by conditions.
3.3.9.1(11)	Vehicle parking, loading, unloading and servicing areas are contained wholly within the site and are located where they do not dominate the streetscape.	Complies with conditions. The application was supported by a Traffic Assessment certified by a Registered Professional Engineer of Queensland (RPEQ) and reviewed by Council's traffic specialists, who raised no objection from a safety perspective. The development requires, and provides, seven (7) on-site parking spaces, which would be provided at the rear of the site, out of street view. Only the patient drop-off bay

		would be located at the front of the site, and this would be largely screened from the street by landscaping.
3.3.9.1(13)	Development provides landscaping that contributes to attractive streetscapes.	Complies with conditions. Conditions require amended landscaping plans, appropriate landscaping standards and an inspection of the completed works. These measures, together with retention of the existing street tree would ensure the development complements the 'leafy' character of Edge Hill and contributes positively to the streetscape.
3.3.10.1(4)	Development within Neighbourhood character areas is consistent with, and complementary and responsive to the distinctive character of the Neighbourhood character place, Neighbourhood character streetscape and neighbourhood character area.	Complies with conditions. The proposal is assessed as being compatible with the neighbourhood character area because it retains the existing building's scale, height, setbacks, roof form and general appearance. Conditions relating to building materials, colours and finishes, landscaping, fencing, and parking surface treatments are recommended to ensure the development is sympathetic to the distinctive character of the locality.
3.4 - Natural areas and features theme		
3.4.1(6)	Development considers the impacts of natural hazards and is located and designed to avoid putting people, property and the environment at risk.	Complies with conditions. Flooding and stormwater matters were assessed through an RPEQ-certified Stormwater Engineering Report and internal specialist review. Conditions require a detailed Stormwater Management Plan, lawful point of discharge, management of upstream flows and on-site detention measures to ensure that the risks to people, property and the environment are appropriately mitigated.
3.4.6.1(3)	Development does not directly or cumulatively cause or increase adverse impacts of natural hazards on other properties.	Complies with conditions. Recommended stormwater and drainage conditions require that a no-worsening outcome is achieved in respect of the neighbouring properties. The conditions require pre-development discharge rates to be maintained, nuisance and flooding impacts to be prevented, and private drainage infrastructure

		and easements to be provided and maintained to cater for external stormwater flows.
3.5 – Economy theme		
3.5.2.1(5)	Development that contributes to diversifying the economy is facilitated in locations where it is: a. compatible with the scale and character of the surrounds and does not adversely impact on the natural environment or supply of agricultural land; b. highly accessible; c. designed to avoid areas that are vulnerable to natural hazards; d. supported by infrastructure necessary to meet the demand of the activity.	Complies with conditions. The proposal contributes to economic diversification by supporting the growing health care and social assistance sector in Cairns. The submitted need and impact assessment, together with regional health-sector growth indicators, supports the case for additional health care floorspace. The development site is highly accessible, compatible with the surrounding built form, and subject to conditions addressing infrastructure, stormwater, parking, access, landscaping and environmental impacts.
3.6 – Infrastructure theme		
3.6.3.1(6)	Development provides sufficient vehicle and bicycle parking and end of trip facilities to accommodate the generated demand.	Complies with conditions. The amended development proposal provides seven (7) on-site parking spaces as is required by the CairnsPlan for the reduced GFA. Conditions are recommended for on-site parking, access design, parking construction, internal access standards and surface treatments, to accommodate the type and volume of vehicle movements anticipated.

Relevant Assessment Benchmarks of CairnsPlan 2016

Assessment Benchmarks	Officer's Comments
Acid Sulfate Soils Overlay Code	The Acid Sulfate Soils Overlay Code ensures that potential risks to human health and the environment from disturbing these soils are identified and managed. To achieve this, development must avoid disturbing acid sulfate soils entirely or use mitigation strategies to prevent the harmful release of contaminants when disturbance is necessary. The proposed development complies with the benchmarks of this code without conditions.

Airport Environs Overlay Code	The Airport Environs Overlay Code serves to protect the current and future safety, efficiency, and operational integrity of Cairns Airport and its associated aviation facilities. To achieve this, development must avoid land use conflicts and airspace intrusions, preserve the function of aviation equipment, mitigate public safety risks, and align with forecast aircraft noise levels. The proposed development complies with the benchmarks of this code without conditions.
Flood and Inundation Hazard Overlay	The Flood and Inundation Hazards Overlay Code ensures that development protects human safety while minimising property, environmental, and infrastructure damage from flood and storm tide events. To achieve this, projects must be designed and located to maintain unhindered evacuation routes and avoid worsening flood impacts on neighbouring properties without relying on complex engineering solutions. The code safeguards ecological, coastal and waterway processes while limiting the exposure of hazardous materials to flood impacts and ensuring that essential community infrastructure remains operational during emergency events. The proposed development complies with the benchmarks of this code with conditions related to stormwater management, minimum floor and car park levels, and verge ramping.
Neighbourhood Character Overlay Code	The Neighbourhood Character Overlay Code seeks to protect and retain identified neighbourhood character places, streetscapes and areas, ensuring that new development is complementary and responsive to their distinctive character. Development is expected to reflect key character elements such as architectural style, building materials, scale, setbacks, lot configuration, landscaping, vegetation and the overall pattern of development, while alterations and additions should integrate with, and not dominate, the existing character. The proposed development complies with the benchmarks of the code with conditions related to building materials, colours and finishes, landscaping and fencing, and surface treatments for on-site parking and vehicle manoeuvring areas.
Transport Network Overlay Code	The Transport Network Overlay Code ensures that new developments deliver essential infrastructure to maintain a safe and efficient transport system, including active transport pathways. To achieve this, projects must support the network's current and future operations without compromising the safety or performance of major transport corridors and facilities. The proposed development complies with the benchmarks of this code by way of conditions associated with the Infrastructure Works Code, Parking and Access Code and the Centre Design Code.

Centre Design Code	The Centre Design Code requires developments to consolidate within existing commercial zones or accessible locations to support the established regional hierarchy of cohesive activity centres. Additionally, projects must feature high-quality urban design that enhances pedestrian and cyclist comfort, maintains user safety, and offers adaptive, flexible layouts that can evolve alongside changing community needs. The proposed development complies with the benchmarks of this code with conditions related to the screening of external plant, pedestrian access and landscaping.
Environmental Performance Code	The Environmental Performance Code ensures that development is strategically designed and operated to prevent or mitigate adverse impacts on sensitive receiving environments. To protect local amenity and community health, the code addresses the common nuisance causing, and potentially harmful, impacts associated with noise, light, odour, and toxic contaminants while mandating lawful stormwater management and weed control measures. Additionally, it requires that any activities involving the storage, use, or disposal of hazardous and flammable materials are strictly managed to minimize safety risks to individuals and the surrounding community. The proposed development complies with the benchmarks of this code with conditions related to the management of potential noise and light emissions, refuse collection and stormwater management measures aimed at minimising the release of environmentally harmful contaminants to waterways.
Excavation and Filling Code	The Excavation and Filling Code ensures that all earthworks are managed properly to protect environmental values, local character, and site amenity. To achieve this, the works must prevent land instability, avoid causing flooding or drainage issues, and be executed without relying on complex engineering solutions. The proposed development complies with the benchmarks of this code by way of conditions associated with the Infrastructure Works Code, Environmental Performance Code and Neighbourhood Character Overlay Code.
Infrastructure Works Code	The Infrastructure Works Code ensures that new infrastructure safely, efficiently, & reliably meets the needs of development and the broader community. To achieve this, all works must protect the physical integrity of existing utility networks while preserving the local character, visual amenity, & regional identity. Additionally, projects are required to maintain strict environmental standards by actively minimising the negative impacts associated with wastewater discharge & altered stormwater flows/quality. The proposed development complies with the benchmarks of this code with conditions related to drainage/stormwater works, water/sewerage infrastructure, access standards, construction management and damaged to infrastructure.

Landscaping Code	The Landscaping Code ensures that all landscape works protect, promote, and enhance the unique tropical amenity, natural environment, and streetscape identity of the region. To achieve this, development must integrate and safeguard existing vegetation while delivering durable, water-efficient designs that protect utility services, eliminate invasive weeds, and incorporate Crime Prevention Through Environmental Design (CPTED) principles to ensure personal safety. The proposed development complies with the benchmarks of this code with conditions related to amended landscaping plans, landscaping standards and the inspection of completed landscaping works.
Parking & Access Code	The Parking & Access Code requires developments to provide safe, convenient, and compliant on-site vehicle and bicycle parking that meets demand without disrupting local traffic or on-street parking functions. When applicable, parking facilities must complement the unique aesthetic and cultural significance of designated Neighbourhood Character areas or Places of Significance overlays. The proposed development complies with the benchmarks of this code with conditions related to on-site parking provision, parking design and construction and internal access standards. In keeping with residential character, a condition of approval requires the driveway and on-site parking areas to have an exposed aggregate surface treatment to minimise the amount of bare concrete visible from the street and adjoining premises.

RELEVANT MATTERS

In accordance with section 45 of the *Planning Act 2016*, the following relevant matters have informed the Officers' assessment:

- Cairns Regional Council's 2023/24 Healthcare Industry Profile (CRC, Economy .ld);
- Employment Region Industry profile - Cairns Employment Region, September 2025 (Jobs & Skills Australia);
- Population and housing forecast for the Cairns Region, February 2026 (Economy .ld);
- Cairns Hospital Campus Master Plan (Queensland Health, May 2026); and
- Population Profile 2025 (Health Surveillance, Cairns Public Health Unit).

PUBLIC NOTIFICATION

In accordance with Impact Assessment procedures outlined in Part 4: Public Notification of the Development Assessment Rules, the development was publicly notified for a minimum of fifteen (15) business days, with the following actions being carried out:

- Publish a notice at least once in the newspaper circulating generally in the locality;
- Place a notice on the land in the way prescribed under the regulation; and
- Give a notice to the owners of all lots adjoining the premises.

A Notice of Compliance was received on 12 September 2024. Seven (7) properly made submissions were received during the Public Notification period.

MATTERS RAISED IN SUBMISSIONS FOR IMPACT ASSESSABLE DEVELOPMENT

The following is a summary of the main issues raised in properly made submissions.

Issue	How matter was dealt with
1. Loss of neighbourhood character and residential amenity.	
a. Pyne Street is part of a recognised neighbourhood character area.	The proposed development will remain consistent with the character of the Edge Hill neighbourhood. The existing building is a low-set post-war/1960s style dwelling with rendered brick walls and a hipped corrugated roof, and the development will retain the building's overall form, height, setbacks to residential properties, roof style and architectural character.
b. The proposal involves replacing a traditional residential use with a commercial health service.	
c. Approval would further erode the residential and heritage character of the precinct.	Visible changes from the street are limited to replacing the existing patio screening with glazed entry doors, installing an accessibility ramp, and adding new fencing and landscaping.
d. It could establish a precedent for additional commercial encroachment into residential streets.	The proposal satisfies the key neighbourhood character benchmarks of the CairnsPlan, in that there would be no significant alteration to the building's appearance.
e. Residents purchased, built and invested in the area on the understanding it would remain predominantly residential.	Further, the existing street trees will be retained, and conditions of approval would ensure that a high standard of landscaping is achieved to complement the 'leafy' character of Edge Hill.
f. Several submitters specifically argue the proposal conflicts with the intent of the Low Density Residential Zone and the Neighbourhood Character Overlay.	Submitter representations related to potential precedents and buyers' expectations are acknowledged. However, these matters do not constitute valid planning grounds and therefore sit outside the scope of the assessment.

Issue	How matter was dealt with
2. Traffic, parking and road safety a. Existing commercial activities already create parking pressures in Pyne Street. b. Customers and staff from nearby businesses already park in residential streets. c. Driveways are regularly blocked. d. Illegal parking allegedly occurs near intersections and no-standing zones. e. Delivery vehicles and waste collection vehicles already obstruct traffic flow. f. The proposal will increase staff numbers and patient numbers. g. The proposed parking supply is inadequate for the scale of the intended dental operation. h. Most on-site spaces will be occupied by staff, forcing patients onto surrounding streets. i. Increased traffic volumes. j. Existing congestion at the intersection of Collins Avenue and Pyne Street. k. Lack of footpaths in sections of the street. l. Risks to children, pedestrians and pets. m. Reduced visibility caused by parked vehicles. n. Existing reports of near misses in the area. o. Potential conflict between patient traffic, service vehicles and residents.	The application included a Traffic Assessment prepared and certified by a RPEQ. The assessment was internally referred to Council's traffic specialists, who having conducted their technical review, did not express any objection to the proposed parking and access arrangements from a safety perspective. Amendments to the development design made by the Applicant in response to Council's Further Advice Notice (dated 9 October 2024), resulted in a substantial reduction in the proposed GFA (from 226m² to 129m²) such that only seven (7) on-site parking spaces are now required - as is proposed in compliance with the benchmarks of the Parking and Access Code. To that end, the proposal seeks to accommodate the parking demand that is anticipated would be generated by the use and Council does not have the ability to require the provision of on-site parking facilities in excess of the minimum requirement prescribed by the CairnsPlan. Submitter representations related to the existing on-street parking conditions, unlawful driver behaviour and regulated parking matters are acknowledged. However, these matters do not constitute valid planning grounds and therefore sit outside the scope of the assessment.

4. Flooding, stormwater and drainage The strongest flooding concerns were raised by neighbouring properties on Pease Street and supported by a consulting engineering review. Issues raised include: <u>Existing flooding experience</u> Residents described impacts during the February 2024 rainfall event: - Water backing up within the drainage system. - Floodwaters affecting neighbouring properties. - Existing limitations within the drainage network. <u>Retaining wall impacts</u> - Proposed retaining walls may obstruct natural overland flow paths. - Water may be redirected or ponded on neighbouring land. - Properties at 334 Pease Street and 338 Pease Street could experience increased flood risk. <u>Culvert and drain modifications</u> - Covering more of the drain for parking could transfer flood risk. - Relocating or extending drainage structures may increase blockage risks. - The proposal may improve flood immunity for the development site while increasing risk elsewhere.	The application included a Stormwater Engineering Report prepared and certified by a RPEQ. The report was internally referred to Council's drainage specialists, who identified that flooding and stormwater management as critical issues for the assessment. Officers issued two Further Advice Notices on the subject to the Applicant - the first on 9 October 2024, and a second on 13 February 2026, to clarify their understanding of the proposal and assist in formulating a robust suite of conditions. The key issues raised by Council related to the need for comprehensive stormwater management to ensure the proposed development does not adversely affect surrounding land or Council infrastructure. The recommended conditions require the preparation of a detailed Stormwater Management Plan that demonstrates compliance with current drainage and flood management standards, including ARR 2019, the Queensland Urban Drainage Manual (QUDM), and the FNQROC Development Manual. The recommended conditions require that particular attention be given to managing both on-site runoff and external upstream flows, ensuring stormwater is conveyed to a lawful point of discharge, maintaining pre-development discharge rates, and preventing nuisance, flooding, erosion or other impacts on upstream and downstream properties. The conditions also address the long-term management of stormwater infrastructure servicing the site and upstream catchments. A private drainage easement is required along the northern boundary to allow for the lawful collection and conveyance of external stormwater flows to the existing Council drainage network, with ongoing maintenance responsibilities assigned to the landowner. An on-site stormwater detention system must also be installed to temporarily store runoff and limit post-development discharge rates to pre-development conditions. In combination, the above-described measures seek to achieve a no-worsening outcome for flooding and drainage, protect neighbouring properties, and would ensure
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	the development integrates appropriately with the surrounding stormwater network.
5. Lack of demonstrated need a. There is no clear evidence of unmet demand for dental services. b. Existing appointment availability suggests capacity remains available. c. The proposed expansion has not been sufficiently justified. d. The need assessment overstates demand. e. Objectors repeatedly point to the availability of alternative sites, essentially submitting that if suitable commercially zoned medical space already exists nearby, there is no need to expand into a residentially zoned neighbourhood.	Council's 2025 Healthcare Industry Profile estimates that Cairns' Health Care and Social Assistance sector currently employs approximately 18,900 people. For planning purposes, healthcare buildings are known to require substantially more space per worker than other types of commercial premises because they typically include: a. Treatment rooms and consulting suites b. Operating theatres c. Imaging and pathology facilities d. Waiting areas e. Storage and plant rooms f. Circulation space and support facilities Across hospitals, medical centres and allied health facilities, a reasonable planning assumption is about 40-50 m² of Gross Floor Area (GFA) per worker, bringing the midpoint estimate for existing floorspace to about 850,000m² GFA. The healthcare sector in Cairns has been growing strongly in recent years with Council reporting annual healthcare employment growth averaging roughly 6.3% over the last five years, with an increase of 11.8% recorded for the year to August 2025. At that growth rate, employment in the sector could increase from roughly 18,900 workers today, to around 27,000 workers by 2031. By the mid-2030s, employment could well exceed 30,000 workers if current trends continue. Applying the aforementioned floor-space ratios to the growth scenario, a reasonable conclusion is that Cairns will require in the order of 300,000-600,000m² of additional healthcare floorspace over the next 5-10 years to accommodate sector growth, population growth, ageing residents and expanding health services. Lending weight to this conclusion is the well-publicised fact that the Cairns Hospital is at capacity and has outgrown its footprint, prompting a major long-term expansion

	exceeding \$1 billion in State investment. The recently released hospital master plan explicitly cites population growth and increasing service demand as key reasons for the expansion. When governments commit to major hospital expansions, it typically signals broader growth in the surrounding healthcare ecosystem. Major hospital expansions create demand for adjacent private medical suites, pathology providers, imaging providers, dental specialists, physiotherapists, psychologists, and consulting specialists (all of which are consistent with CairnsPlan's land use definition of "Health care services"). The submitted Centre Need & Impact Assessment ('the Need Assessment'), prepared by Cummings Economics (Ref. CE Ref-J3533, September 2025) argues that future population growth and demographic factors will increase demand for dental services and correctly notes that dental practices commonly operate within local centres rather than major district centres. The Need Assessment primarily assesses demand based on the number of existing dentists in the catchment, dentist-to-population ratios, and comparisons with national averages. While these metrics are useful indicators, they do not account for other key demand drivers such as age demographics, private health insurance coverage, socioeconomic characteristics, tourism activity, workforce commuting patterns, and patient choice beyond catchment boundaries, and therefore should not be treated as definitive measures of need. Although the Need Assessment concludes that there is insufficient suitably zoned land within the centre to accommodate the proposed expansion, this finding appears to be based largely on a local inspection and a point-in-time assessment of available premises. A more robust analysis would consider broader commercial market indicators, including vacant floor space, leasing availability, sales evidence, and medical tenancy vacancy rates to assess the availability of medical and consulting space elsewhere in Cairns.
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	All factors considered, while the Need Assessment could be strengthened in the above-noted respects, its overall conclusion that three additional full-time dentists at Edge Hill would meet a genuine community need, and would not materially oversupply the market, is assessed as being credible. This conclusion has been reached in recognition of the need for additional healthcare floorspace across the Cairns region more broadly and the interchangeability of the premises for a range of health care related uses as the sector expands in years to come.
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INFRASTRUCTURE CHARGES

Pursuant to Council's Infrastructure Charges Resolution No. 2 of 2021, Infrastructure Charges are not leviable against the proposed development as the site holds a credit owing to the previous lawful use of the land.

A copy of the calculation is provided as Attachment 3.

LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP)

The development does not require the delivery of trunk infrastructure identified within the Local Government Infrastructure Plan to facilitate the development.

REASONS FOR DECISION

The reasons for this decision are:

1. The proposed development has been assessed in accordance with the provisions of the CairnsPlan 2016 v3.1 and is considered to comply with the relevant assessment benchmarks of the applicable codes.
2. In assessing the proposed development, conditions have been imposed to ensure compliance with the assessment benchmarks of the CairnsPlan 2016 v3.1.
3. The proposal responds to an identified demand for additional health care services and floor space in Cairns, given the forecast growth of the sector and acknowledging the interchangeability of the premises for a range of health care related uses.
4. Although the site is in the Low-Density Residential Zone, the location is appropriate because it directly adjoins an established local centre and would serve the daily and weekly service needs of the surrounding community without undermining the centres hierarchy.
5. The proposal retains the existing low-set dwelling form, height, residential setbacks, roof style and general residential presentation. Conditions would ensure materials, colours, finishes, fencing and landscaping are in keeping with neighbourhood character.

6. The proposal provides the necessary number of on-site car parking spaces and conditions require compliant access, parking and manoeuvring arrangements, with no reliance on on-street parking.
7. Conditions would ensure the development maintains the safety of people and property from flood hazards and require no-worsening of stormwater impacts on adjoining properties.

RISK MANAGEMENT

Council Finance and the Local Economy

The development is to occur on privately owned land and all costs are the responsibility of the developer.

Community and Cultural Heritage

CairnsPlan 2016 sets out framework to ensure appropriate development occurs. The framework is reflected within the overlay, local plan, zone and development codes of which this development application has been assessed against.

Natural Environment

CairnsPlan 2016 sets out framework to ensure appropriate development occurs. The framework is reflected within the overlay, local plan, zone and development codes of which this development application has been assessed against.

ATTACHMENTS:

ATTACHMENT 1 : Approved plans & documents - [#7941078](#)

ATTACHMENT 2: Notice of Intention to Commence Use

ATTACHMENT 3: Infrastructure Charges Calculations

ATTACHMENT 4: Supporting Documentation - [#7943015](#) (Do not attach to DN)



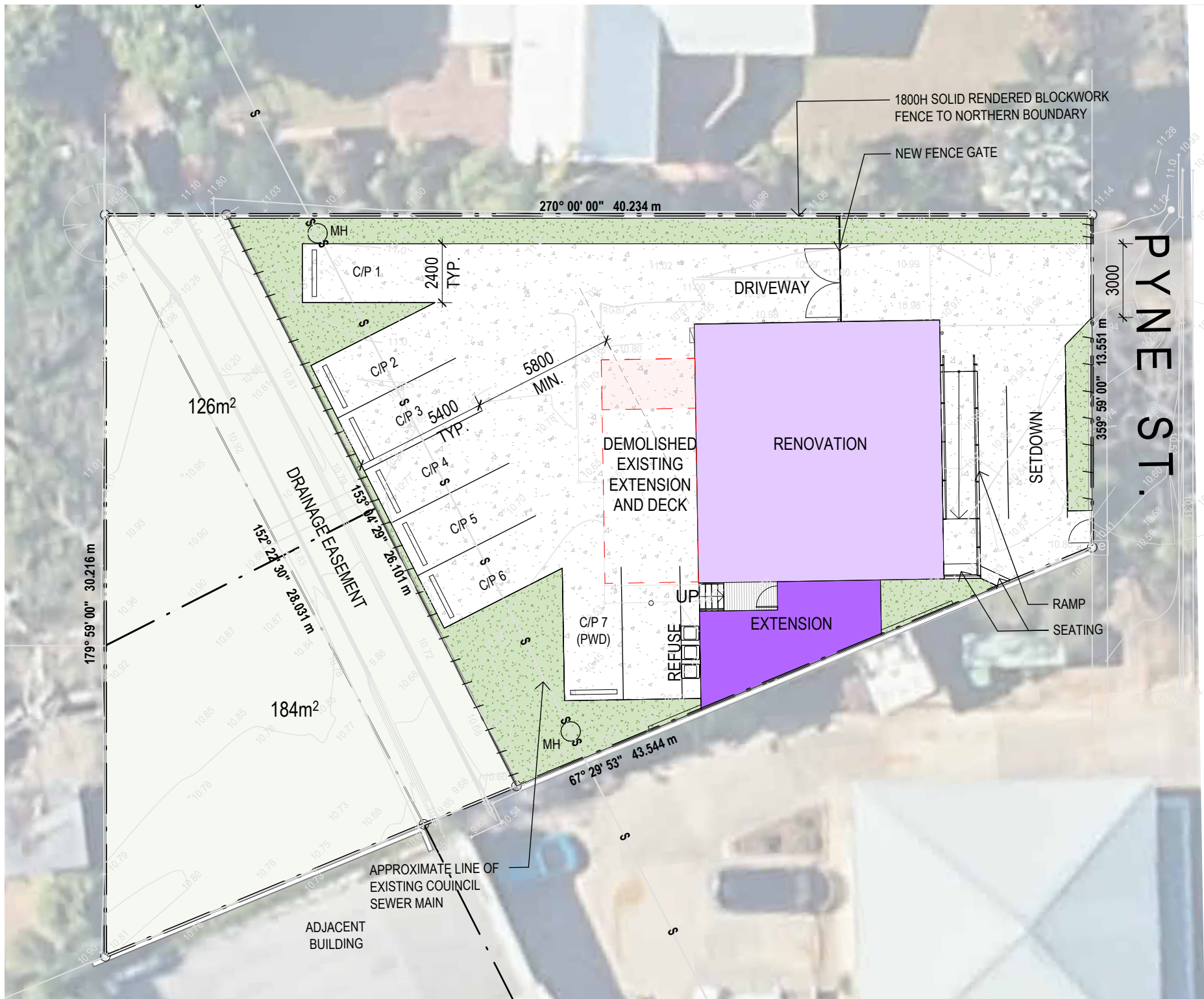
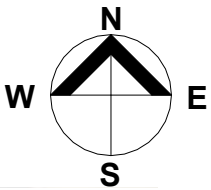
Claire Simmons
Executive Manager Development & Planning



Sean Lisle
A/Director Planning, Growth & Sustainability

Disclaimer: This content was generated with the assistance of artificial intelligence technology. All material has been reviewed, verified and approved by the author(s), who remain responsible for its accuracy, quality and appropriateness.

ATTACHMENT 1: APPROVED PLANS & DOCUMENTS - #[7941078](#)



PROPERTY INFORMATION

LOT NUMBER	20
PLAN NUMBER	RP702060
PARISH	CAIRNS
COUNTY	NARES
SITE AREA	880 m2

LANDSCAPING 47%

GFA	
RENOVATION GFA	105.5m ²
EXTENSION GFA	23.6m ²
TOTAL GFA	129.1m ²

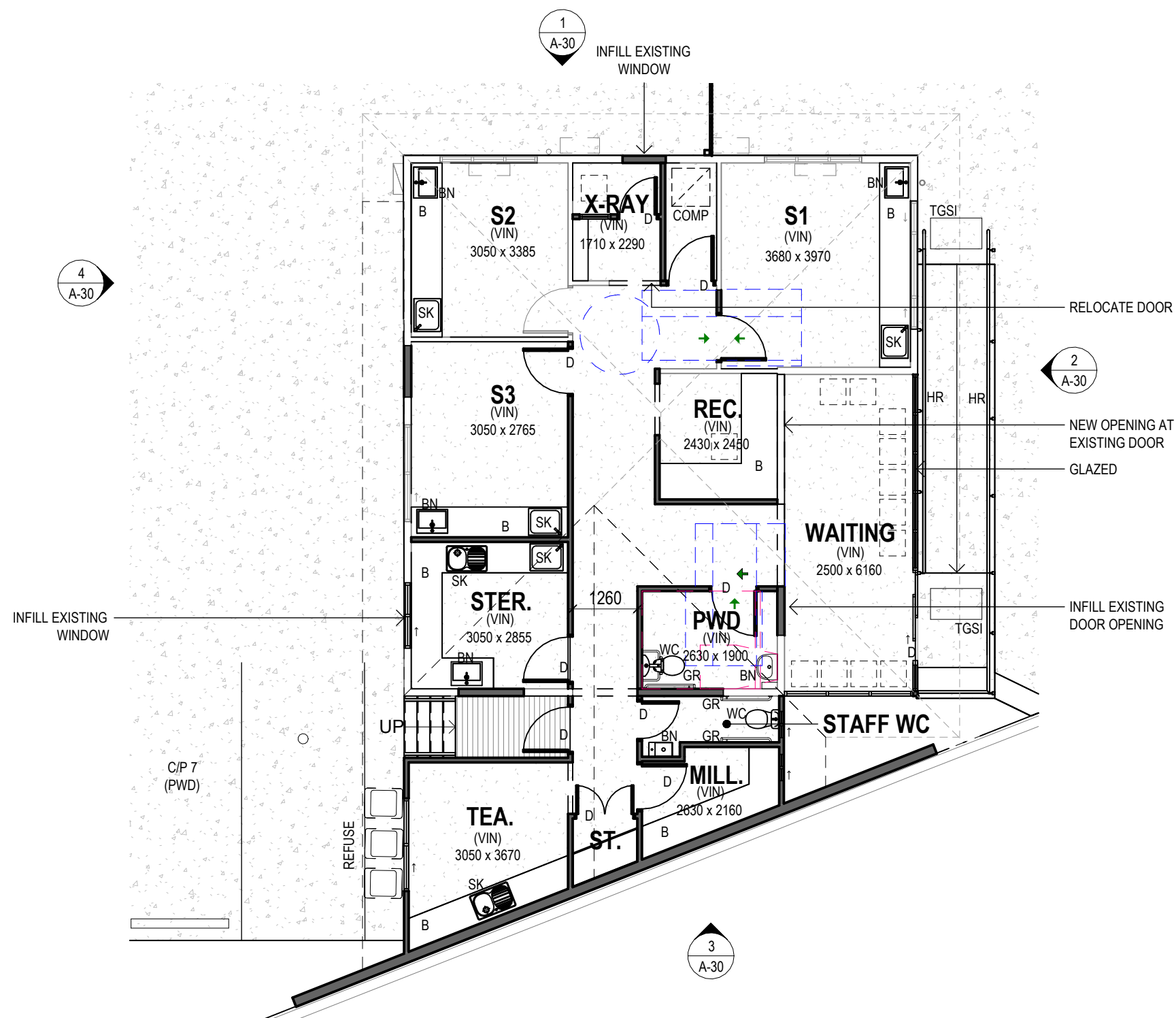
1 SITE PLAN - PROPOSED
SCALE - 1 : 200

AMENDMENTS		DATE	DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF CLARKE AND PRINCE PTY LTD. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.	 3 Scott Street CAIRNS QLD 4870 p. 07 4051 4088 f. 07 4051 1080 e. cp@clarkeandprince.com.au w. www.clarkeandprince.com.au clarke and prince ARCHITECTS	DRAWN	MH	SCALE	1 : 200	SIZE	A3	PROJECT			
-	PLANNING APPROVAL	14/02/24			APPROVED	SC	DATE	NOV 2024	EDGE HILL DENTAL CLINIC 5 PYNE STREET, EDGE HILL, CAIRNS CAIRNS DENTAL BOUTIQUE					
A	GFA ADDED	05/04/24												
B	PLANNING APPROVAL	06/11/24												

LEGEND

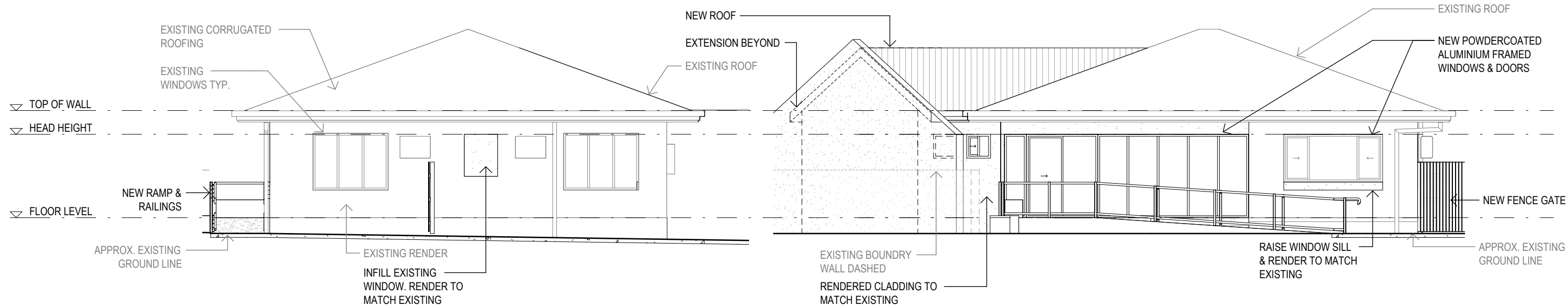
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B - BENCH
BAL - BALUSTRADE
BN - BASIN
COMP- COMPRESSOR
CU - A.C CONDENSING UNIT
D - NEW DOOR
DB - ELEC. DIST. BOARD
HR - HAND RAIL
HWU- HOT WATER UNIT
SK - SINK
TGSI- TACTILES
W - WINDOW
WC - WATER CLOSET
VIN - VINYL

 NEW WALLS
 EXISTING WALLS



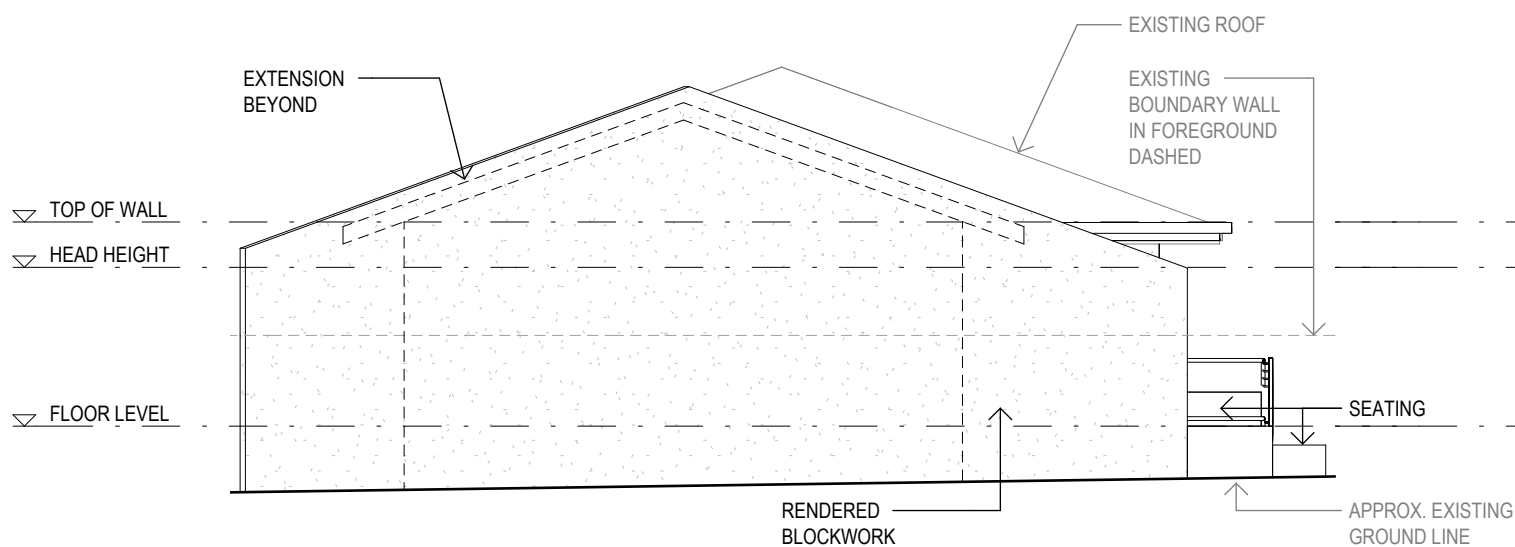
1 PROPOSED FLOOR PLAN
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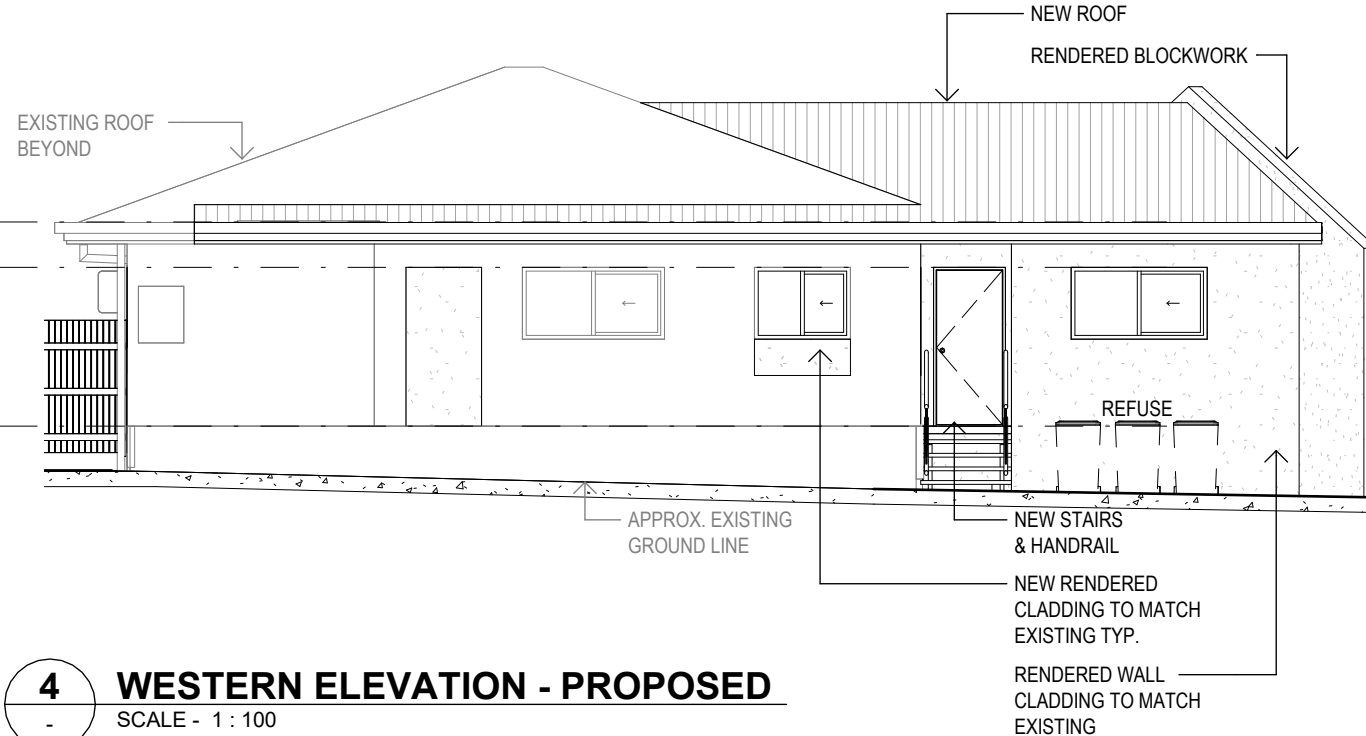


1 NORTHERN ELEVATION - PROPOSED
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2 EASTERN ELEVATION - PROPOSED
SCALE - 1 : 100



3 SOUTHERN ELEVATION - PROPOSED
SCALE - 1 : 100

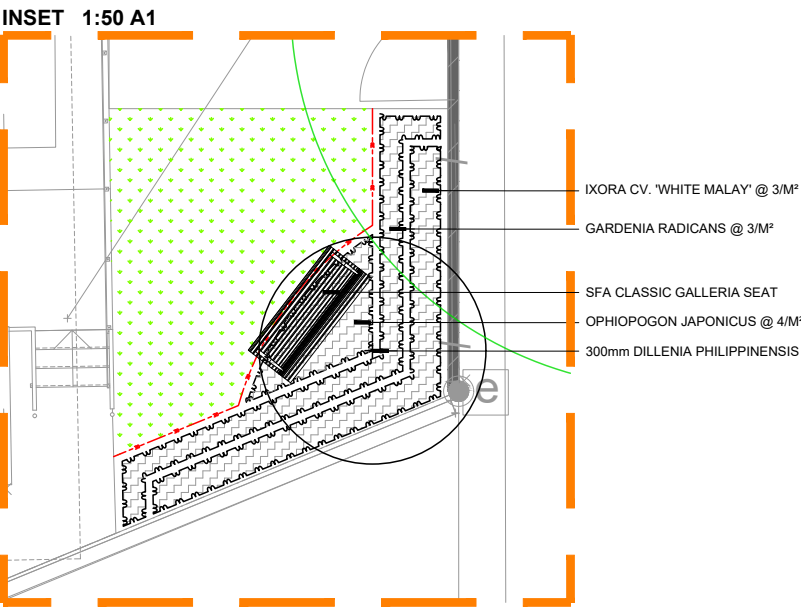
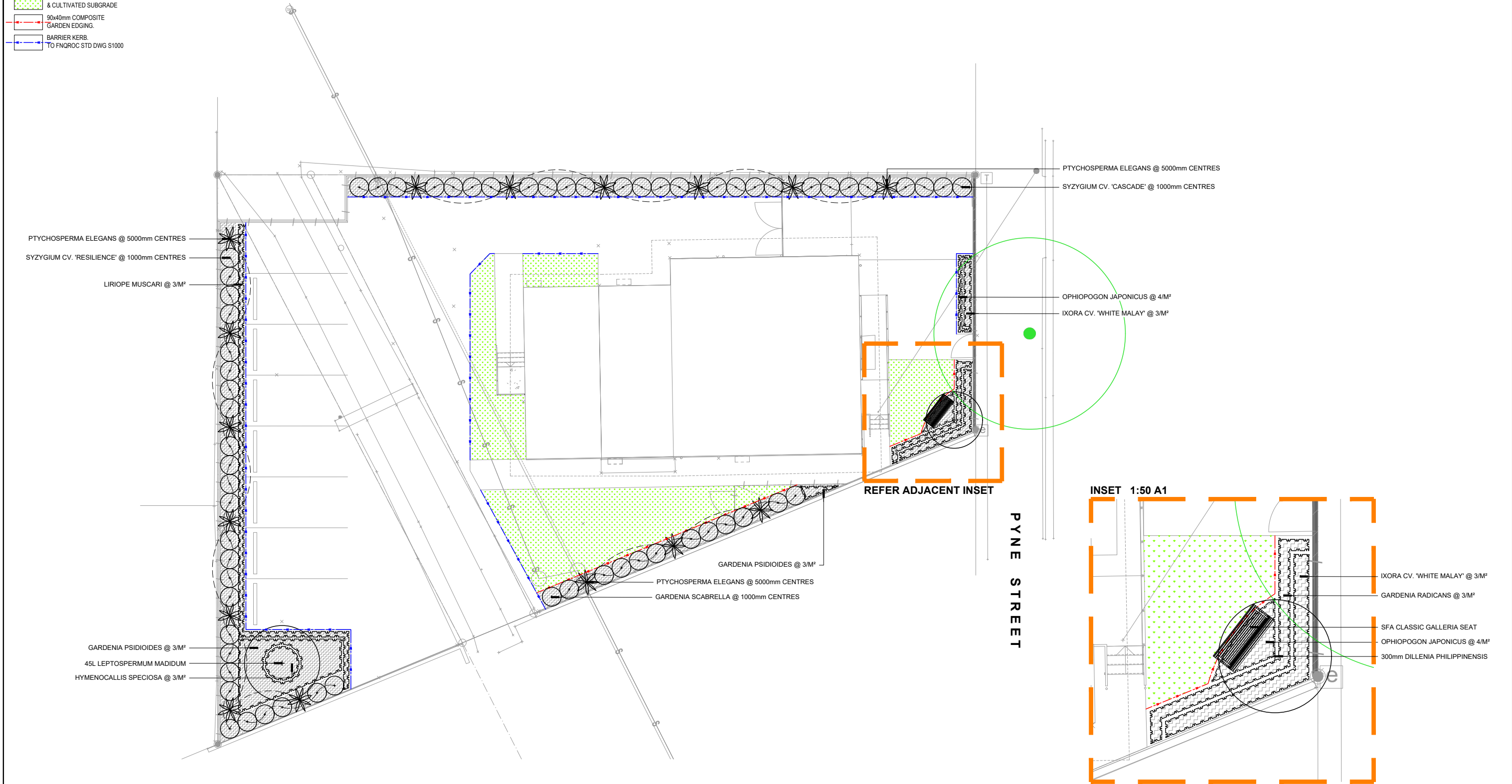


4 WESTERN ELEVATION - PROPOSED
SCALE - 1 : 100

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LEGEND

- EXISTING TREE TO BE RETAINED.
REFER SURVEY
- PROPOSED TREE / SHRUB.
REFER PLANTING PALETTE
- PROPOSED PALM.
REFER PLANTING PALETTE
- GROUND COVER PLANTING & MULCH.
REFER PLANTING PALETTE
- 100mm MULCH
TO ALL GARDEN BEDS
- NEW TURF OVER TOPSOIL
& CULTIVATED SUBGRADE
- 90x40mm COMPOSITE
GARDEN EDGING.
- BARRIER KERB.
TO FNQROC STD DWG S1000



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01	PRELIMINARY	18/07/2024	C.M.			C.M.	S.M.	18/07/2024	CAIRNS DENTAL BOUTIQUE	2406-041-SD	
						scale			EDGE HILL DENTAL CLINIC. 5 PYNE STREET, EDGE HILL, CAIRNS	drawing number	
						1:100				L1.01	
						(AT A1 SIZE SHEET)	0 1m 2m 3m 4m 5m		LANDSCAPE PLAN	rev	01

SHADE TREES



LEPTOSPERMUM MADIDUM Weeping Ti Tree

SCREENING SHRUBS



SYZYGIUM CV. 'RESILIENCE' Lilly Pilly



SYZYGIUM CV. 'CASCADE' Weeping Lilly Pilly



GARDENIA SCABRELLA Star Flower



DILLENIA PHILIPPINENSIS Katmon Tree

BOUNDARY PALMS



PTYCHOSPERMA ELEGANS Solitaire Palm

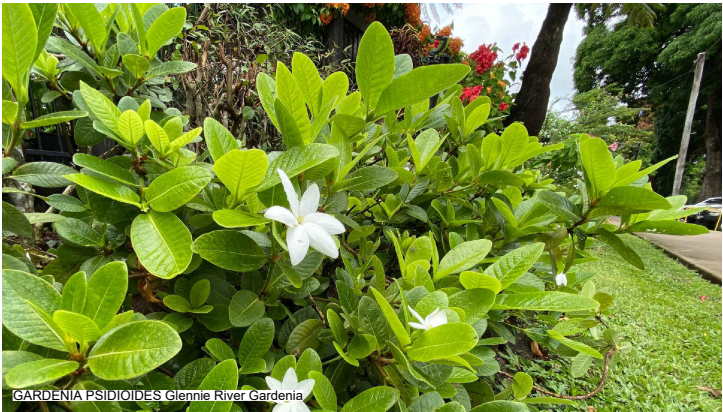
LOW SHRUBS & GROUNDCOVERS



LIRIOPE MUSCARI Lily Turf



HYMENOCALLIS SPECIOSA Spider Lily



GARDENIA PSIDIODES Glennie River Gardenia



IXORA CV. 'WHITE MALAY' White Ixora



GARDENIA RADICANS Prostrate Gardenia



OPHIPOGON JAPONICUS Mondo Grass

OUTDOOR SEATING



SFA CLASSIC GALLERIA SEAT FRONT



SFA CLASSIC GALLERIA SEAT REAR

rev. no	description	date	drawn
01	PRELIMINARY	18/07/2024	C.M.

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drawn	approved	date
C.M.	S.M.	18/07/2024

client	CAIRNS DENTAL BOUTIQUE
project	EDGE HILL DENTAL CLINIC. 5 PYNE STREET, EDGE HILL, CAIRNS
title	LANDSCAPE PALETTES

project number	2406-041-SD
drawing number	L2.01
rev	01

5 PYNE STREET, EDGE HILL – PROPOSED DENTAL PRACTICE

STORMWATER ENGINEERING REPORT



CIVIL ENGINEERING, MANAGEMENT AND BUSINESS ADVISORY

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ARO

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ARO Industries Pty Ltd Cairns Office: 51 Sheridan Street Cairns QLD 4870 Atherton Office: 57B Mabel Street Atherton QLD 4883 Telephone: (07) 4281 6897 www.aroindustries.com.au	Project Number: ARO0387 Title: 5 Pyne St – Proposed Dental Practice Stormwater Report Project Manager: Jarrod Williams Author: Jarrod Williams
	Client: Clarke and Prince
	Synopsis: Stormwater report to support the development application for Material Change of Use at 5 Pyne St, Edgehill

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REVISION/CHECKING HISTORY							
Rev No.	Date	Issue	Author	Reviewer	Approved for Issue		
					Name	RPEQ Number	Signature
Rev 0	12/9/2025	Draft Issued for Review	J. Williams	S.Booth	J. Williams	29491	
Rev 1	18/6/2025	Revised to Include Flood Assessment	J. Williams		J. Williams	29491	

DISTRIBUTION	REVISION										
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Clarke and Prince	X	X									
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APPENDIX A – CONCEPT DESIGN PLANS

APPENDIX B – FLOOD CERTIFICATE

1. INTRODUCTION

ARO Industries (ARO) have been commissioned by Clarke and Prince to prepare a Stormwater Engineering Report for the proposed development of 5 Pyne Street, Edge Hill (Lot 20 on RP702060).

The proposed development is located within Cairns Regional Council (CRC) and consists of an existing residential dwelling being renovated into a dental practice. The conversion will also include an extension. The existing shed and ancillary structures, such as garden beds will need to be removed to facilitate development.

The site is located within the flood inundation trigger area. Access to the development will be via Pyne Street which is a Council controlled road.

This report has been produced to support a development application for Material Change of Use (MCU). The report will detail how the proposed development will meet the requirements of Council and other regulatory bodies in accordance with relevant engineering standards and guidelines. In summary the report will address:

- Any necessary excavation and/or fill required to achieve the flood immunity;
- The existing and proposed overland flow paths from the site;
- Identification of the lawful point of discharge;
- Post-development site discharge and demonstrate that the proposed development will not result in any adverse impact on Council's infrastructure; and

The information in this report is based on the available information at the time. Below shows an excerpt from the current site concept design.

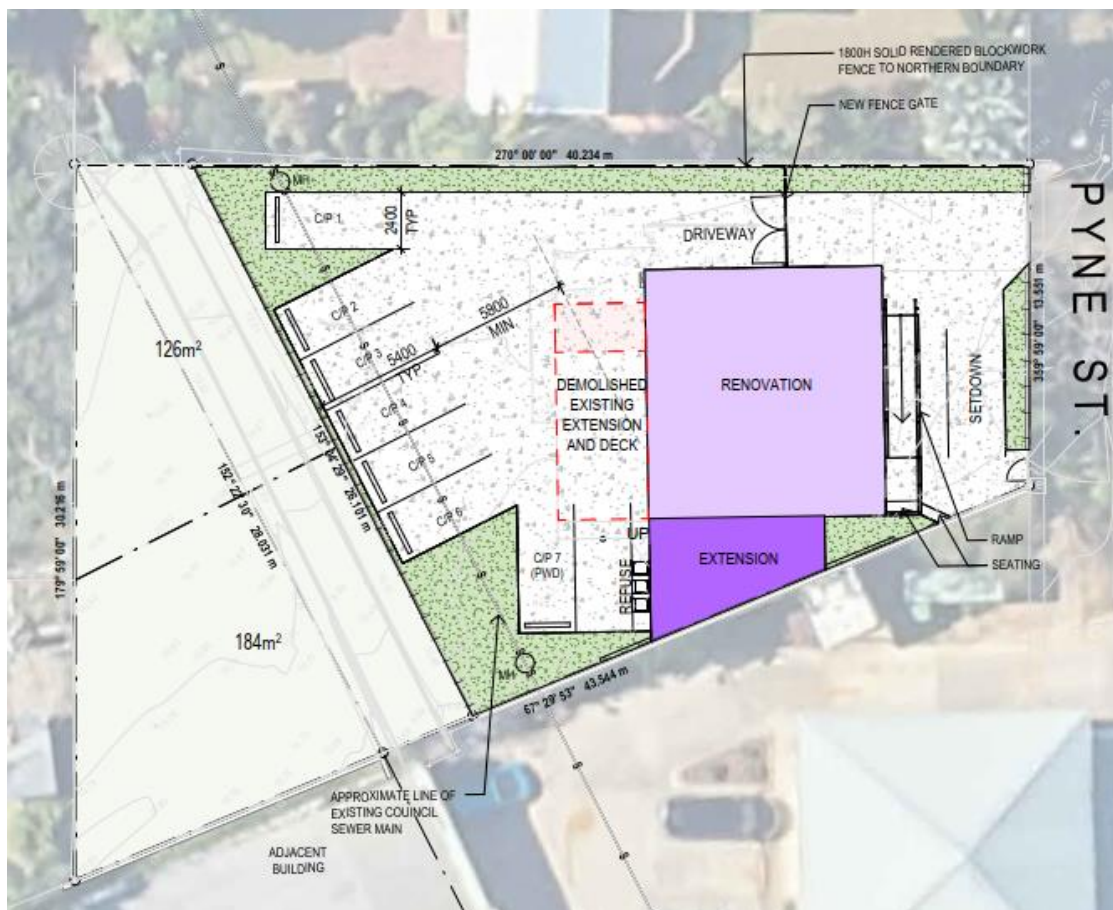


Figure 1: 5 Pyne Street Proposed Site Design Plan – Clarke and Prince Architectural Plan

2. SITE DESCRIPTION AND CURRENT CONDITION

The subject land is described as Lot 20 on RP702060 and is also known as 5 Pyne Street, Edge Hill. The total development lot area is approximately 880m². The site is currently developed as a single residential dwelling situated towards the road frontage. The lot is spilt by a concrete lined open drain contained in an approximately 4m wide easement, which conveys stormwater flows from north to south through the property. The proposed development site is shown in **Figure 2** below. The site currently has one access point, a concrete crossover to Pyne St at the northern extent of the frontage.



Figure 2: 5 Pyne Street Existing Site – QLD Globe

3. FLOOD ASSESSMENT

3.1 Flooding Existing Condition

The proposed development site is within the Cairns Plan 2016 Flood Inundation Trigger area. CRC has commissioned flood studies and provided the 1% flood levels for the proposed development lot accordingly.

Council provided flood modelling information for the site was obtained to inform the flood assessment for the proposed development. The Council modelling determined that the area is in an area which is not affected by storm surge events, as such the 1% AEP flood event indicates the critical event for inundation for this property. This was specified as **11.4m AHD** at the northwestern corner of the site, **11.2 m AHD** at the southwestern corner of the site, and **10.6 m AHD** near the southern boundary.

Council also provided the 5% AEP flood levels for the site. This was specified as **11.3m AHD** at the northwestern corner of the site, **11.1 m AHD** at the southwestern corner of the site, and **10.5 m AHD** near the southern boundary.

A review of the CRC flood inundation mapping and available publicly available lidar contours indicate the inundation experienced by the subject lot and existing properties to the west, is primarily due to flows from Pease St flowing southeast, through the properties, before collecting along the southern boundary of 334 Pease St and concentrating in the open drain through 5 Pyne St.



Figure 3: 5 Pyne Street Inundation Map – CRC Mapping

The feature survey shows that the site generally slopes towards the open drain which has an invert level of approximately 10.45m AHD in the northwestern corner and 9.65m AHD at the southern boundary. The top of bank levels at these locations are approximately 11.05m AHD and 10.60m AHD respectively.

3.2 Existing Flood Plain Storage

Council provided their flood model outputs, including the modelled flood surface. This flood surface was utilised to calculate the existing available flood plain storage on the subject site using 12d Model. Consistent with Council's flood model, the publicly available 50cm lidar surface was adopted as the existing surface for the purpose of calculating the available flood storage.

The lidar surface data removes all buildings, which in this instance was deemed appropriate given the existing structure to be retained is high set at an RL above the 1% AEP flood level. The other structures on site were assumed to be open structures, permeable to flood waters for the purpose of flood storage calculations. This was deemed to be conservative as it likely overestimates the predevelopment flood storage.

Accordingly, the existing available flood plain storage was calculated as **247.6 m³**

3.3 Development Flood Immunity

Cairns Plan 2016 specifies the required flood immunities for various development elements. The relevant elements to this development and their required flood event immunity are as follows:

Table 2 – CRC Flood Immunity Requirements

Minimum Immunity to be achieved (finished floor levels)	Uses and Elements of activities acceptable in the event
No Specified Immunity	Class 10 Structures
1% AEP	All development (where not otherwise requiring an alternate level of minimum immunity).
5% AEP	Car parking facilities

Interrogation of the Council provided flood model determined that the critical 1% AEP flood level adjacent the existing and proposed building is approximately 11.1m AHD. The Minimum Floor Level (1% AEP plus 300m Freeboard), based on the deduced 1% AEP flood level, is 11.4m AHD. The existing building floor level is 11.4m AHD, therefore a minimum floor level consistent with this is appropriate but will need confirmation from Council.

The minimum levels for the car parking facilities based on the 5% AEP flood level, is 11.3m AHD at the northwestern corner, 11.1 m AHD at the southwestern corner and 10.5 m AHD near the southern boundary.

Based on the available information the likely critical design levels for the proposed development are as follows:

- Minimum Floor Level (1% AEP plus 300m Freeboard) = **11.4m AHD**
- Minimum Car Park Levels = **11.3m AHD to 10.5m AHD**

3.4 Flood Hazard Assessment

Council's provided flood model outputs included depth and velocity details for the analysed flood events. In order to assess the flood hazard, on the basis of the development not altering the flood characteristics, this data was reviewed within the footprint of the proposed development.

1% AEP Flood Event

The 1% AEP flood depth across the development footprint ranges from approximately 100mm to 850mm. The 850mm depth is experienced within the drain, with the flood depths across the rest of the site generally less than 300mm. The majority of the development footprint experiences 1% AEP flood depths of between 100mm and 300mm. **Figure 7** below shows the 1% AEP flood depths across the site.

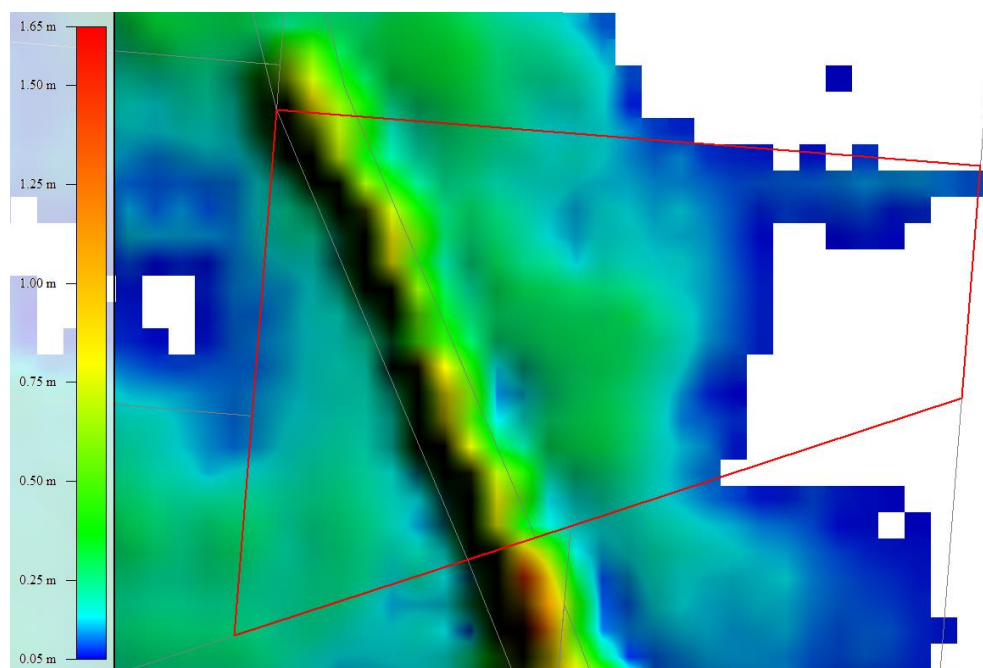


Figure 7: 1% AEP Flood Depths - Council Flood Model Outputs

The 1% AEP flood velocity across the development footprint ranges from approximately 0.15 m/s to 2.3 m/s. The 2.3 m/s velocity is experienced within the drain at the southern extents. The majority of the development footprint experiences 1% AEP flood velocities of between 0.1m/s and 0.7m/s. **Figure 8** below shows the 1% AEP flood velocities across the site.

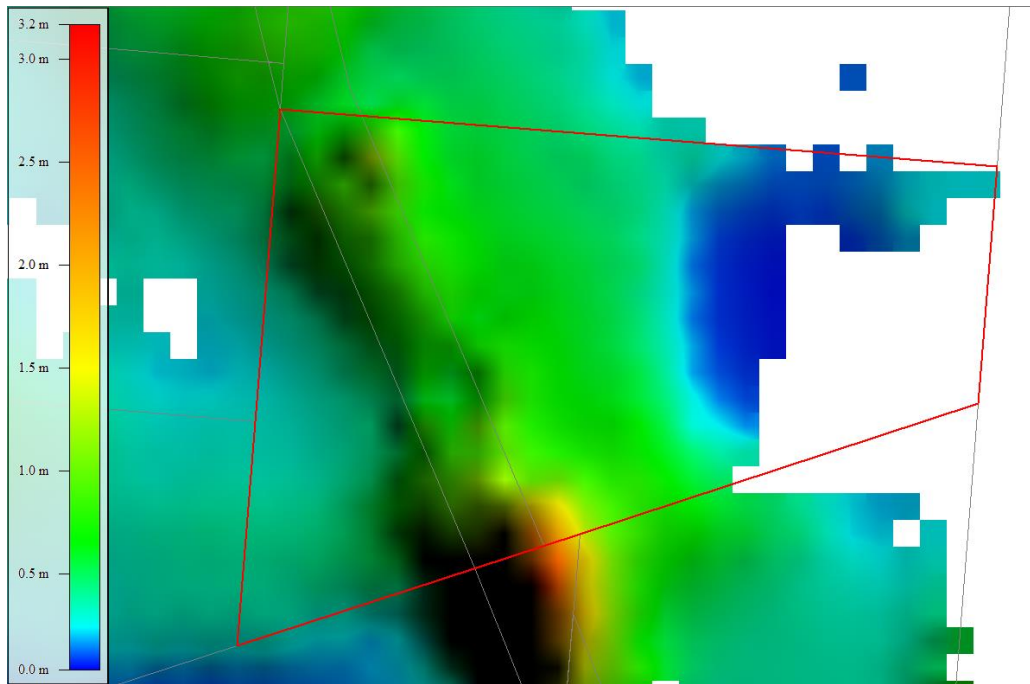


Figure 8: 1% AEP Flood Velocity - Council Flood Model Outputs

From the available information, on the assumption of the development not altering the flood characteristics, a Hazard Vulnerability Classification (HVC) in accordance with the Australian Institute for Disaster Resilience on the site can be determined during the 1% AEP.

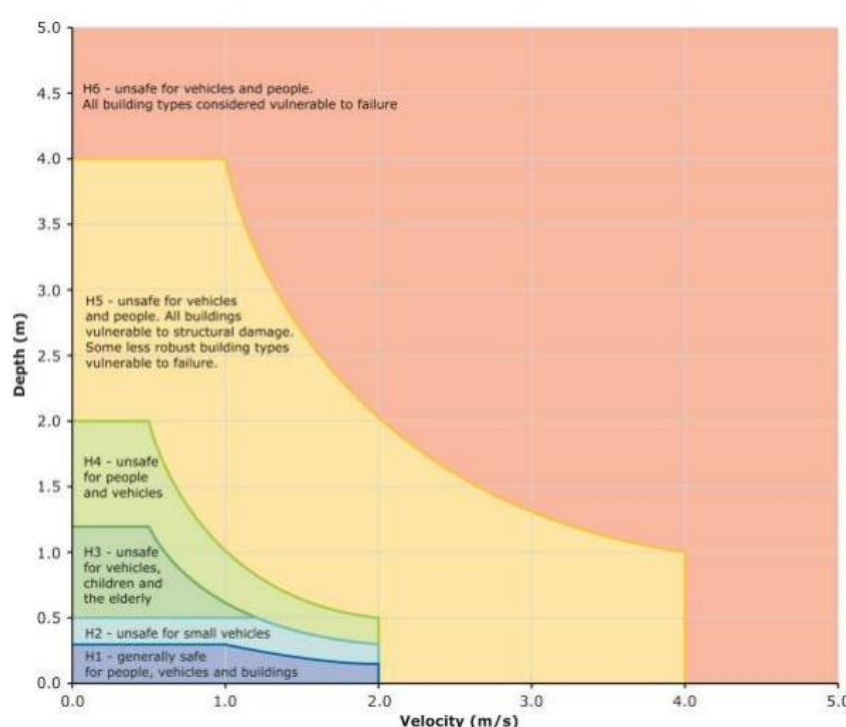


Figure 9: General Flood Hazard Vulnerability Curves Technical Flood Risk Management Guideline

Generally, the 1% AEP flood HVC across the development site in the current modelled condition are classified as H1. The flows within the drain area were classified as high as H5 but are outside of the development footprint. **Figure 10** below shows the HVC across the site with the proposed development underlaid.

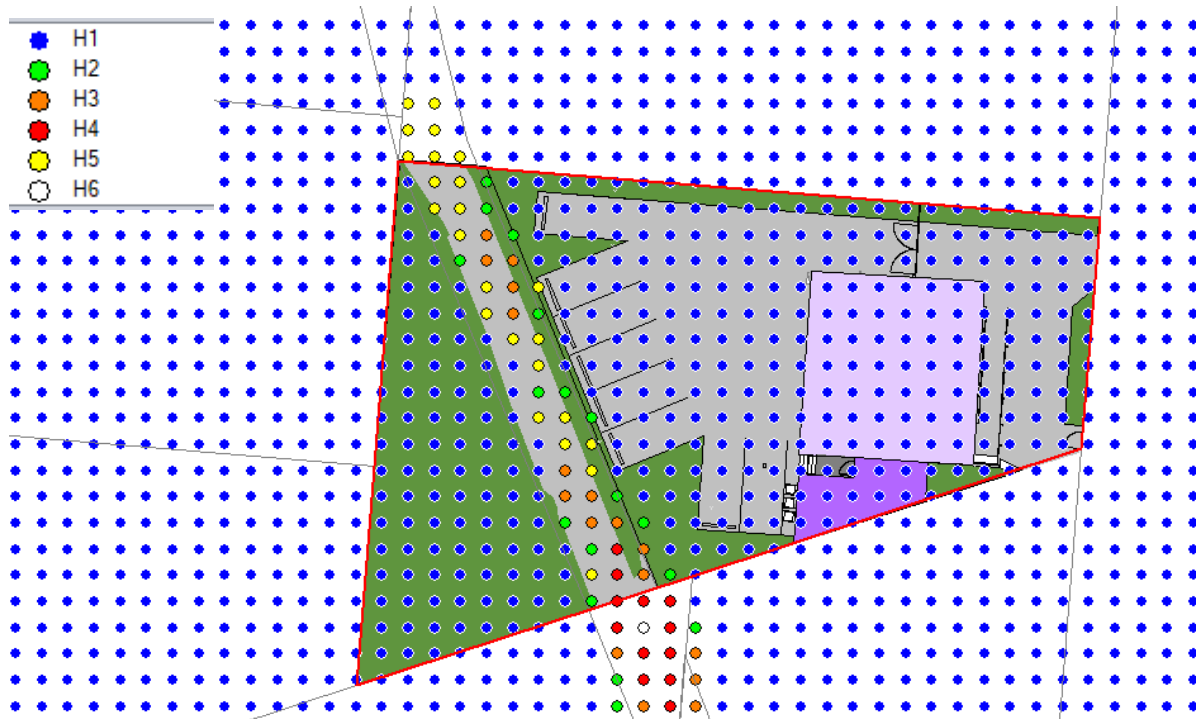


Figure 10: 1% Hazard Vulnerability Classification - Council Flood Model Outputs

In accordance with the Technical Flood Risk Management Guideline, a HVC of H1 is generally safe for vehicles, people and buildings.

5% AEP Flood Event

The 5% AEP flood depth across the development footprint ranges from approximately 25mm to 830mm. The 830mm depth is experienced within the drain, with the flood depths across the rest of the site generally less than 250mm. The majority of the development footprint experiences 5% AEP flood depths of between 50mm and 250mm. **Figure 11** below shows the 5% AEP flood depths across the site.

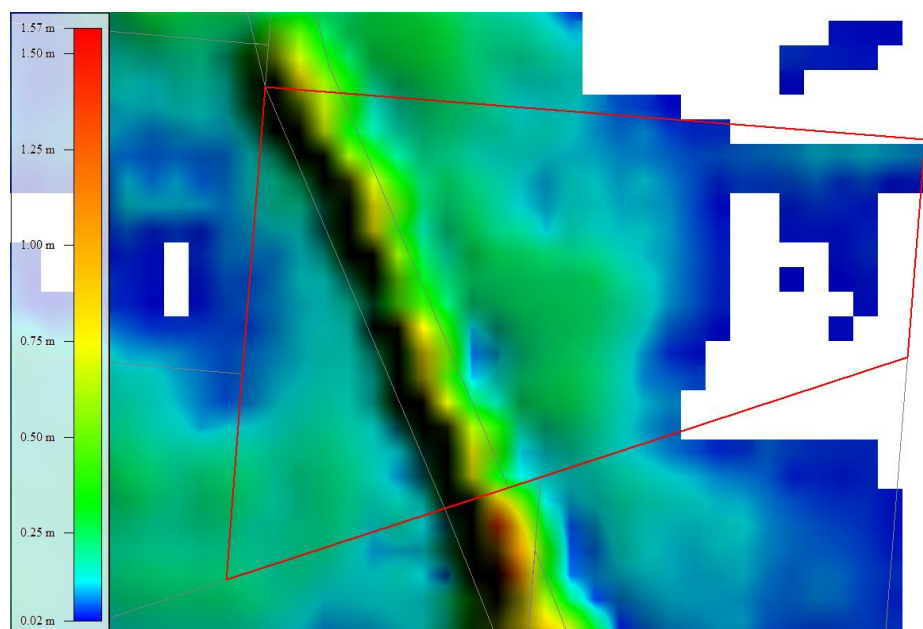


Figure 11: 5% AEP Flood Depths - Council Flood Model Outputs

The 5% AEP flood velocity across the development footprint ranges from approximately 0.04 m/s to 2.3 m/s. The 2.3 m/s is experienced within the drain at the southern extents. The majority of the development footprint experiences 5% AEP flood velocities of between 0.03m/s and 0.7m/s. **Figure 12** below shows the 5% AEP flood velocities across the site.

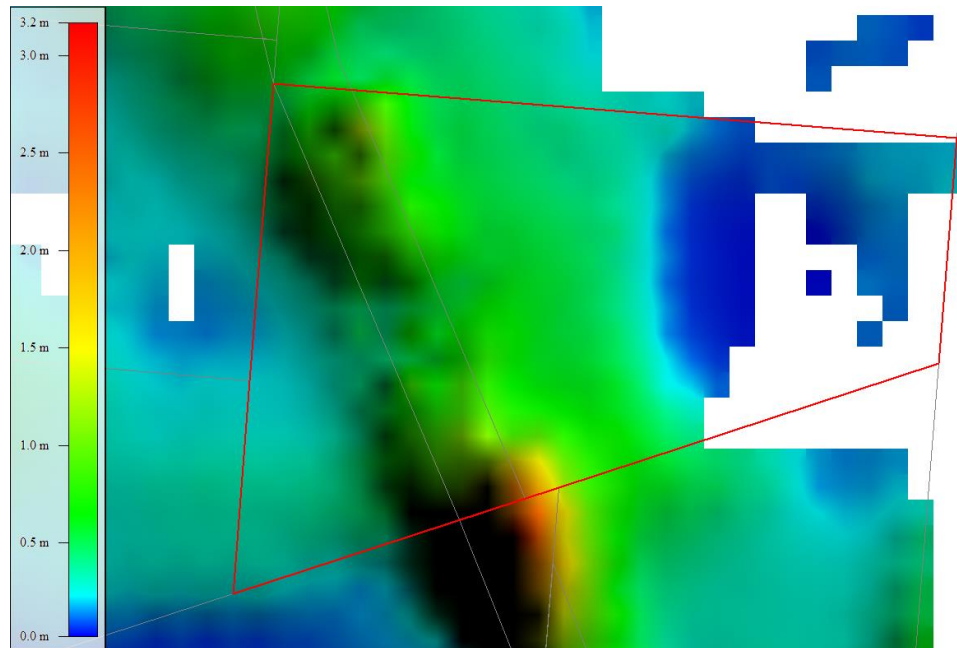


Figure 12: 5% AEP Flood Velocity - Council Flood Model Outputs

From the available information, on the assumption of the development not altering the flood characteristics, a Hazard Vulnerability Classification (HVC) in accordance with the Australian Institute for Disaster Resilience on the site can be determined during the 5% AEP.

Generally, the 5% AEP flood HVC across the site in the current modelled condition were classified as H1. The areas with hazard levels above H1 were within the drain and outside of the proposed development footprint. **Figure 13** below shows the HVC across the site with the proposed development underlaid.

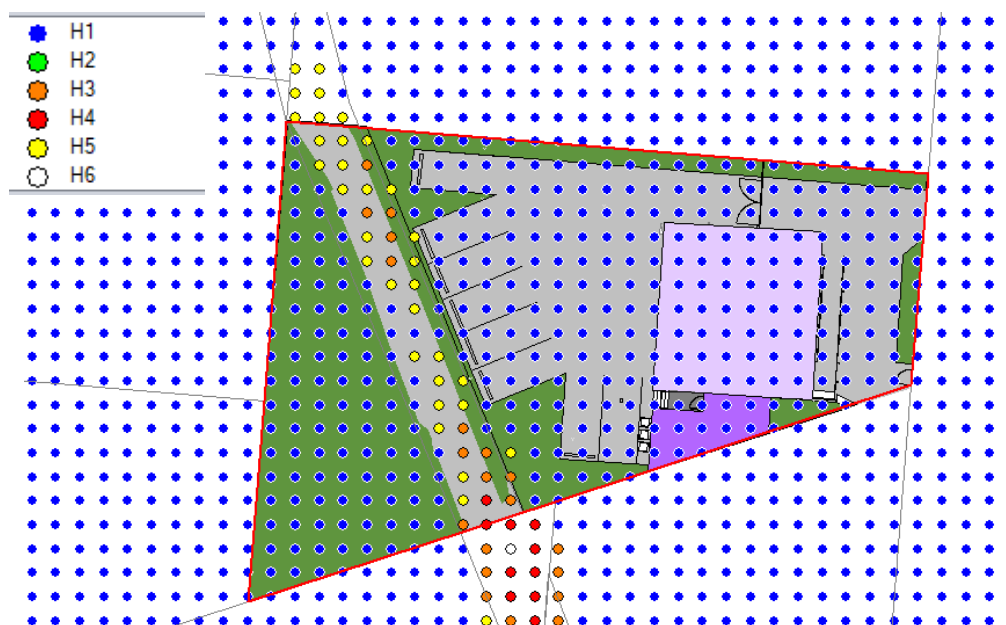


Figure 13: 5% Hazard Vulnerability Classification - Council Flood Model Outputs

In accordance with the Technical Flood Risk Management Guideline, a HVC of H1 is generally safe for vehicles, people and buildings. Therefore, car park areas at levels similar to the current site levels can be expected to experience a HVC of H1 would likely be safe for vehicles to be parked during a 5% AEP event.

3.5 Development Flood Plain Storage

Utilising the same methodology outlined above in **Section 3.2** and the conceptual site design levels the 1%AEP flood was calculated in the developed condition. As detailed in **Section 3.4**, while Councils planning scheme stipulates that the car parking areas be at the 5%AEP level as a minimum, the flood hazard levels in this event will likely be safe for vehicles to be parked below this level. As such the proposed site design levels do not meet this required immunity, instead they seek to match the existing levels and maintain the existing flood storage on the site.

As with the predevelopment model the high set structure to be retained was assumed to be elevated enough that it does not impact the flood storage.

The resultant available flood plain storage in the developed scenario was calculated in the 1%AEP event as **266.5 m³**.

4. PRE-DEVELOPMENT STORMWATER

4.1 Existing Stormwater Condition

Based on survey data, the predevelopment stormwater flows on the subject site are split to two lawful points of discharge. Catchments 1, 2 and 3 grade towards the open drain and flow into the existing 2100x900 RCBC within Councils drainage easement that flows south towards Collins Ave. Catchment 4 discharges to Pyne St via sheet flow across the verge and into the kerb and channel. Catchment 5 is comprised of the existing dwellings roof and is collected via gutters and downpipes before discharging to the Pyne St kerb and channel, where stormwater flows south towards Collins Ave. The predevelopment catchments are shown below and detailed in **Appendix A**.



Figure 4: 5 Pyne Street Pre-development Stormwater Catchments

A review of the Council infrastructure mapping was conducted in the vicinity of the site. From this it was determined that no stormwater infrastructure exists in Pyne St, other than the kerb and channel. The concrete lined open drain within the site was identified as a Council asset, as is the 2100x900 RCBC downstream of the drain. An excerpt from Councils infrastructure mapping is shown below in **Figure 5**.

4.2 Predevelopment Catchment Analysis

QUDM provides recommended annual exceedance probabilities (AEP) for the minor and major drainage system. The recommended minor system AEP for a Commercial development is 10% AEP, while the recommended major system AEP for habitable floor levels and overland flow paths is 1% AEP. As such both events were analysed for their predevelopment conditions.

The Australian Rainfall and Runoff (ARR) Data Hub was utilised to obtain the Bureau of Meteorology Intensity Frequency Duration design rainfall intensities and wet tropics temporal patterns relevant to the subject site area. This data was then utilised to determine the critical runoff flow for each of the predevelopment catchments. **Table 3** below details the assumptions and results of this analysis.

Table 3 – Development Lot Discharge Pre-Development

Catchment	Area (ha)	Time of Concentration (min)	Land Description	Impervious (%)	Pervious (%)	Impervious C ₁₀	Pervious C ₁₀	Peak Flow Rate (m ³ /s)	
								10% AEP	1% AEP
Pre-Development Catchment 1	0.010	5	Grassed area with garden beds	0	100	0.90	0.74	0.004	0.007
Pre-Development Catchment 2	0.022	5	Partially grassed, partially concrete lined drain	37.1	62.9	0.90	0.74	0.010	0.016
Pre-Development Catchment 3	0.022	5	Partially grassed, partially Shed and footpaths	16.8	83.2	0.90	0.74	0.010	0.016
Pre-Development Catchment 4	0.013	5	Driveway and grassed areas	46.7	53.3	0.90	0.74	0.006	0.009
Pre-Development Catchment 5	0.019	5	Existing dwelling roof	100	0	0.90	0.74	0.009	0.014
Totals								0.039	0.062

4.3 Neighbouring Properties

Section 4.1 details an assessment of the available flooding information, this along with the predevelopment catchment analysis determined that there are significant flows currently entering the subject lot from the west. These flows are from the Pease St road reserve and enter 5 Pyne St via residential lots as a non-lawful point of discharge onto the subject lot. Similarly, stormwater flows from the adjacent northern lot enter 5 Pyne St. These will need to continued to be accepted onto the subject site and conveyed to the drainage easement to ensure a no worsening on upstream properties.

5. POST-DEVELOPMENT STORMWATER

Clarke & Prince Architects provided site plan concept design. DWG files were utilised to analyse the post development stormwater runoff. The objective of the design for post development stormwater management was to ensure stormwater is directed to a lawful point of discharge and has a no-worsening effect on downstream or upstream properties that lawfully discharge into the open drain.

5.1 Post Development Stormwater Strategy

The post development stormwater management plan for the proposed development is shown in **Appendix A**. The management of post development stormwater runoff will involve a combination of collection, conveyance and detention prior to release to a lawful point of discharge.

As discussed above, the main drainage feature on the subject site is a Council controlled open drain within a 4m easement. The rear of the lot will be graded towards the drainage easement, this will allow the runoff to be collected and conveyed to a below ground detention storage before being discharged to the existing drain and ultimately the Council 2100x900 RCBC.

In Pyne St, no stormwater infrastructure exists for direct connection of the internal stormwater system within the vicinity of the proposed development. Consequently, the only stormwater infrastructure available for a lawful point of discharge is the Council kerb and channel. As such, all roof water runoff will be collected by the guttering and downpipe system and then conveyed by the internal stormwater plumbing system directly to the Council kerb and channel in Pyne St.

Runoff from the access driveway will be collected and conveyed via internal pavement grading and kerbs overland to ultimately discharge via the crossover to the Pyne St kerb channel. The discharge from site will be distributed to minimise concentration of flows and best match the pre-development conditions.

5.2 Post Development Catchment Analysis

Similar to the determination of the pre-development stormwater flows, an analysis of the post development catchment was completed for the design AEP's in order to assess the post development discharge from the proposed development. Catchment 1 is the area west of and including the open drain. Catchment 2 generally comprises the proposed rear car park area, while Catchment 4 includes the front driveway and service vehicle areas. Catchment 3 comprises the roof area, which is discharged to Pyne St via kerb outlets. The development catchments were defined in accordance with the Architectural and proposed site levels (**Figure 6**) and subsequently to determine the critical flow rates in 10% and 1% AEP's. **Table 4** below details the assumptions and results of this analysis.

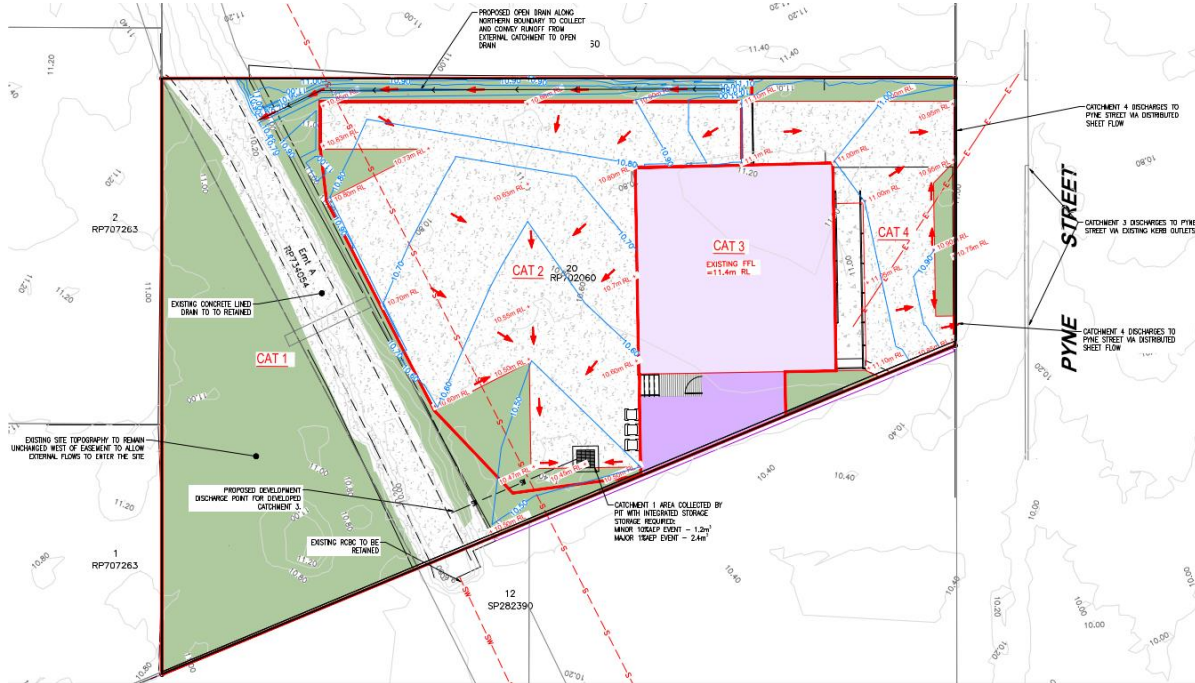


Figure 6: 5 Pyne Street Post Development Stormwater Concept

Table 4 – Post-Development catchment flows

Catchment	Area (ha)	Time of Concentration (min)	Impervious (%)	Pervious (%)	Impervious C ₁₀	Pervious C ₁₀	Peak Flow Rate (m ³ /s)	
							10% AEP	1% AEP
Post Development Catchment 1	0.0365	5	22.4	77.6	0.9	0.74	0.016	0.026
Post Development Catchment 2	0.0268	5	11	88.9	0.9	0.74	0.011	0.019
Post Development Catchment 3	0.0133	5	100	0	0.9	0.74	0.007	0.010
Post Development Catchment 4	0.0115	5	75.9	24.1	0.9	0.74	0.005	0.009

The post development stormwater management system has been modelled utilising the catchment parameters detailed in **Table 4**. The modelling included routing the stormwater flows through the system to determine critical outflows to Council infrastructure. An excerpt from the concepts design is shown in **Figure 6** and a comparison between pre and post development stormwater outflows from the development site are shown in **Table 5**.

Table 5: Pre and Post Development Stormwater Flows discharged from Development

Average Exceedance Probability (AEP)	Pre-Development Flow to Open Drain (m3/s)	Post Development Flow to Open Drain (m3/s)	Discharge Change to Open Drain	Pre-Development Flow to Pyne St (m3/s)	Post Development Flow to Pyne St (m3/s)	Discharge Change to Pyne St
10% AEP	0.024	0.023	-4.17%	0.016	0.011	-31.25%
1% AEP	0.039	0.036	-7.69%	0.023	0.018	-21.74%

5.3 Effect on Neighbouring Properties

Section 4.3 details the predevelopment stormwater flows entering the development lot other than through the drainage easement. There are no works proposed within the drainage easement or the lot area on the western side of the easement. Therefore, the current discharge arrangement from adjoining western lots will be unchanged. The proposed development seeks to minimise the impact on the adjoining lots, accordingly concept lot levels have been designed to not obstruct external flows entering the site and a drain is proposed along the northern boundary to collect and convey runoff away from the proposed car park to the drainage easement.

6. CONCLUSION

The impact of the proposed development in the context of stormwater drainage has been assessed in accordance with the Queensland Urban Drainage Manual and FNQROC. The upstream lawful flows entering the site will be conveyed through the existing easement over 5 Pyne Street to Council infrastructure within a Council controlled stormwater easement.

Flood investigations undertaken using Council supplied flood modelling indicate that the site is affected by flooding during the 1% AEP event. The proposed development can achieve the required flood immunity through appropriate finished floor levels and elevated structure designs. The flood storage assessment also indicates that the proposed development generally maintains the existing floodplain storage characteristics and is not expected to result in significant adverse impacts to flood behaviour.

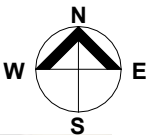
A flood hazard assessment has been undertaken for the 1% and 5% AEP events providing the Hazard Vulnerability Classification across the site based on the current modelling. Where the development proposes parking spaces below the 5% AEP level, the classification was assessed to be acceptable safety levels to property, vehicles and user safety.

Stormwater investigations demonstrate that lawful points of discharge can be maintained and that the proposed drainage strategy can effectively manage runoff from the redeveloped site. The proposed internal stormwater network, combined with onsite detention storage will limit post-development discharge rates to pre-development conditions. Subject to detailed design, the proposed stormwater management approach is not expected to adversely impact surrounding properties or downstream infrastructure.

Overall, the investigations undertaken support the proposed redevelopment and demonstrate that the development can be appropriately serviced and managed with respect to flooding and stormwater infrastructure. The proposed development is therefore considered suitable to proceed to detailed design and Council assessment stages.

APPENDIX A

Concept Designs



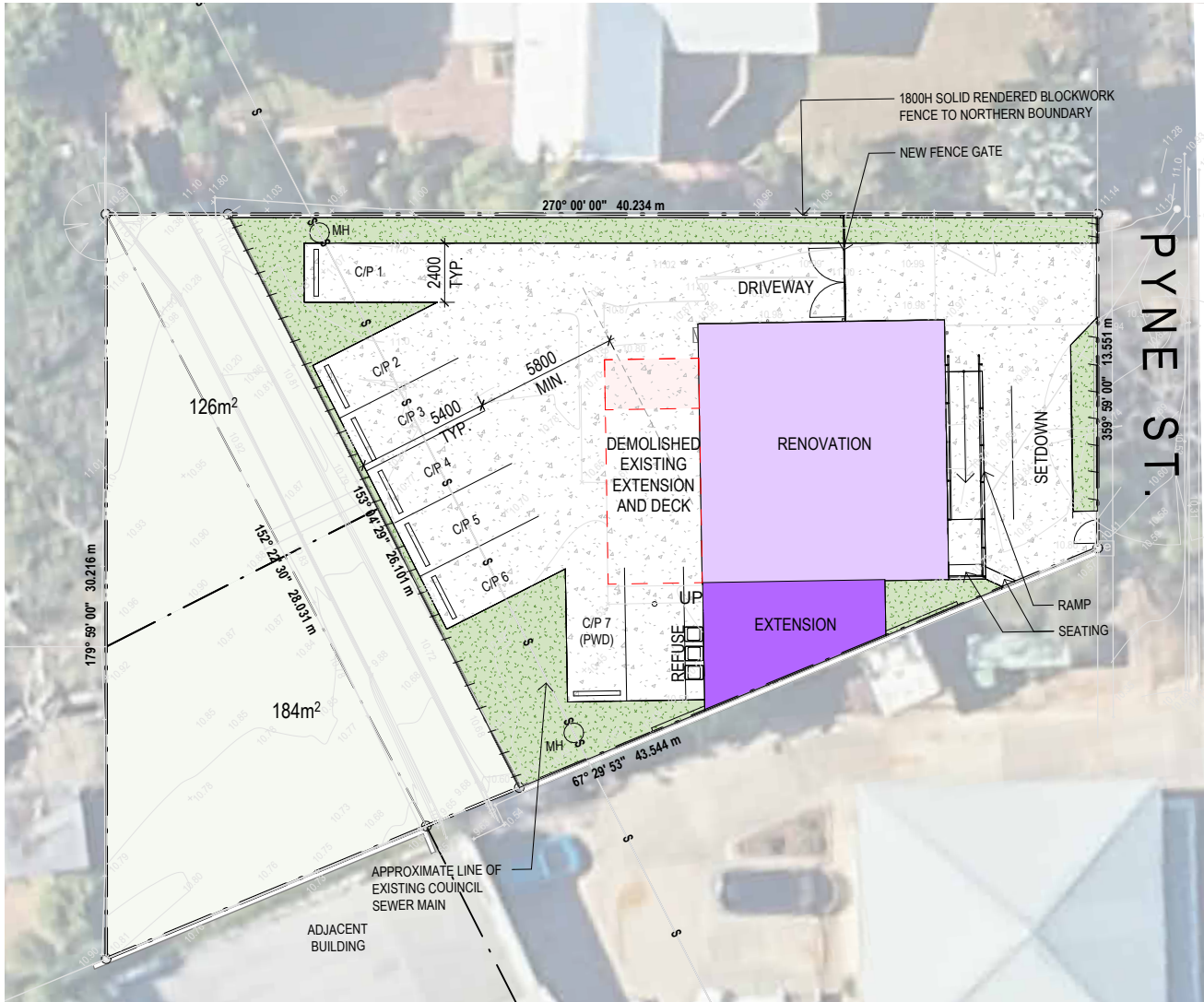
PROPERTY INFORMATION

LOT NUMBER	20
PLAN NUMBER	RP702060
PARISH	CAIRNS
COUNTY	NARES
SITE AREA	880 m ²

LANDSCAPING 47%

GFA

RENOVATION GFA	105.5m ²
EXTENSION GFA	27.7m ²
TOTAL GFA	133.2m²



1

SITE PLAN - PROPOSED

SCALE - 1 : 200

AMENDMENTS	DATE
- PRELIMINARY ISSUE	06/11/24

DO NOT SCALE DRAWINGS.
USE FIGURED DIMENSIONS ONLY.
DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE
TO BE MADE FOR FINISHED SIZES. VERIFY ALL
DIMENSIONS AND SITE CONDITIONS PRIOR TO
COMMENCING WORK. THIS DOCUMENT IS AND
SHALL REMAIN THE PROPERTY OF CLARKE AND
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www.clarkeandprince.com.au

DRAWN	MH	SCALE	1 : 200	SIZE	A3
APPROVED	SC	DATE	NOV 2024		

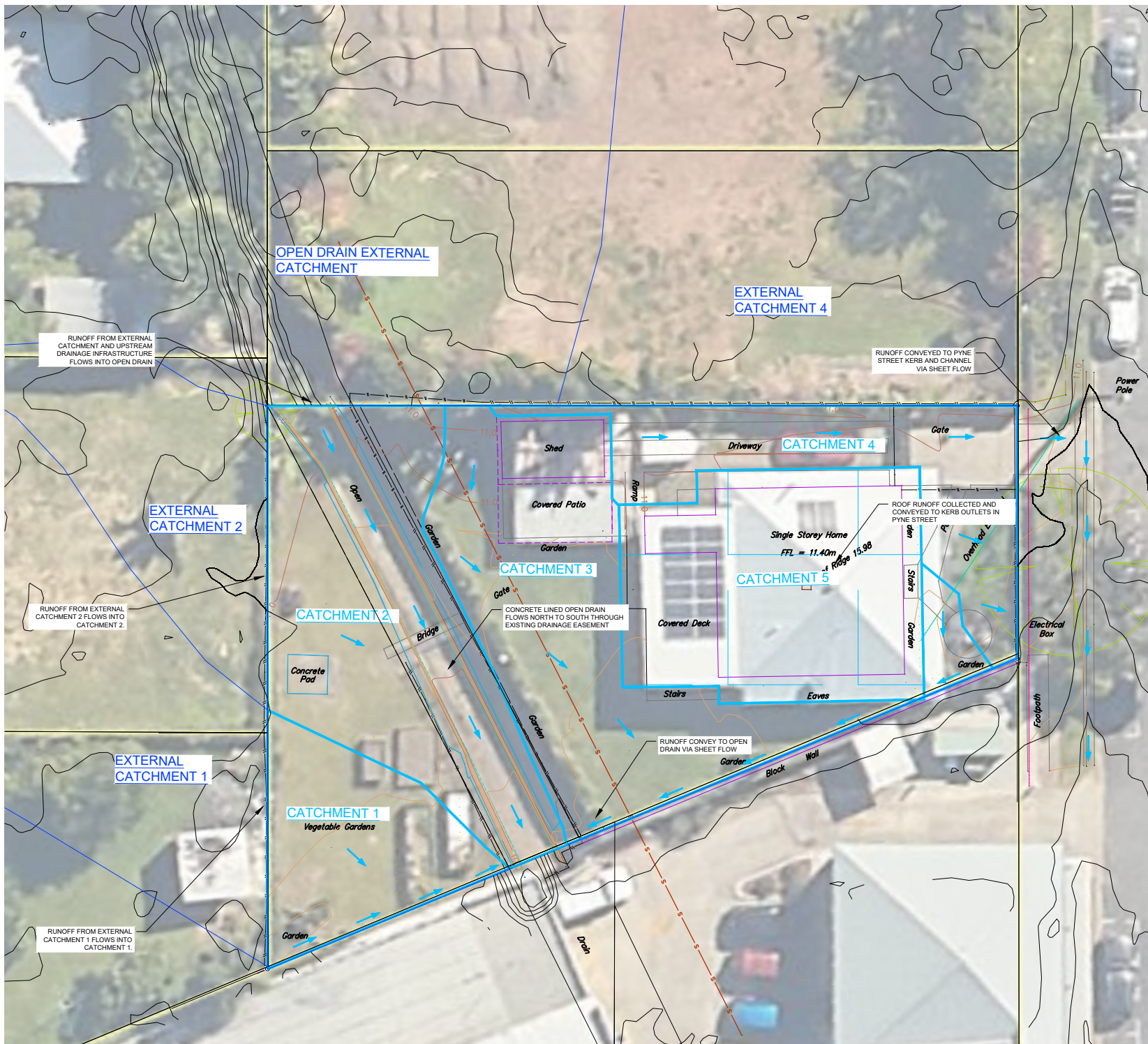
PROJECT	EDGE HILL DENTAL CLINIC 5 PYNE STREET, EDGE HILL, CAIRNS CAIRNS DENTAL BOUTIQUE		
FOR	SITE PLAN - PROPOSED		
DWG			
DWG No.	1607-SD - A-01	STAMP	PLANNING APPROVAL
		ISSUE	-

LEGEND

— 13.0 —	EXISTING SURFACE CONTOUR (0.1m INTERVAL)
—	PRE DEVELOPMENT STORMWATER CATCHMENT
---	PRE DEVELOPMENT STORMWATER FLOW PATH
←	PRE DEVELOPMENT STORMWATER FLOW DIRECTION
→	POST DEVELOPMENT STORMWATER FLOW DIRECTION
	POST DEVELOPMENT ROOF AREAS
■	POST DEVELOPMENT GRASSED PERVIOUS AREAS
■	POST DEVELOPMENT PAVED IMPERVIOUS AREAS
+ 10.00m	PROPOSED SITE LEVELS (mAHD)

NOTES

1. CONCEPT DESIGN ONLY STORMWATER MANAGEMENT SUBJECT TO DETAILED DESIGN AND APPROVAL.
2. SITE LEVELS TO BE GRADED TO MOVE SURFACE WATER AWAY FROM BUILDINGS IN ACCORDANCE WITH NCC SURFACE WATER DRAINAGE REQUIREMENTS.
3. BUILDINGS SLAB HEIGHTS TO BE SET ABOVE SITE LEVELS IN ACCORDANCE WITH NCC SURFACE WATER DRAINAGE REQUIREMENTS.
4. LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.



51 Sheridan Street
Cairns Qld 4870
T (07) 4281 6397
E admin@arindustries.com.au
W www.arindustries.com.au
ABN: 49 641 461 298

CLARKE & PRINCE ARCHITECTS

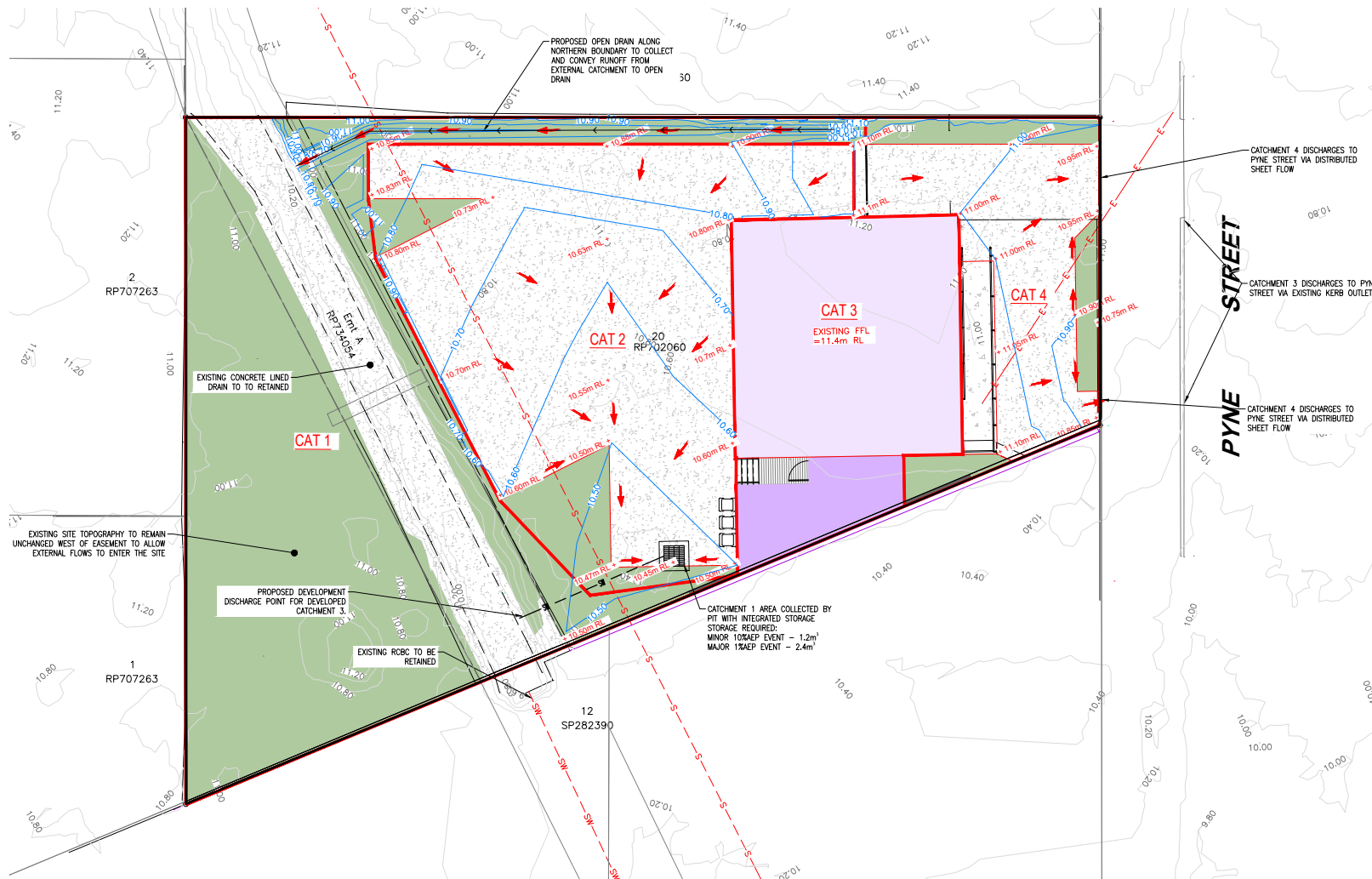
5 PYNE STREET, EDGE HILL
PROPOSED DENTAL PRACTICE

PRE DEVELOPMENT
STORMWATER PLAN

ARO0387-SK01

1:100
A1 Full Size

Acad No. ARO0387 SK-01(A) 8th December 2023



LEGEND

— 4.0 —	EXISTING SURFACE LIDAR CONTOUR (0.2m INTERVAL)
— 4.0 —	PROPOSED DESIGN SURFACE CONTOUR (0.1m INTERVAL)
+ 10.0m RL	PROPOSED SITE SPOT LEVELS (mAH)
—	POST DEVELOPMENT STORMWATER CATCHMENT
→	POST DEVELOPMENT STORMWATER FLOW DIRECTION
—	EDGE OF EXISTING SEALED ROAD
— SW —	EXISTING STORMWATER
— W —	EXISTING WATER
— T —	EXISTING TELECOMMUNICATIONS
— S —	EXISTING SEWER
— E —	EXISTING OVERHEAD ELECTRICITY
— SW —	PROPOSED STORMWATER
—	POST DEVELOPMENT PERVIOUS AREAS
—	POST DEVELOPMENT IMPERVIOUS AREAS
—	PROPOSED ROOF AREAS

NOTES

1. LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED PRIOR TO CONSTRUCTION BY CONTRACTOR THROUGH LIAISON WITH RELEVANT AUTHORITIES.
2. CONCEPT DESIGN ONLY STORMWATER MANAGEMENT SUBJECT TO DETAILED DESIGN AND APPROVAL.
3. STORMWATER CATCHMENTS BASED ON AVAILABLE SURVEY AND PUBLICLY AVAILABLE LIDAR ELEVATION DATA.
4. SITE LEVELS TO BE GRADED TO MOVE SURFACE WATER AWAY FROM BUILDINGS IN ACCORDANCE WITH NCC SURFACE WATER DRAINAGE REQUIREMENTS.
5. BUILDING SLAB HEIGHTS TO BE SET ABOVE SITE LEVELS IN ACCORDANCE WITH NCC SURFACE WATER DRAINAGE REQUIREMENTS.
6. LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
7. ALL ROOF WATER TO BE DIRECTLY CONNECTED TO STORMWATER STRUCTURES.

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CLARKE & PRINCE ARCHITECTS

5 PYNE STREET, EDGE HILL
 PROPOSED DENTAL PRACTICE

POST DEVELOPMENT
 STORMWATER PLAN

ARO0387-SK02

1:100
 A1 Full Size

Acad No. ARO0387 SK-02(C)

17th JUNE 2026

APPENDIX B

CRC Flood Search Certificates

22 December 2023

J Williams
51 Sheridan Street
Cairns City QLD 4870

Email: jarrod@aroindustries.com.au

Dear Jarrod,

**Flood Search Response Letter for Lot 20 on RP 702060 being 5 Pyne Street,
Edge Hill QLD 4870**

I refer to your request for a flood search on the above property. Flood modelling for the CBD and Environs catchment has determined expected flood levels for an extreme event being a 1% Annual Exceedance Probability (AEP) flood (1 in 100 year ARI event).

In conjunction with the flood modelling noted above, reporting and mapping for Storm Surge events in the Cairns Region has been undertaken via the *Cairns Region Storm Tide Inundation Study (revised 2018)*. Lot 20 is in an area which is not affected by storm surge events, and as such the 1% AEP flood event indicates the critical event for inundation for this property.

From information to hand, Lot 20 would be inundated by a 1% AEP flood event. Levels for this event, in metres Australian Height Datum (AHD), are as follows:

- The estimated 1% AEP flood level in the general area ranges from 11.4m AHD at the north-western corner of the site, 11.2 m AHD at the south-western corner of the site, and 10.6 m AHD near the southern boundary. If a flood level at a specific location is required, please contact Cairns Regional Council.
- The estimated 5% AEP flood level in the general area ranges from 11.3m AHD at the north-western corner of the site, 11.1 m AHD at the south-western corner of the site, and 10.5 m AHD near the southern boundary. If a flood level at a specific location is required, please contact Cairns Regional Council.

Ground levels (as determined in 2021) on Lot 20 appear to vary between 11.0 metres to 10.0 metres AHD. Comparing the lot ground levels with the provided flood and storm surge levels will provide the expected depth of inundation. The ground levels are indicative only and should be confirmed by survey.



Enquirers should satisfy themselves that the property is not subject to any pre-existing local drainage issues and whether the premises has an existing level of immunity to the 1% AEP flood and/or storm tide event.

Where any future development or works activities are proposed, enquirers should ensure they consult the relevant planning and building policies and professionals to determine the appropriate immunity or development response to flood and storm tide inundation events.

The above advice is provided based on the best information currently available. Council takes no responsibility for any errors or inaccuracies inadvertently advised. For further information, please contact Council's Strategic Asset Management and Planning on the phone number provided above.

Yours faithfully



Tyron Curcuruto
Executive Manager Strategic Asset Management & Planning

ATTACHMENT 2: Notice of Intention to Commence Use



Notice of Intention to Commence Use

DEVELOPMENT PERMIT *Planning Act 2016*

Development Permit	8/8/1664
Date of Approval	16 September 2026
Approved Use	Material Change of Use for Health Care Services
Location	5 Pyne Street, EDGE HILL
Property Description	Lot 20 on RP702060

I/we are hereby notifying Cairns Regional Council of my/our intention to commence the approved use outlined above

on _____ (insert date).

I have read the conditions of the Decision Notice issued and believe that all the applicable conditions have been complied with.

Applicant:

Address:

Contact Phone:

Signature of Applicant/Owner:

Date:

ATTACHMENT 3: Infrastructure Charges Calculations

Attachment to Infrastructure Charges Notice								
Applicant Name: Gilvear Planning		Development Application Number: 8/8/1664						
Development Address: 5 Pyne Street, Edge Hill		Preparing Officer: Dan O'Connor						
Property Description: Lot 20 on RP702060		Development Type: Material Change of Use						
Parcel Number/s: 102996		Relevant Charges Policy: Cairns Regional Council Charges Resolution No. 2 of 2021						
Estate Name & Stage: N/A		Date Levied: 28-Aug-26						
DM5 Ref: 7939456		Index: 150.19						
Levied Charge Calculation								
AC - (BASE CHARGE)								
Category	Use	Use component		Quantity	Sub Total	Indexed Sub Total		
Essential services	Health care service	for each square metre of gross floor area	\$ 153.40	129.1	\$19,803.94	\$24,766.31		
		for each square metre impervious to stormwater	\$ 10.95	516	\$5,650.20	\$7,066.00		
PROPOSED CHARGE					\$25,454.14	\$31,832.31		
C - (CREDIT)								
Category	Use	Use component		Quantity	Sub Total	Indexed Sub Total		
Residential uses	Dwelling house	for each dwelling with 3 or more bedrooms	\$ 30,677.65	1	\$30,677.65	\$38,364.71		
			\$ -		\$0.00	\$0.00		
EXISTING CHARGE					\$30,677.65	\$38,364.71		
IMPORTANT NOTE: In accordance with section 3.5 of Council's Charges Resolution No 2 of 2021, all Levied Charges are subject to automatic indexation. Please contact Council's Development Assessment Team on 1300 692 247 or by email to townplanner@cairns.qld.gov.au to confirm the payment amount prior to payment.								
REVIEWED: Kelly Lordan ☐				LC (LEVIED CHARGE) \$0.00 \$0.00				
OFFICE USE ONLY:				DATE PAYABLE	MCU - Before the change occurs			
				DATE PAID				
				ACCOUNT	T648 GL 05446			
				RECEIPT NUMBER				

ATTACHMENT 4: SUPPORTING DOCUMENTATION - #[7943015](#) (Do not attach to DN)



**PROPOSED
HEALTH CARE
SERVICE
(DENTAL PRACTICE)
DEVELOPMENT**

**5 Pyne Street
EDGEHILL**

***Centre Need &
Impact Assessment***

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CUMMINGS ECONOMICS
ABN: 99 734 489 175

**CE Ref-J3533
September 2025**

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SUMMARY

- The following is to provide a Centre Need and Impact Assessment in relation to a proposed Development for Health Care Services (Dental Practice) at 5 Pyne Street Edge Hill.
- The proposed development is located next to an existing dental practice employing five (5) dentists at 4/1 Pyne Street and it is proposed for the development to house the operations of three (3) additional dentists.
- The development effectively expands the Edge Hill Local Centre Zone by one allotment along Pyne Street.
- The area of Cairns west of the railway line and north of Mulgrave Road contains four Statistical Areas Level 2 (SA2), with a total population of 30,600. Apart from the Edge Hill Local Centre, there are two District Centres in the area with supermarkets, a number of Neighbourhood Centres and some Mixed-Use Zones. The Edge Hill Local Centre clearly relates to the Whitfield Edge Hill SA2 with a population in 2024 of 8,603.
- Demand for centre facilities in the area is increased by through traffic on the main arterials and because of the demographics and location of the Botanical Gardens, the Edge Hill Centre has developed a restaurant type village location that draws a clientele from throughout the city with 10 restaurants, 3 Cafes and 3 Takeaways.
- There are three (3) dental practices in the area; the subject practice in Edge Hill with five (5) dentists; one located in a Mixed-Use Zone in Manoora; and one located in a Mixed-Use Zone in Manunda. The five (5) dentists at Edge Hill represent a ratio 0.59 per 1000 population in Whitfield Edge Hill SA2, a ratio lower than the national average of 0.61 and 0.68 for Cairns LGA.
- Whitfield Edge Hill SA2 has personal incomes well above other areas of Cairns and the state and national averages and demand for dental services can be expected to be higher. Queensland Government projections of population in the Whitfield Edge Hill SA2 over a 10 year planning horizon is expected to be 13%.
- An additional three (3) dentists could be expected to not substantially oversupply the needs of the area.
- Examination of the footprint of the Edge Hill Local Centre Zone indicates an area of 18,703 square meters with no vacant allotments. The proposed addition of 880 square meters represents an increase of only 4%.

- Given that the population in the area is projected to expand by 13% and that rising incomes are likely to result in a demand for more commercial space, an increase of 4% is marginal.
- There is only limited vacant space in the Edge Hill Local Centre and none of sufficient area to accommodate the proposed expanded practice.
- There is substantial Medium Density Zoned area available capable of taking additional dwellings that would compensate for the loss of one single dwelling in the Whitfield Edge Hill SA2 area.
- Dentists provide a local medical service and while they can be located in higher order centres, they are often located in Local Centres. They do not require nearby location of pharmacies. It is relevant that the other two dental practices in the wider area are not located in the District Centre Zones.
- The forgoing demonstrates that the proposed development is suitable for the subject site, will not compromise the hierarchy of Centres within the region and that there is a lack of, or inadequate supply of, suitably zoned land to cater for the proposed development.

1. INTRODUCTION

1.1 GENERAL

Gilvear Planning has applied on behalf of the owners of 5 Pyne Street, Edge Hill (Lot 20 RP702060) (see **Map 1**) for a Development Permit, Material Change of Use from Residential Dwelling to Health Care Services (Dental Practice) under Cairns Plan 2016.

Cairns Regional Council has requested a “Centre Need and Impact Assessment” inter alia as follows:

- Required to demonstrate that the proposed development is suitable for the subject site;
- That the development will not compromise the hierarchy of Centres within the Region;
- That there is a lack of, or inadequate supply of suitably zoned land to cater for the proposed development;

1.2 THE PROJECT

The owners of the allotment already operate a dental practice in the building next to the allotment, 4/1 Pyne Street, Edge Hill, trading under the name of Cairns Dental Boutique, located on the upper floor above a restaurant/ food service space.

It is proposed to expand the practice by converting the existing residence on the allotment of 5 Pyne St, to accommodate 3 FTE dentists and associated staff and facilities (see **Map 2**).

1.3 METHODOLOGY

Methodology for this assessment first involves the assessment of the catchment areas for the Edge Hill Local Centre and catchment areas for adjacent centres and dental services and the current and likely future population growth in those catchment areas.

The analysis examines the need for additional Dental Services in the area and the availability of suitable space for such services. It looks at the impact of loss of residential housing in the context of likely future type and extent of residential development in the catchment area. The analysis also examines the suitability of the proposed site for the minor expansion of the Local Centre Zone.

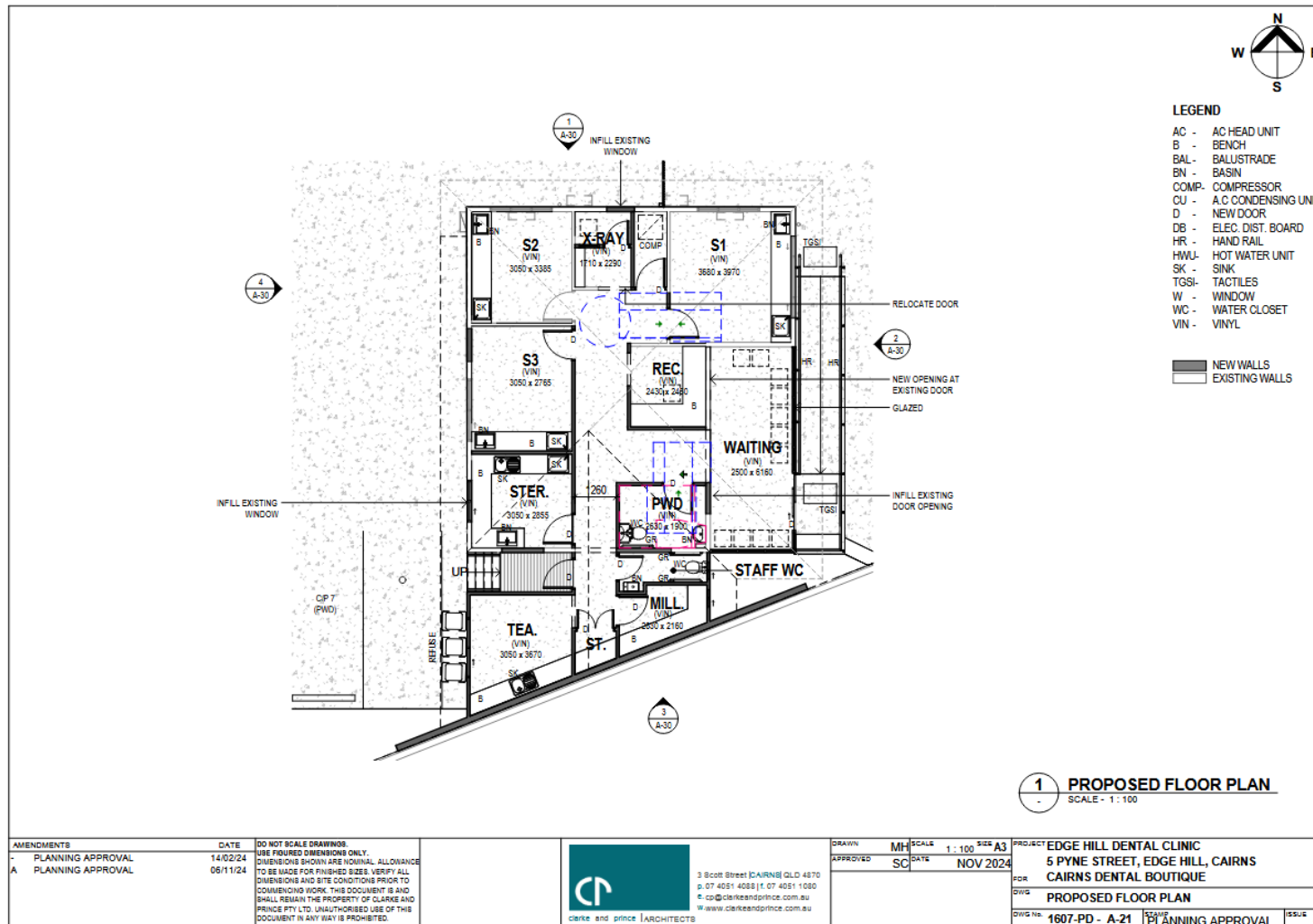
PROPOSED HEALTH CARE SERVICES (DENTAL PRACTICE) DEVELOPMENT
Centre Need and Impact Assessment

MAP 1: Location 5 Pyne Street, Edge Hill



PROPOSED HEALTH CARE SERVICES (DENTAL PRACTICE) DEVELOPMENT
Centre Need and Impact Assessment

MAP 2: Floor Plan, 5 Pyne Street



2. CENTRE CATCHMENT AREA ANALYSIS

Map 3 (see **Map 3** over) shows the Edge Hill Local Centre in relation to other adjacent centres (District, Local and Neighbourhood) in relation to Australian Bureau of Statistics (ABS) Statistical Area Level 2 (SA2) boundaries in the area of Cairns west of the railway line and north of Mulgrave Road. This area is covered by four SA2s – Whitfield Edge Hill, Manoora, Manunda, and Kanimbla Moorooloolool.

Apart from the Edge Hill Local Centre located in Whitfield Edge Hill SA2, there is a District Centre (Piccones Village SC) located in Manoora SA2 and a District Centre (Raintrees SC) located in Manunda SA2, adjacent to Kanimbla Moorooloolool SA2.

There are three very small Neighbourhood Centres in Whitfield Edge Hill SA2 - Whitfield 5-Ways, Goldies on McManus Street and the Brooks Street Shops. There are designated Neighbourhood Centres in Manoora SA2 on Reservoir Road and Manunda SA2 on Hoare Street. There are two Neighbourhood Centres in Kanimbla Moorooloolool SA2 in Swallow Street and Ramsay Drive. There is Mixed Use Zoning along Anderson and Pease Street and further out along Reservoir Road.

Relative populations in 2024 were as follows:

Table 1: Estimated Residential Population by SA2

SA2	Population
Kanimbla Moorooloolool	10,319
Whitfield Edge Hill	8,603
Manoora	6,333
Manunda	5,345
TOTAL	30,600

Source: Cummings Economics from Australian Bureau of Statistics Estimated Residential Population.

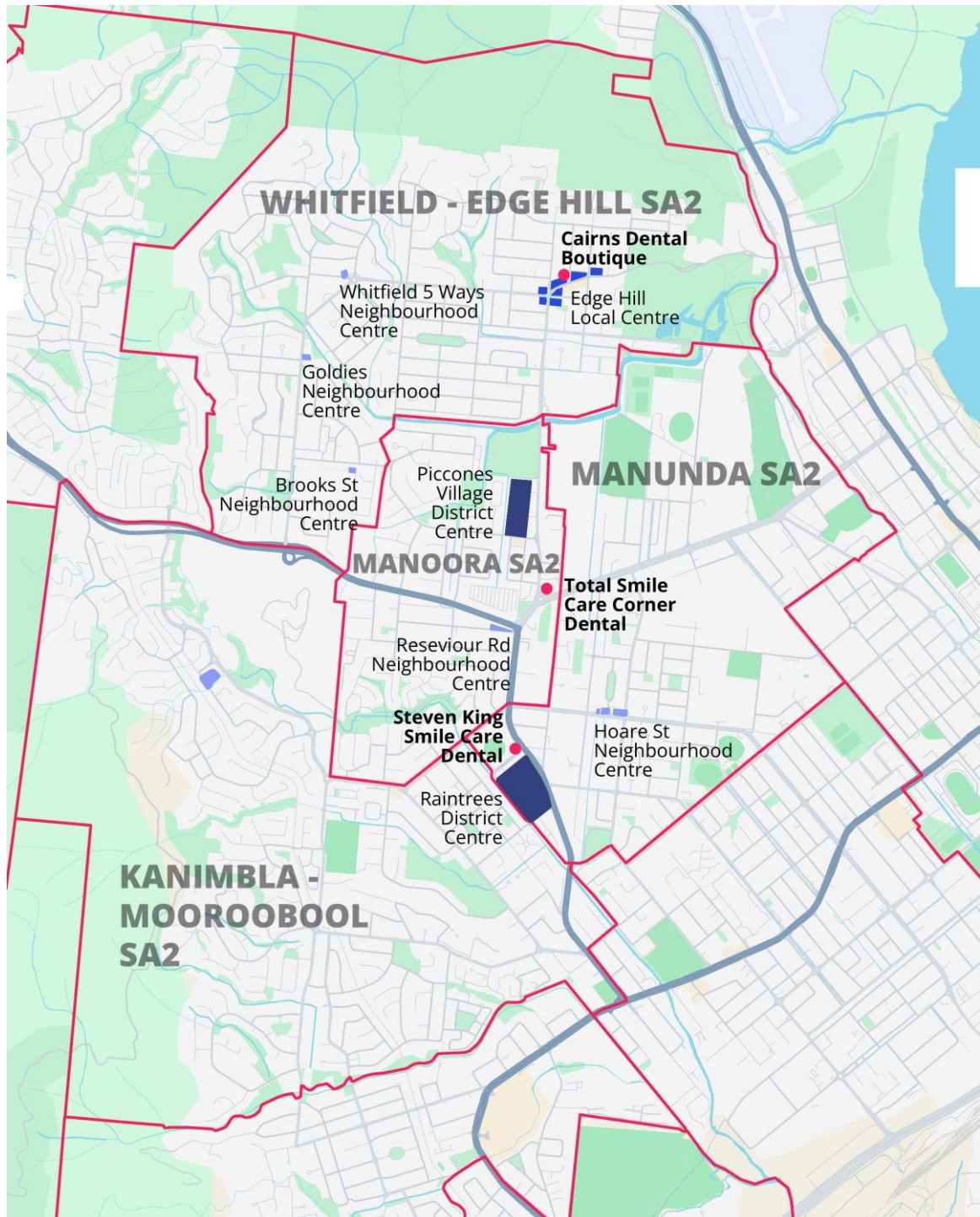
In this area there are two major supermarkets located in the District Centres - Piccones IGA in Piccones Village SC and Woolworths located at Raintrees SC. Piccones IGA would draw traffic from Whitfield Edge Hill and Manoora SA2s while Woolworths would draw traffic from Manunda and Kanimbla Moorooloolool SA2s.

There are convenient stores in the Edge Hill Local Centre as well as Reservoir Rd, Swallow Street and Hoare St Neighbourhood Centres. As a Local Centre, Edge Hill clearly relates to Whitfield Edge Hill SA2.

Centre shopping demand in this area is specially influenced by two factors. The first is that there is substantial through traffic, especially along McCoombe, Alfred and Pease Streets, Anderson Street and Reservoir Road to and from other parts of the city. There is also some through traffic along Collins Avenue and Pease Street through Edge Hill.

The second is that the upmarket demographics of Whitfield Edge Hill together with the location of the Botanic Gardens has resulted in the suburb of Edge Hill developing a role as a restaurant type village location that draws a clientele from throughout the city. It has 10 restaurants, 3 Cafes and 3 Takeaways.

MAP 3: SA2 Boundaries, Centre Locations & Dentist Locations



3. DENTAL SERVICES

In the subject area, there are three dental services as follows:

- Edge Hill (Local Centre), Cairns Dental Boutique, 4/1 Pyne Street;
- Manunda (Mixed Use), Total Smile Care Corner, 7/146 Anderson Street, not far from Piccones Village SC;
- Manunda (Mixed Use), Steven King, 65 Alfred Street, adjacent to Raintrees SC.

Latest IBIS World report on Dental Services in Australia gives the following statistics for Year 2024.

Table 2: Dental Services Australia

	Number	Ratio per head of Estimated Residential Population
Dental Services	20,347	0.74 per 1000 Population
Total Employment in Dental Services	62,253	2.27 per 1000 Population

Source: Cummings Economics – IBIS World.

Latest 2021 Census gives the following information on employment in dental type services.

Table 3: Employment in Dental Services – 2021 Census

Position	Australia	Per 1000 Pop	Edge Hill Whitfield	Per 1000 Pop	Cairns LGA	Per 1000 Pop	Cairns SA4	Per 1000 Pop
Dental Practitioners	15,594	0.61	6	0.718	114	0.68	149	0.58
Dental Hygienists, Tech & Therapists	7,651	0.30	0	0.000	52	0.31	72	0.28
Sub Total Dental Services	23,245	0.91	9	1.077	166	0.99	221	0.87
Dental Assistant	26,438	1.04	11	1.317	208	1.24	273	1.07
TOTAL EMPLOYMENT	49,683	1.95	20	2.394	374	2.24	494	1.94

Source :Cummings Economics from Australian Bureau of Statistics data.

The first thing to note is that the IBIS World statistics for ‘services’ is not the number of practices/businesses that can have multiple dentists involved but individual practitioners. The total employment at national level roughly reconciles if you take into account that the practices will also employ reception and administration staff whose occupation would have been given in the Census in other classifications.

The table compares with the national census figures those for Edge Hill Whitfield SA2, Cairns LGA and the Cairns SA4 region.

PROPOSED HEALTH CARE SERVICES (DENTAL PRACTICE) DEVELOPMENT
Centre Need and Impact Assessment

The figures are for 'place of work' and indicate, at that time, six (6) dentists in Whitfield Edge Hill - a number equivalent per 1000 population, a bit higher than the national average but lower than the Cairns LGA overall average.

That Cairns LGA has a higher ratio than the national average is not surprising. The main dental school in the north is at the JCU Cairns Campus. Cairns as a regional city also provides dental services to surrounding areas.

Website research in relation to the current situation indicates there are five (5) dentists currently operational in Edge Hill at Cairns Dental Boutique and four (4) dentists in each of the Smile Care Centres located on Anderson and Alfred Street Manunda.

4. FUTURE POPULATION GROWTH

The Whitfield Edge Hill SA2 has shown steady growth over time as the residential population densifies.

Queensland Government Statistical Office in its latest population projections indicate that population in the Whitfield Edge Hill SA2 could be expected to grow at an average rate of 1.22% per annum through to 2046 to reach a population 11,443.

Over a 10-year planning period, the increase could be expected to be of the order of 12.8%.

5. DEMOGRAPHICS

Demand for services will be influenced by demographics, particularly incomes.

Whitfield Edge Hill is one of Cairns' premium suburbs.

The following table illustrates that incomes in the area are very high compared with the rest of Cairns, State and National averages.

Table 4: Personal Median Weekly Incomes People aged 15 years & over 2021 Census

SA2	Personal Median Weekly Income
Whitfield Edge Hill	\$915
Kanimbla Mooroolool	\$782
Manunda	\$648
Manoora	\$629
Cairns (LGA)	\$805
Queensland	\$787
Australia	\$805

Source :Cummings Economics from Australian Bureau of Statistics data.

Impact of higher incomes is evident in the suburb of Edge Hill's development as a restaurant area. It can be expected that demand for Dental Services would also be higher on a per capita basis.

6. DENTAL SERVICES NEED

The current supply of five dentists in the Whitfield Edge Hill SA2 represents a ratio to population 0.59 per 1000 Population, i.e. lower than the national average of 0.61 and lower than the Cairns LGA average of 0.68.

Demand for dental services in the area can be expected to be higher due to the demographics of the area and is likely to grow over a 10-year planning horizon due to higher real per capita incomes over time and population growth that could be expected to be of the order of 13%.

An additional three (3) dentists could be expected to not substantially oversupply the needs of the area.

7. CENTRE EXPANSION

Examination of the footprint of the Edge Hill Local Centre Zone indicates an area of 18,703 square meters with no vacant allotments. The proposed addition of 880 square meters represents an increase of only 4%.

Given that the population in the area is projected to expand by 13% and that rising incomes are likely to result in a demand for more commercial space, an increase of 4% is marginal.

The proposed development will allow an existing dental practice business to expand. The alternative would be for the expanded business to relocate and this would be detrimental to the business and there is no suitable space of the required area available in the Edge Hill Local Centre.

By and large when space becomes available in the Edge Hill local centre it is usually relatively quickly taken up.

The only equivalent space that is unoccupied at present is 400 sqm on the first floor at 137 Collins Ave which would be too small to take the whole proposed practice.

8. LOSS OF RESIDENTIAL HOUSING

The Project will result in the loss of one dwelling in a Low Density Residential Zone only.

Examination of the Medium Density Zone in the Whitfield Edge Hill SA2 indicates that there are 50 allotments with single dwellings only on them capable of accommodating additional population. On top of this, there are also numerous Low Medium Density allotments in the area that would be capable of taking expanded population (see following **Map 4**)

MAP 4: Whitfield Edge Hill SA2 Cairns Plan 2016 Medium & Low Medium Density Population Residential Population



8. HIERARCHY OF CENTRES

Dentists provide a local medical service and while they can be located in higher order centres, they are often located in Local Centres.

They do not require nearby location of pharmacies.

It is relevant that the other two dental practices in the wider area are not located in the District Centre Zones.

9. CONCLUSION

The foregoing demonstrates that the proposed development is suitable for the subject site, will not compromise the hierarchy of Centres within the region and that there is a lack of, or inadequate supply of, suitably zoned land to cater for the proposed development.



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Need and Availability Assessment

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Prepared for Development Application 8/8/1664

Our Reference	J001538
Site	5 Pyne Street, Edge Hill (Lot 20 RP702060).
Date	9 August 2024 (v1.1).
Author	Selina McNally
Approver	Kristy Gilvear

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- That all information and documents provided to us by the Client or as a result of a specific search or enquiry were complete, accurate and up to date;
- That information obtained as a result of a search of a government register or database is complete and accurate; and
- Information obtained from Australian Bureau of Statistics is the most up to date data available.

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Signed on behalf of
Gilvear Planning Pty Ltd



Kristy Gilvear
MANAGING DIRECTOR
August 2024

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1.0 Executive Summary/Brief

This report has been prepared to support development application number 8/8/1664 and respond to Cairns Regional Council's Information Request dated 1st May 2024 (provided at [Attachment 1](#)) in terms of demonstrating a demand for further Dental Care Services in the Whitfield/Edge Hill locality and surrounding suburbs. The Information Request originally required a Centre Need and Economic Impact Assessment be prepared by an economic consultant. However, it was negotiated this Need and Availability Report could be prepared in lieu of that full Economic Impact Assessment to satisfy council's concerns. The email correspondence to confirm this is also provided at [Attachment 2](#).

This report will confirm population figures taken from the Australian Bureau of Statistics (ABS) for the primary catchment area of Whitfield/Edge Hill and secondary catchment area which comprises of the surrounding suburbs Freshwater/Stratford, Brinsmead and Manoora. The report will also take information from the Australian Institute of Health and Welfare (specifically 'Oral Health and Dental Care in Australia: Key Facts and Figures') to establish the expected number of dentists for the population sizes of the two catchments.

The report will include additional information from the owner of the site and an operator of a local Dental Practice in terms of existing patient numbers, locally employed dentists and associated wait times to further demonstrate demand.

This report confirms there are no available sites suitable for the proposed use and located within centre zones. The report will confirm the sites suitability in the absence of any centre zoned sites and due to its unique site attributes and location.

2.0 Introduction

2.1 Development Application Status

On 12th April 2024 a properly made development application was lodged with Cairns Regional Council (council) with a summary of the subject site and proposal details provided within Table 1 below.

Table 1: Site and Application Key Details

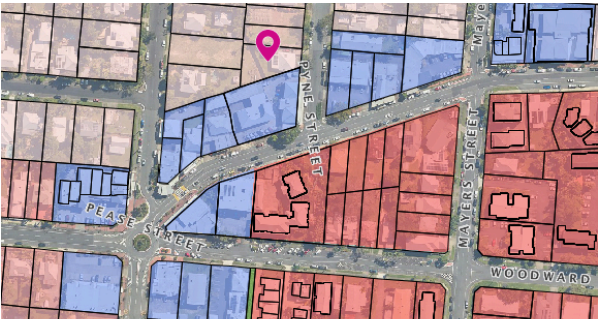
SITE SUMMARY	
Address:	5 Pyne Street, Edge Hill.
Real property description:	Lot 20 RP702060.
Site area:	880m ²
Current use:	Residential (one single dwelling house).
Proposed Use:	Health Care Services (Dental Practice).
Zone:	Low Density Residential.

On 1st May 2024 council issued an Information Request which included a request for additional information regarding the demand for the proposed service locally and lack of available Centre Zone sites. This Report forms part of the response to council's overall Information Request, specifically to address the Need and Availability concerns raised.

2.2 Site Location

The site is located on the western side of Pyne Street. Although it is located within the Low Density Residential Zone it is adjacent to the Local Centre Zone, both immediately to the south and on the other side of Pyne Street to the east, as shown in Figure 1 below.

Figure 1: Zone Mapping

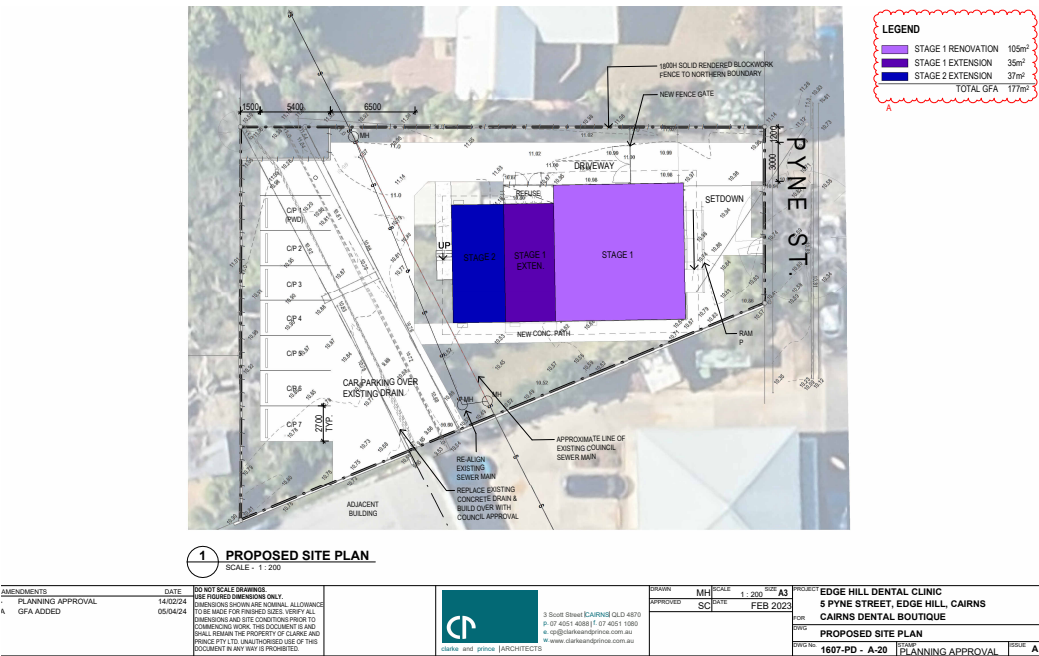


2.3 Proposal

The development application proposes to change the use of the existing building on the site (a single dwelling house) to a Health Care Service – Dental Practice. Minor external alterations are required to facilitate the conversion which largely comprise internal reconfigurations of the current floorplan layout. In association with the change of use, a car park will be created to the rear of the site and upgrades will be made to the existing driveway and access.

The Dental Practice will be created in two stages. Stage 1 is intended to provide for space to accommodate three dentists on site, with two supporting staff also being on site during operational hours, totalling a maximum number of five employees on site at any one time. Stage 2 is intended to permit an increase of the total number of staff on site to seven – with a potential five dentists. Hours of operation are limited from 8am Monday to Saturday with a 5pm finish Monday to Friday and 1pm finish on Saturdays. The business will not operate on Sundays or public holidays.

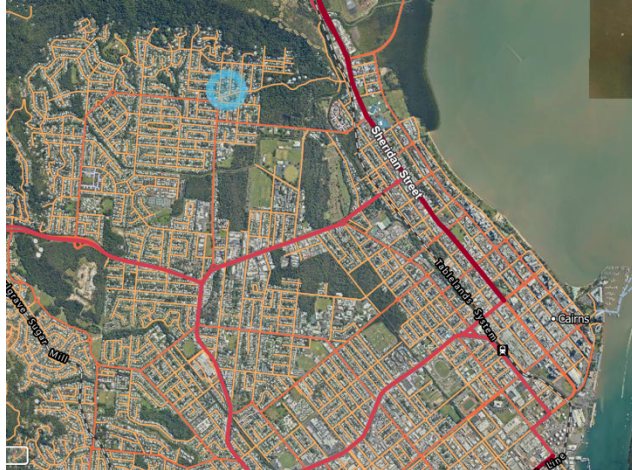
Figure 2: Site Plan



3.0 Population Data

The project site is located within the suburb of Edge Hill, approximately 5km north-west of Cairns CBD.

Figure 3: Subject Site Location



Cairns acts as a major regional hub City for Far North Queensland. Cairns has been recording strong long term growth, the highest in regional Queensland outside of the South East corner. Growth is proven to average at over 2% per annum over the last 20 years but it is considered likely to exceed this rate in the next 20. With the population projections taken from the Intergran Report for Cairns Regional Council – Extrinsic Material to the Local Government Infrastructure Plan V2.2, January 2022 (Intergran Report) it is noted that Cairns Northern suburbs has an expected population growth of 33% by 2041 and 52% by 2056.

Figure 4: Extract from Intergran Report

Table 2: Cairns Regional Council Population Projections – Summary of Projected Population Growth Contrasting North & South

	2016	2021	2026	2031	2036	2041	2046	2051	2056	Ultimate
Central	81,785	86,525	92,398	98,541	104,135	109,462	114,948	120,794	126,033	128,770
						27,677				46,985
						34%				57%
North	56,219	60,795	65,148	69,017	71,686	74,521	77,525	80,751	83,846	85,459
						18,302				29,240
						33%				52%

4.0 Service Catchment Areas

4.1 Primary Catchment Area

The primary catchment area for the proposed Dental Practice is the suburb of Whitfield/Edge Hill which is the area which the site is situated in and as such it is considered the majority of the patients who will attend the Dental Practice service will reside in this area.

Figure 5: Suburb Map – Primary Catchment Area



4.2 Secondary Catchment Area

It is noted that some surrounding suburbs do not offer any Dental Health Services and as such a secondary catchment area will apply. The secondary catchment area comprises Freshwater/Stratford to the north, Brinsmead to the west and Manooora to the south.

It is also considered some people will utilise the health services but reside in neither of the catchment areas as they, for example, have employment in one of those area.

Figure 6: Suburb Map – Surrounding Suburbs (Secondary Catchment Area)



5.0 Demand for Service

Council's Information Request requires there be a demonstrated need for the proposed new Dental Health Service.

The Australian Institute of Health and Welfare advises that the national average number of dentists per 1,000 population of people to be 0.58. This is utilised as the base for this assessment.

5.1 Primary Catchment Area – Whitfield/Edge Hill

Edge Hill has an existing population of 8,580, which would result in the primary catchment area of Whitfield/Edge Hill requiring five dentists locally to meet the national average of 0.58 per 1,000 people.

The primary catchment area of Whitfield/Edge Hill currently has one existing Dental Practice, Cairns Dental Boutique, which has three full time equivalent (FTE) dentists on site. This means the locality of Whitfield/Edge Hill and primary catchment area provides two fewer full time equivalent dentists than the national average. This situation is represented by the substantial wait times at this surgery, particularly for new patients.

5.2 Secondary Catchment Areas

The secondary catchment areas have two existing dental practices - Steve King Dental, in two different Practices within the locality of Manoora. They provide the equivalent to five full time dentists across the two practices and the Manoora population should provide four dentists to be in accordance with the national average, so this locality is more consistent with what is expected to be provided in terms of Dentist to population ratio availability.

However, the localities of Freshwater and Stratford and Brinsmead have no Dental Health Service available within their localities. Freshwater and Stratford would require two dentists be available to meet the national average and Brinsmead would require three. This results in an additional five dentists less than the national average within the secondary catchment area.

Overall, the secondary catchment area provides for five fewer dentists than the national average.

The results from both catchments are summarised in Table 2.

Table 2: Dentist Health Services

Area	Population	Number of dentists required to equate to national average	Number of FTE Dentists	Shortfall
Whitfield/Edge Hill	8,580	5	3	2

Freshwater/Stratford	3,821	2.2	0	2
Brinsmead	5,694	3.3	5	3
Manoora	6,329	4	5	-1
TOTAL				6 fewer dentists than the national average

5.3 Existing Wait-times

The operator of Cairns Dental Boutique confirmed it has in excess of 7,200 registered patients and they currently have significant wait times due to the patient to dentist ratio. Their Business Plan states that there is an immediate need for three additional FTE dentists, with an expected need for a further five FTE dentist over the next five years, to satisfy demand from projected population growth.

5.4 Population Growth Projection

By analysing the data provided in the Intergran Report, it is considered clear that the population of both the primary and secondary catchment areas, and the wider surrounding North Cairns Region, will continue to grow in forthcoming years, subsequently increasing the need for even more dentists in the area.

6.0 Alternative Sites and Site Suitability

The Information Request made by council requested it be demonstrated that there is a lack of or inadequate commercially zoned sites to cater for the development.

6.1 Centre Zoned Sites

6.1.1 CENTRE ZONED LAND

A health care service could potentially benefit from a purpose built facility where the internal functioning could be designed to suit the exact needs of the operator. However, the proposed operator has searched for vacant sites within a centre zone and within the primary catchment area but none are available. Figure 7 shows that each site within the Edge Hill Local Centre zone is indeed developed.

Figure 7: Local Centre Zone, Edge Hill



6.1.2 CENTRE ZONED PREMISES

There will undoubtedly be commercial premises that become available for lease or sale within the area. However, none of these have been found to meet the operators needs to provide an adequate Dental Health Service in terms of a lack of on site car parking (and no external space to create any), not enough GFA, two storey or not located at ground floor level creating access issues, or inability to reconfigure the internal layout effectively.

Figure 8: Example of Commercial Listing (Source: realestate.com)



FEATURES:

- Concrete masonry block construction
- Plasterboard internal walls and ceilings with fluorescent lights throughout
- Aluminum framed windows and swing doors.
- Floor coverings consist of a mix of vinyl, tiles and carpets.
- A mix of split system and ducted air conditioning throughout
- Fully partitioned with 4-5 offices and lunchroom
- Toilets at the rear of the building and are fully disabled compliant.

CARPARKS:

- Four secured basement car parks. (One is currently a lock up garage)

Figure 7 shows an example of an available commercial premises which meets the GFA required for the proposed Dental Practice but can only provide four on site car parks, which are in a secure basement and it is considered these may not be suitable for patients. The internal layout is also unsuitable as it is a portioned office and the Dental Practice required multiple private treatment rooms.

6.2 Converted Residential Dwellings

It is noted that the conversion of residential dwellings to facilitate a health care use is not a new concept and there are several examples of dwellings converted for a health care service or other commercial use in the surrounding locality as shown in Images 1-4 below.

Images 1 -3: Examples of Converted Residences for Health Care Services



6.3 Site Location and Suitability

As discussed in Section 2.2 of this Report this site is unique in that it is located adjacent to the Local Centre Zone immediately to two sides. It is considered that this makes the conversion of a residential dwelling less intrusive compared to a site surrounded by residential zonings. This particular site also has a large curtilage undeveloped by buildings which allows the developer to provide an on site car parking area. This is quite rare for developed sites and would likely only be possible with a vacant site, none of which are available in the locality and Centre Zone.

6.3.1 RESIDENTIAL LAND SUPPLY

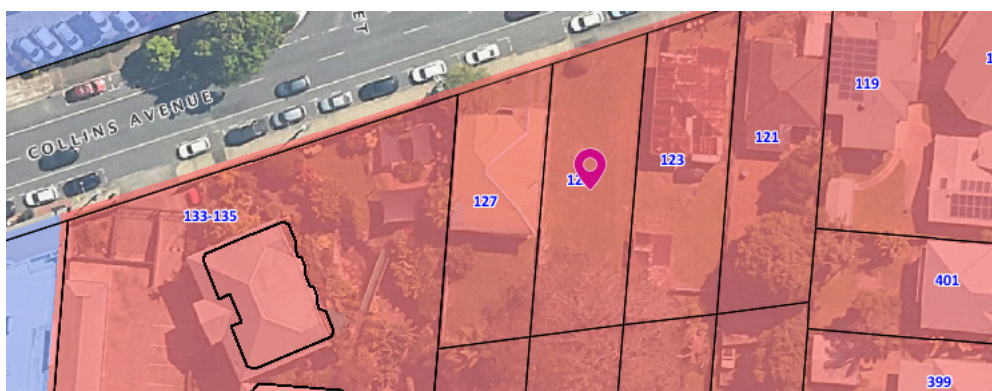
Council's Information Request also made reference to the loss of residential land which will result from the change of use.

It is acknowledged there is a national housing shortage and as such residential land is valued. The development will result in the conversion of, and therefore loss of, one single dwelling house. However, in this instance the site is located in close proximity to some higher density zoned residential land and adjacent to vacant land within the same low density residential zone, both of which provide for further residences to be constructed.

Figure 9: Vacant Residential Land at adjacent 338 Pease Street



Figure 10: Vacant Residential Land at nearby 125 Collins Avenue (Zoned Medium Density Residential)



In this instance it is considered there is greater opportunity to develop these vacant residential allotments to replace the loss of one single dwelling house than there is an opportunity to find an alternative site, with all the attributes required, to facilitate this development and provide a much needed new Dental Health Service to the community.

7.0 Summary and Conclusions

In summary:

- The population of Whitfield/Edge Hill and surrounding suburbs is proven to be growing and is projected to grow at an increased rate;
- Both the primary and secondary catchment areas have fewer dentist than the national average per current population;
- There is an immediate demand for at least six FTE dentists across the combined primary and secondary catchment areas, to be aligned with the national average for dentist availability;
- It is anticipated a further five FTE dentists will be require over the next five years to satisfy short term projected population growth;
- Stage 1 of the proposal will provide for three FTE equivalent dentists to help service the area and increase the number of dentists available closer to the national average;
- Stage 2 will provide an additional two FTE dentists;
- There are no vacant sites suitable for the purpose within centre zones;
- There are no commercial premises available that would be suitable for the proposed use;
- The site is particularly suitable for the purpose due to its location adjacent to an existing Edge Hill Local Centre Zone, site attributes, appropriate internal layout and large curtilage available to provide on-site car parking; and
- There are vacant residential sites available and within close proximity to the site which can provide for additional housing in lieu of the one single dwelling to be lost to facilitate the Dental Health Service.

5 PYNE STREET, EDGE HILL – PROPOSED DENTAL PRACTICE

DEVELOPMENT ENGINEERING REPORT



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	Title: 5 Pyne St – Proposed Dental Practice Engineering Report
	Project Manager: Jarrod Williams
	Author: Jarrod Williams
	Client: Clarke and Prince
	Synopsis: Engineering report to support the development application for Material Change of Use at 5 Pyne St, Edgehill

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Rev No.	Date	Issue	Author	Reviewer	Approved for Issue		
					Name	RPEQ Number	Signature
Rev 0	10/12/2023	Draft Issued for Review	J. Williams				
Rev 1	22/12/2023	Issued to Client	J. Williams	S. Booth	J. Williams		
Rev 2	25/06/2024	Revised to Full Development GFA	J. Williams	J. Williams	J. Williams	29491	

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APPENDIX A – CONCEPT DESIGN PLANS

APPENDIX B – FLOOD CERTIFICATE

1. INTRODUCTION

ARO Industries (ARO) have been commissioned by Clarke and Prince to prepare an Engineering Report for the proposed development of 5 Pyne Street, Edge Hill (Lot 20 on RP702060).

The proposed development is located within Cairns Regional Council (CRC) and consists of an existing residential dwelling being renovated into a dental practice. The conversion will also include an extension. The development will be staged, however for the purpose of this assessment only the ultimate stage was investigated. The existing shed and ancillary structures, such as garden beds will need to be removed to facilitate development.

The site is located within the flood inundation trigger area. Access to the development will be via Pyne Street which is a Council controlled road.

This report has been produced to support a development application for Material Change of Use (MCU). The report will detail how the proposed development will meet the requirements of Council and other regulatory bodies in accordance with relevant engineering standards and guidelines. In summary the report will address:

- Parking and access requirements;
- Development traffic impact;
- Any necessary excavation and/or fill required to achieve the flood immunity;
- The existing and proposed overland flow paths from the site;
- Identification of the lawful point of discharge);
- Post-development site discharge and demonstrate that the proposed development will not result in any adverse impact on Council's infrastructure; and
- Identification of any sewer infrastructure relocations.

The information in this report is based on the available information at the time. Below shows an excerpt from the current site concept design.

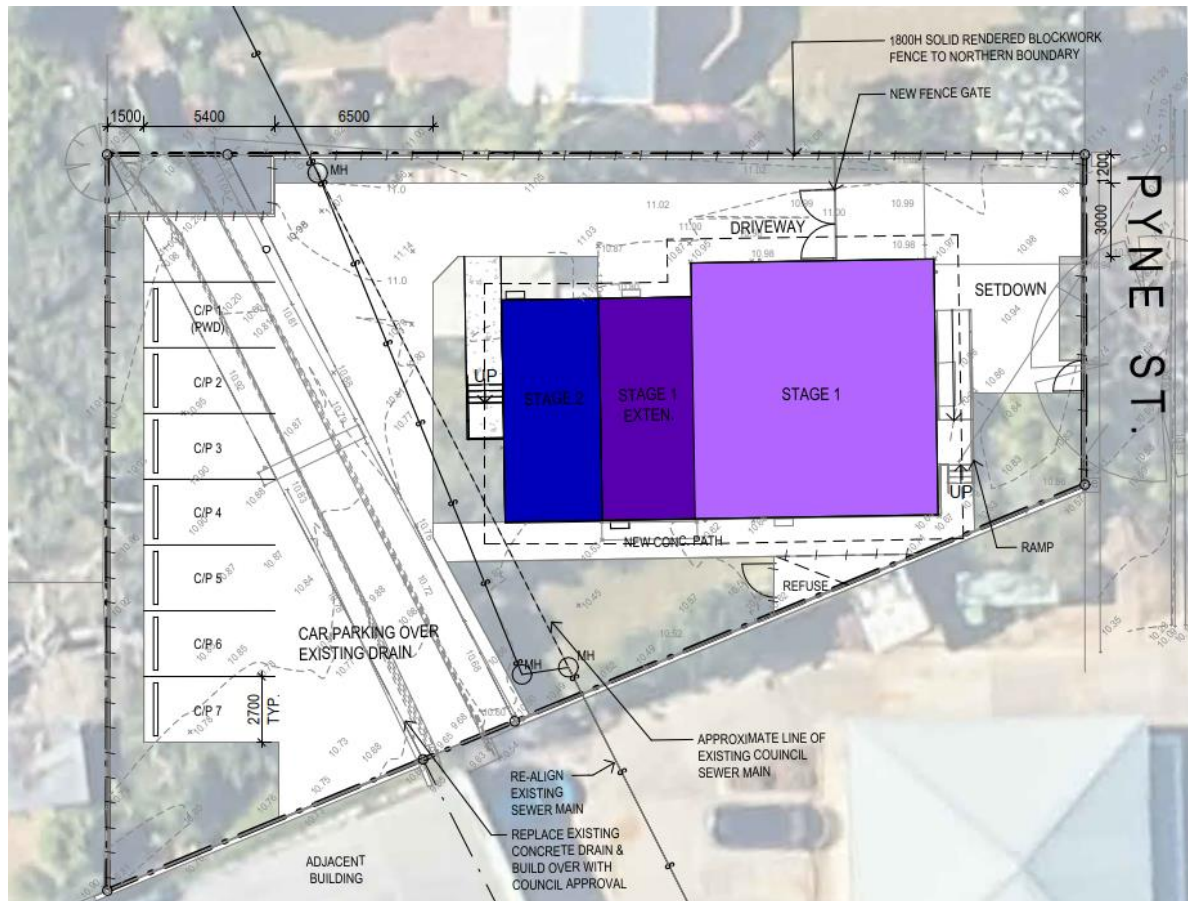


Figure 1: 5 Pyne Street Proposed Site Design Plan – Clarke and Prince Architectural Plan

2. SITE DESCRIPTION AND CURRENT CONDITION

The subject land is described as Lot 20 on RP702060 and is also known as 5 Pyne Street, Edge Hill. The total development lot area is approximately 880m². The site is currently developed as a single residential dwelling situated towards the road frontage. The lot is spilt by a concrete lined open drain contained in an approximately 4m wide easement, which conveys stormwater flows from north to south through the property. The proposed development site is shown in figure 2 below.



Figure 2: 5 Pyne Street Existing Site – QLD Globe

The site currently has one access point, a concrete crossover to Pyne St at the northern extent of the frontage.

Traffic data was sourced from CRC to assess the predevelopment traffic conditions of Pyne St. The street has a posted speed of 50km/hr. The traffic data provided was the result of a survey conducted in March 2019 on Pyne Street. The weekday average was 532 vehicles per day (vpd), with a 5.64% Heavy Vehicle component. Table 1 below provides details of the peak periods.

Table 1 – CRC Peak Traffic Data

Attribute	Weekday AM Peak	Weekday PM Peak
Peak Hour	9:00am – 10:00am	5:00pm – 6:00pm
Volume (vph)	65	54

3. PARKING AND ACCESS ASSESSMENT

3.1 Development Parking Requirements

To assess the required carparks for the proposed dental practice, Cairns Plan 2016 was consulted for calculations regarding the parking generations of the development.

Standard Parking

For this calculation, the development is considered as 'Health Care Services'. The requirements under table 9.3.7.3.b (Cairns Plan 2016) for this type of proposed development is a parking rate of 1 space per 20m² of GFA.

The approximate GFA is 177m², based on the provided architectural plans, requiring the development to provide a total of 9 parking spaces on site. The proposed concept design includes 7 parking spaces, inclusive of 1 accessible parking space. Additionally, there are currently 2 on street carparks located wholly within the development's frontage to Pyne Street. The proposed development has a deficiency of 2 onsite parking bays when assessed against the requirements of Cairns Plan Table 9.3.7.3.b. With the inclusion of the 2 existing on-street parking bays in direct proximity to the site the total available parking bays will be 9.

Accessible Parking

Under table 9.3.7.3.c (Cairns Plan 2016) 'Health Care Services' developments are required to have 1 accessible car space for every 50 car parking spaces or part thereof. The proposed development is therefore required to have 1 accessible parking spot. The design includes 1 accessible parking space and associated shared area. Therefore, the proposed development meets the accessible parking requirements of Cairns Plan.

3.2 Parking Design

Parking spaces are to be placed on the property and therefore are considered 'off-street' car parking. It is understood that all parking bays are to be 90-degree parks and user class 3 as defined by Table 1.1 of AS/NZS 2890.1:2004, with the exception of spaces designated for Accessible Parking under AS 2890.6:2022.

Standard Parking

In determining the minimum parking dimensions for the development, figure 2.2 of AS/NZS 2890.1:2004 – *Parking Facilities, Part 1: Off-street car parking* was referenced.

The classification of the development for off-street car parking was considered a user class 3. The minimum width provided for 90° parking spaces for user class 3 is 2.6m and the minimum length is 5.4m for parking which is controlled by wheel stops. The design meets this criterion with its 7 standard car parks according to plan DWG No. 1607 - PD-A-20 Issue 3.

The minimum aisle width for 90° parking spaces for user class 3 is 5.8m, the proposed aisle width in the off-street carpark is 6.5m. Therefore, the design meets this criterion.

Accessible Parking

In determining the minimum parking dimensions for the development figures 2.1 – 2.7, section 2.5.1 *Angle Parking spaces*, 2.7 *Headroom* and Figure 2.13 (A) – 2.13 (B) of AS 2890.6:2022 was referenced.

Accessible parking spaces must be located within 50m of an accessible entrance or where impractical, within 100m with a rest point at 40 to 60m. For the purpose of this requirement, the front entrance is considered an accessible entrance. The design meets this criterion with DWG No. 1607 - PD-A-20 Issue 3.

The minimum parking dimensions outlined in AS2890.6:2022 provide a minimum width of 2.4m and minimum length of 5.4m for all accessible parking spaces as well as a shared space of 2.4m width by 5.4m length. According to DWG No. 1607 - PD-A-20 Issue 3, the design meets this requirement.

With no undercover parking outlined in DWG No. 1607 - PD-A-20 Issue 3, the design meets AS 2890.6:2022 requirements regarding headroom for accessible spaces.

3.3 Development Traffic Generation

As recommended by the TMR Guide to Traffic Impact Assessments, the traffic generation data – 2006-2017 (Queensland) Open Data was used to calculate an estimate development traffic rate.

For the purpose of this calculation, the development has been considered a 'medical centre' to generate similar traffic from the data. From the traffic generation data an average daily trips and peak hour trips rates was calculated using Gross Floor Area (GFA) with survey data in the Cairns Region. From this data the average daily trips per 100m² is 44, and the peak hour trips per 100m² is 7.

The development has a GFA of 177m and is estimated to produce 78 daily trips and 13 peak hour trips.

Similarly, the traffic generation for the existing condition, a residential dwelling, was calculated in accordance with RTA guidelines. This yielded 9 daily trips with 0.85 peak hour trips. Therefore, the anticipated increase in traffic due to the proposed development will be in the order of 69 daily trips and 12.15 peak hour trips. It should be noted that the presence of 2 on street parking bays will reduce the number of trips utilising the access driveway and off-street carpark.

3.4 Access Driveway

In accordance with *AS/NZS 2890.1:2004 section 3.2*, the proposed off-street carpark access driveway has been assessed. As above, the class of parking facility was determined as class 3, while Pyne Street can be classified as a local road, therefore in accordance with Table 3.1 access facility category 1 was determined. This requires a width of 3.0 to 5.5m. The provided access driveway minimum width is 3m, which is appropriate for one way traffic movements for the anticipated development traffic.

The access driveway crossover for the proposed development will be in accordance with FNQROC standards and specifications for a commercial vehicle crossing. The proposed width will be 3.5m.

A swept path analysis utilising a large B99 vehicle was conducted to confirm the critical left in left out turn movements can be achieved. This is provided in **Appendix A**.

3.5 Access Driveway Sight Distance

In accordance with *AS/NZS 2890.1:2004 section 3.2*, the proposed development access driveway sight distance was assessed. Based on the available survey and aerial information there appears to be sufficient sight distance to meet the minimum SSD of 45m for a 50km/hr signposted road, however some minor limb clearing will likely be required at the front verge of 5 Pyne St to facilitate this.

3.6 Access Driveway Queuing

In accordance with *AS/NZS 2890.1:2004 section 3.4*, the available space for queuing at the entry point was assessed. Table 3.3 requires that space is provided for the greater of a minimum of 2 cars or 3% of capacity. Based on the developments proposed 7 car parks, space for 2 cars at 6m each, or 12m of queuing space is required.

The proposed concept design proposes a gate along the access driveway, the distance from the property boundary is 10.2m. While this is insufficient for queuing while closed, it is assumed that this gate would only be closed before and after opening hours and therefore the available queuing distance during operational hours would be the full length of the access driveway, approximately 30m. Therefore, the proposed design will exceed the required queuing distances during peak traffic periods.

3.7 Access Driveway Traffic Impact

Pre lodgement advice from Council indicated that the traffic impact of the proposed development be considered.

Based the likely operational hours of the dental practice, it is not anticipated that headlights would cause a nuisance to neighbouring properties. Notwithstanding, the proposed development will have 1.8m high boundary walls, preventing headlights from entering properties to the north and west of the site. Directly across from the current and proposed access driveway is a commercial driveway and accompanying building. As such, the risk of headlight nuisance is low.

3.8 Servicing

Refuse disposal for the proposed development will be via standard Council domestic sized wheeled bins, which will be placed on the kerb for collection by Council's waste operator in a similar manner to the current arrangement.

As the proposed development is a dental practice there will be a requirement for clinical waste to be disposed of appropriately. Accordingly, the refuse will be disposed of separately and collected by a specialist medical waste operator, such as JJ Richards and Sons or Cleanaway. These services typically utilise a small rigid van or similar, as such a swept path analysis for a B99 vehicle was conducted for access to the loading zone at the front of the building. This was found to be traversable, with the swept paths shown in **Appendix A**.

4. FLOOD ASSESSMENT

4.1 Flooding Existing Condition

The proposed development site is within the Cairns Plan 2016 Flood Inundation Trigger area. CRC has commissioned flood studies and provided the 1% flood levels for the proposed development lot accordingly. This was specified as **11.4m AHD** at the north western corner of the site, **11.2 m AHD** at the south western corner of the site, and **10.6 m AHD** near the southern boundary.

A review of the CRC flood inundation mapping and available publicly available lidar contours indicate the inundation experienced by the subject lot and existing properties to the west, is primarily due to flows from Pease St flowing south east, through the properties, before collecting along the southern boundary of 334 Pease St and concentrating in the open drain through 5 Pyne St. This could be confirmed by closer interrogation of the CRC flood models.

The feature survey shows that the site generally slopes towards the open drain which has an invert level of approximately 10.45m AHD in the northwestern corner and 9.65m AHD at the southern boundary. The top of bank levels at these locations are approximately 11.05m AHD and 10.60m AHD respectively. When the 1% AEP flood levels are compared with the survey levels it is approximated that the stormwater flows at the southern boundary are largely contained within the open drain and inundation is limited to shallow sheet flows running towards the open drain. The flood levels provided in the northwestern corner indicate the open drain flows full, with a level approximately 0.35m above the top of bank level. Similarly, an approximate inundation depth of 0.35m can be inferred.

The provided 1%AEP flood level at the southwestern corner of the site along with the CRC inundation mapping suggest that the flooding experienced at this location by the subject lot is largely due to inflows from properties to the west, rather than overbank flows from the open drain.



Figure 3: 5 Pyne Street Inundation Map – CRC Mapping

4.2 Development Flood Immunity

Cairns Plan 2016 specifies the required flood immunities for various development elements. The relevant elements to this development and their required flood event immunity are as follows:

Table 2 – CRC Flood Immunity Requirements

Minimum Immunity to be achieved (finished floor levels)	Uses and Elements of activities acceptable in the event
No Specified Immunity	Class 10 Structures
1% AEP	All other Building Structures Habitable Floor Level

As discussed above, it is likely that the flood levels around the existing dwelling are between 11.4m and 10.6m AHD. Based on this, it can be deduced that the 1% AEP flood level adjacent the existing and proposed building is around **11.0m AHD** due to the grade of the site. However, this would require further interrogation of CRC flood models to confirm.

The Minimum Floor Level (1% AEP plus 300m Freeboard), based on the deduced 1% AEP flood level, is 11.3m AHD. The existing building floor level is 11.4m AHD, therefore a minimum floor level consistent with this is appropriate but will need confirmation from Council.

Based on the available information the likely critical design levels for the proposed development are as follows:

- Minimum Floor Level (1% AEP plus 300m Freeboard) = **11.4m AHD**

The above critical design levels shall be confirmed by closer interrogation of Council flood models and adhered to in order to provide adequate immunity for the development.

5. PRE-DEVELOPMENT STORMWATER

5.1 Existing Stormwater Condition

Based on survey data, the predevelopment stormwater flows on the subject site are split to two lawful points of discharge. Catchments 1, 2 and 3 grade towards the open drain and flow into the existing 2100x900 RBCB within Councils drainage easement that flows south towards Collins Ave. Catchment 4 discharges to Pyne St via sheet flow across the verge and into the kerb and channel. Catchment 5 is comprised of the existing dwellings roof and is collected via gutters and downpipes before discharging to the Pyne St kerb and channel, where stormwater flows south towards Collins Ave. The predevelopment catchments are shown below and detailed in **Appendix A**.



Figure 4: 5 Pyne Street Pre-development Stormwater Catchments

A review of the Council infrastructure mapping was conducted in the vicinity of the site. From this it



was determined that no stormwater infrastructure exists in Pyne St, other than the kerb and channel. The concrete lined open drain within the site was identified as a Council asset, as is the 2100x900 RCBC downstream of the drain. An excerpt from Councils infrastructure mapping is shown below in **Figure 5**.

Figure 5: 5 Pyne Street Existing Council infrastructure – Cairns Plan

5.2 Predevelopment Catchment Analysis

The development area was separated into defined catchments based on the discharge locations and catchment characteristics and defined as Catchments 1 through 5. The Time of Concentration (T_c) was calculated using the kinematic wave equation, with all catchments returning a T_c less than 5 minutes. In accordance with the Queensland Urban Drainage Manual (QUDM) a minimum Time of Concentration of 5 minutes was adopted for all catchments.

QUDM provides recommended annual exceedance probabilities (AEP) for the minor and major drainage system. The recommended minor system AEP for a Commercial development is 10% AEP, while the recommended major system AEP for habitable floor levels and overland flow paths is 1% AEP. As such both events were analysed for their predevelopment conditions.

The Australian Rainfall and Runoff (ARR) Data Hub was utilised to obtain the Bureau of Meteorology Intensity Frequency Duration design rainfall intensities and wet tropics temporal patterns relevant to the subject site area. This data was then utilised to determine the critical runoff flow for each of the predevelopment catchments. Table 3 below details the assumptions and results of this analysis.

Table 3 – Development Lot Discharge Pre-Development

Catchment	Area (ha)	Time of Concentration (min)	Land Description	Fraction Impervious	Runoff Coefficient C_{10}	Peak Flow Rate (m ³ /s)	
						10% AEP	1% AEP
Pre-Development Catchment 1	0.009	5	Grassed area with garden beds	0.00	0.7	0.004	0.006
Pre-Development Catchment 2	0.022	5	Partially grassed, partially concrete lined drain	0.37	0.78	0.01	0.017
Pre-Development Catchment 3	0.025	5	Partially grassed, partially Shed and footpaths	0.18	0.74	0.011	0.018
Pre-Development Catchment 4	0.013	5	Driveway and grassed areas	0.49	0.80	0.004	0.007
Pre-Development Catchment 5	0.019	5	Existing dwelling roof	1.0	0.90	0.01	0.015
Totals						0.039	0.063

5.2 Open Channel Analysis

As discussed above, a 4m wide easement containing a concrete lined open drain divides the subject lot. This is controlled by Council and conveys stormwater flows from a large upstream catchment primarily low-density residential dwellings and associated road reserves.

As discussed above, flood levels provided by CRC indicate that the channel flows full in a 1% AEP event. And that the water elevation in this event varies from 11.4m AHD in the north to 10.6m AHD at the southern extents.

The invert level of the open drain at the northwestern corner is approximately 10.45m AHD and 9.65m AHD at the southern boundary. The drain is 27.1m long, yielding an average longitudinal slope of 0.0295m/m. The minimum drain depth was interrogated from the survey as 0.4m and a manning's n of 0.013 was assumed based on finished concrete. An open channel capacity analysis was conducted based on these assumptions, which yielded a minimum capacity of **4.56m³/s** at a velocity of 5.85m/s. The confined drain depth varies along its length with a maximum depth of 0.9m at the southern boundary.

5.3 Neighbouring Properties

Section 4.1 details an assessment of the available flooding information, this along with the predevelopment catchment analysis determined that there are significant flows currently entering the subject lot from the west. These flows are from the Pease St road reserve and enter 5 Pyne St via residential lots as a non-lawful point of discharge onto the subject lot. Similarly, stormwater flows from the adjacent northern lot enter 5 Pyne St.

Table 4 – Post-Development catchment flows

Catchment	Area (ha)	Time of Concentration (min)	Fraction Impervious	Time of Concentration (min)	Runoff Coefficient C10	Peak Flow Rate (m3/s)	
						10% AEP	1% AEP
Post Development Catchment 1	0.045	5	0.68	5.0	0.84	0.022	0.035
Post Development Catchment 2	0.001	5	0.00	5.0	0.70	0.000	0.001
Post Development Catchment 3	0.018	5	0.66	8.4	0.83	0.009	0.014
Post Development Catchment 4	0.023	5	1	9.1	0.9	0.012	0.018

The post development stormwater management system has been modelled utilising the catchment parameters detailed in **Table 4**. The modelling included routing the stormwater flows through the system to determine critical outflows to Council infrastructure. An excerpt from the concepts design is shown in **Figure 6** and a comparison between pre and post development stormwater outflows from the development site are shown in **Table 5**.

Table 5: Pre and Post Development Stormwater Flows discharged from Development

Average Exceedance Probability (AEP)	Pre-Development Flow to Open Drain (m3/s)	Post Development Flow to Open Drain (m3/s)	Pre-Development Flow to Pyne St (m3/s)	Post Development Flow to Pyne St (m3/s)
10% AEP	0.025	0.022	0.014	0.021
1% AEP	0.041	0.036	0.022	0.032

6.3 Post Development Culvert Analysis

As discussed above the purpose of the drainage easement is to convey stormwater discharged to the council drain through the subject lot to the existing 2100x900 RCBC's on the southern boundary. As the proposed development is required to regrade and construct over the existing open drain approximately 25m of 2100x 900 RCBC is proposed to be constructed through the property. This will be extended from the existing culvert to a headwall at the northern boundary which will collect stormwater from the upstream drain.

A capacity analysis of the existing culvert was conducted, along with an open channel analysis to assess the existing condition required to convey the open drains capacity. Based on the available information the existing RCBC has an approximate head water (HW) of 1m (assuming an IL of 9.6m and surface level of 10.6m) prior to overtopping, this yields a culvert capacity of 3.36m³/s (assuming an inlet controlled culvert). As detailed in **Section 5.2** the maximum capacity of the open channel was assessed as 4.56m³/s without flooding the surrounding areas.

The proposed culvert extension will have a capacity equal to or greater than the downstream culverts capacity. The proposed grading of the carpark will be such that stormwater flows greater than the culvert capacity, likely in a severe storm event, will be conveyed by the carpark surface to the southern boundary in a similar manner to the existing condition. The proposed grates in the carpark will also act as an inlet for flows bypassing the culvert inlet, and a further contingency in the form of an opening in the wall/fence will be provided at the southern property boundary within the easement.

6.4 Effect on Neighbouring Properties

Section 4.3 details the predevelopment stormwater flows entering the development lot other than through the drainage easement. In order to achieve the site-based stormwater strategy and flood immunity, the boundary levels in these areas will be lifted. This will redirect and prevent the majority of this stormwater entering the development, and limit accepted flows to those through the easement corridor. As such, it will be the responsibility of these landowners to identify a lawful point of discharge for their stormwater that previously unlawfully entered the subject site.

7. SEWER INFRASTRUCTURE

To facilitate the proposed extension of the building for stage 2, the existing Council sewer infrastructure will need to be relocated. It currently runs close to the extension footings and Council require all infrastructure to be a minimum of 1.2m from proposed buildings and clear of the zone of influence from the footings and foundations of any building/structure.

The provided concept designs in **Appendix A** include the construction of 23m of realigned 150Dia gravity sewer and three associated manholes. The manholes at the northern and southern extents will be provided for connection to the existing main. Due to property being located within the flood inundation trigger area, all manholes will be provided with bolt down covers. The proposed alignment results in a minimum of 1.7m of separation from the proposed extension and the building footing design will ensure the sewer lies outside of the zone of influence.

Once the new main is constructed the redundant section of main will be decommissioned to facilitate the proposed building extensions.

8. CONCLUSION

The development satisfies internal traffic requirements and requires only minor vegetation trimming to achieve sufficient sight distance for safe ingress and egress. Circulation of the design vehicle has been demonstrated throughout the site. A reduced amount of Off-street parking has been provided for the proposed development, with the balance of parking proposed on-street within the lot's direct frontage. The proposed access is deemed to have negligible impact on surrounding properties.

The impact of the proposed development in the context of stormwater drainage has been assessed in accordance with the Queensland Urban Drainage Manual and FNQROC. The upstream lawful flows entering the site will be conveyed through the existing easement over 5 Pyne Street to Council infrastructure within a Council controlled stormwater easement. The effect on the stormwater discharge from the development has been assessed to be negligible at the proposed lawful discharge locations to Pyne Street and the easement through Lot 12. The effect on some upstream properties due to prevention of unlawful discharge onto the subject site post development is acknowledged, however it is the responsibility of these landowners to lawfully discharge their stormwater in accordance with relevant regulations.

A concept design that meets the FNQROC sewer requirements has been developed for a sewer realignment to facilitate the proposed development. The proposed realignment will have a minimum clearance to the proposed building foundations of 1.2m.

APPENDIX A

Concept Designs

LEGEND

— 13.0 —	EXISTING SURFACE CONTOUR (0.1m INTERVAL)
—	PRE DEVELOPMENT STORMWATER CATCHMENT
- - - -	PRE DEVELOPMENT STORMWATER FLOW PATH
←	PRE DEVELOPMENT STORMWATER FLOW DIRECTION
→	POST DEVELOPMENT STORMWATER FLOW DIRECTION
▨	POST DEVELOPMENT ROOF AREAS
■	POST DEVELOPMENT GRASSED PERVIOUS AREAS
■	POST DEVELOPMENT PAVED IMPERVIOUS AREAS
+ 10.00m	PROPOSED SITE LEVELS (mAHD)

NOTES

1. CONCEPT DESIGN ONLY STORMWATER MANAGEMENT SUBJECT TO DETAILED DESIGN AND APPROVAL.
2. SITE LEVELS TO BE GRADED TO MOVE SURFACE WATER AWAY FROM BUILDINGS IN ACCORDANCE WITH NCC SURFACE WATER DRAINAGE REQUIREMENTS.
3. BUILDING SLAB HEIGHTS TO BE SET ABOVE SITE LEVELS IN ACCORDANCE WITH NCC SURFACE WATER DRAINAGE REQUIREMENTS.
4. LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.



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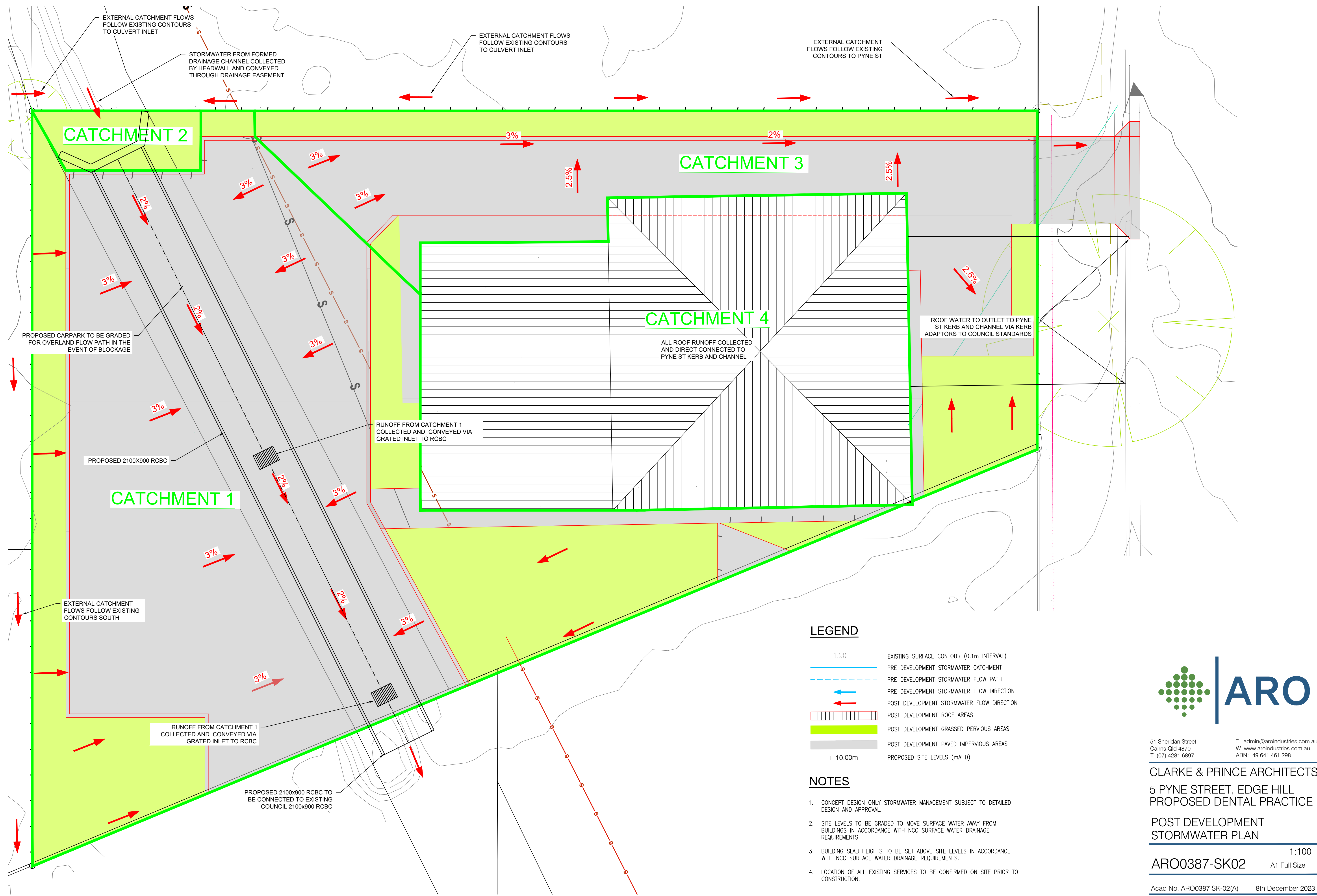
CLARKE & PRINCE ARCHITECTS
5 PYNE STREET, EDGE HILL
PROPOSED DENTAL PRACTICE

PRE DEVELOPMENT
STORMWATER PLAN

ARO0387-SK01

1:100
A1 Full Size

Acad No. ARO0387 SK-01(A) 8th December 2023

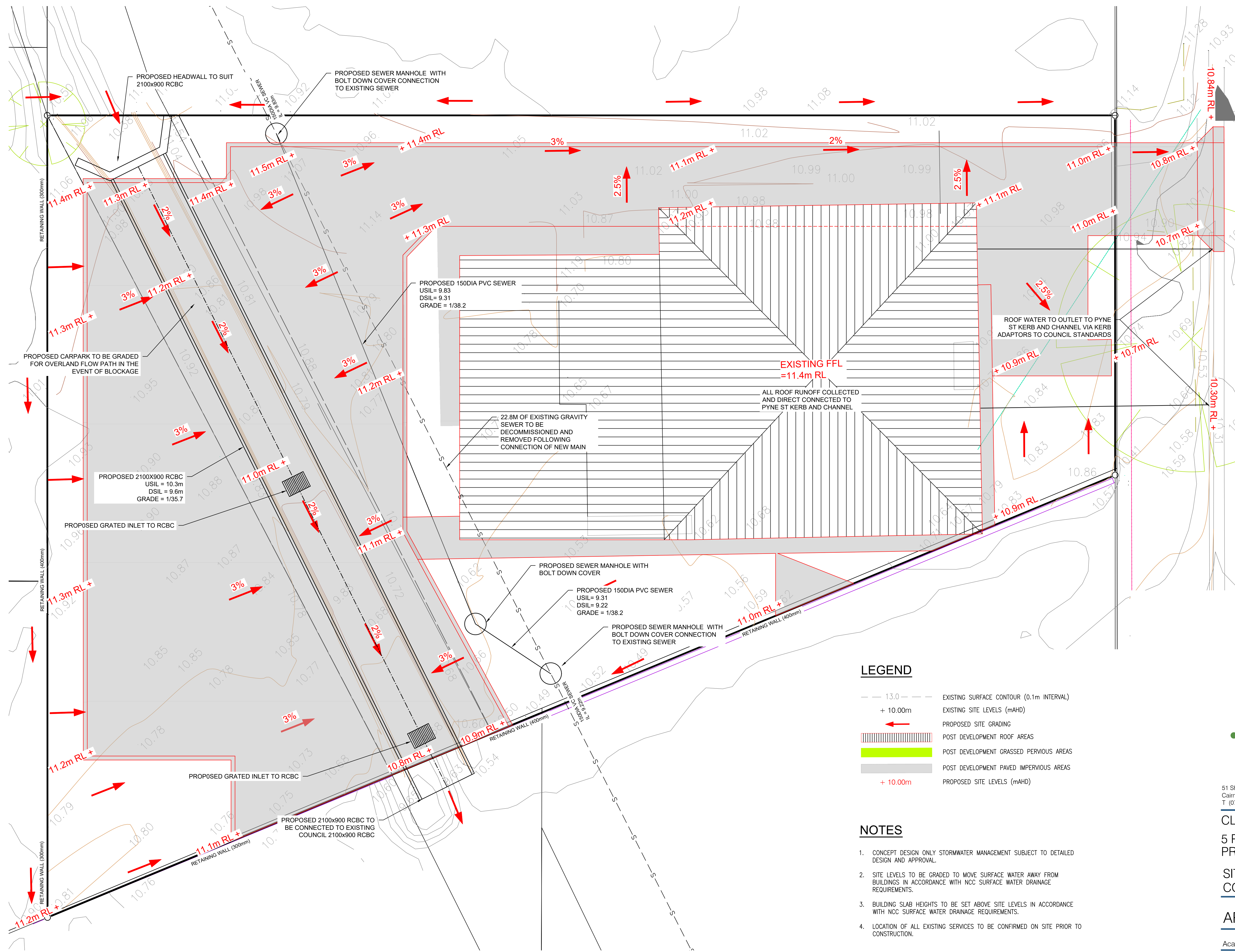


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CLARKE & PRINCE ARCHITECTS
5 PYNE STREET, EDGE HILL
PROPOSED DENTAL PRACTICE

POST DEVELOPMENT
STORMWATER PLAN

ARO0387-SK02 1:100
A1 Full Size



LEGEND

- 13.0 — EXISTING SURFACE CONTOUR (0.1m INTERVAL)
- + 10.00m EXISTING SITE LEVELS (mAH)
- ← PROPOSED SITE GRADING
- ▨ POST DEVELOPMENT ROOF AREAS
- ▨ POST DEVELOPMENT GRASSED PERVIOUS AREAS
- ▨ POST DEVELOPMENT PAVED IMPERVIOUS AREAS
- + 10.00m PROPOSED SITE LEVELS (mAH)

NOTES

1. CONCEPT DESIGN ONLY STORMWATER MANAGEMENT SUBJECT TO DETAILED DESIGN AND APPROVAL.
2. SITE LEVELS TO BE GRADED TO MOVE SURFACE WATER AWAY FROM BUILDINGS IN ACCORDANCE WITH NCC SURFACE WATER DRAINAGE REQUIREMENTS.
3. BUILDING SLAB HEIGHTS TO BE SET ABOVE SITE LEVELS IN ACCORDANCE WITH NCC SURFACE WATER DRAINAGE REQUIREMENTS.
4. LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

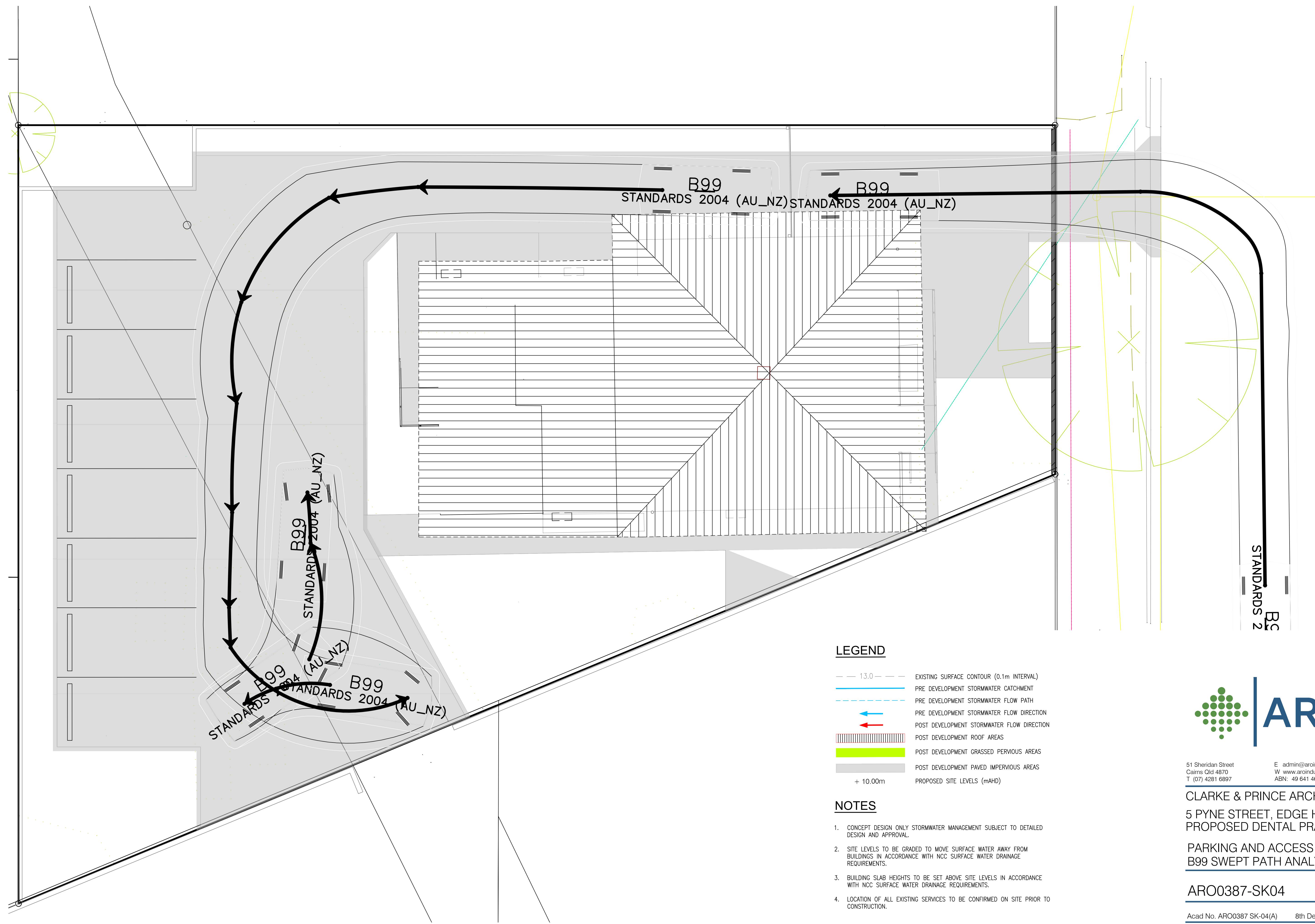


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CLARKE & PRINCE ARCHITECTS
5 PYNE STREET, EDGE HILL
PROPOSED DENTAL PRACTICE

SITE STORMWATER AND SEWER
CONCEPT DESIGN PLAN

ARO0387-SK03 1:100
A1 Full Size



LEGEND

— 13.0 —	EXISTING SURFACE CONTOUR (0.1m INTERVAL)
—	PRE DEVELOPMENT STORMWATER CATCHMENT
- - -	PRE DEVELOPMENT STORMWATER FLOW PATH
→	PRE DEVELOPMENT STORMWATER FLOW DIRECTION
→	POST DEVELOPMENT STORMWATER FLOW DIRECTION
	POST DEVELOPMENT ROOF AREAS
■	POST DEVELOPMENT GRASSED PERVIOUS AREAS
■	POST DEVELOPMENT PAVED IMPERVIOUS AREAS
+ 10.00m	PROPOSED SITE LEVELS (mAHD)

NOTES

1. CONCEPT DESIGN ONLY STORMWATER MANAGEMENT SUBJECT TO DETAILED DESIGN AND APPROVAL.
2. SITE LEVELS TO BE GRADED TO MOVE SURFACE WATER AWAY FROM BUILDINGS IN ACCORDANCE WITH NCC SURFACE WATER DRAINAGE REQUIREMENTS.
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4. LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.



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CLARKE & PRINCE ARCHITECTS
5 PYNE STREET, EDGE HILL
PROPOSED DENTAL PRACTICE

PARKING AND ACCESS
B99 SWEPT PATH ANALYSIS

ARO0387-SK04
1:100
A1 Full Size

APPENDIX B

CRC Flood Search Certificates

7th December 2023

J W Williams
51 Sheridan Street
Cairns City QLD 4870

Email: jarrod@aroindustries.com.au

Dear Jarrod,

**Flood Search Response Letter for Lot 20 on RP 702060 being 5 Pyne Street,
Edge Hill QLD 4870**

I refer to your request for a flood search on the above property. Flood modelling for the CBD and Environs catchment has determined expected flood levels for an extreme event being a 1% Annual Exceedance Probability (AEP) flood (1 in 100 year ARI event).

In conjunction with the flood modelling noted above, reporting and mapping for Storm Surge events in the Cairns Region has been undertaken via the *Cairns Region Storm Tide Inundation Study (revised 2018)*. Lot 20 is in an area which is not affected by storm surge events, and as such the 1% AEP flood event indicates the critical event for inundation for this property.

From information to hand, Lot 20 would be inundated by a 1% AEP flood event. Levels for this event, in metres Australian Height Datum (AHD), are as follows:

- The estimated 1% AEP flood level in the general area ranges from 11.4m AHD at the north western corner of the site, 11.2 m AHD at the south western corner of the site, and 10.6 m AHD near the southern boundary. If a flood level at a specific location is required, please contact Cairns Regional Council.

Ground levels (as determined in 2021) on Lot 20 appear to vary between 11.0 metres to 10.0 metres AHD. Comparing the lot ground levels with the provided flood and storm surge levels will provide the expected depth of inundation. The ground levels are indicative only and should be confirmed by survey.

Enquirers should satisfy themselves that the property is not subject to any pre-existing local drainage issues and whether the premises has an existing level of immunity to the 1% AEP flood and/or storm tide event.

Where any future development or works activities are proposed, enquirers should ensure they consult the relevant planning and building policies and professionals to determine the appropriate immunity or development response to flood and storm tide inundation events.

The above advice is provided based on the best information currently available. Council takes no responsibility for any errors or inaccuracies inadvertently advised. For further information, please contact Council's Strategic Asset Management and Planning on the phone number provided above.

Yours faithfully



Tyron Curcuruto
Executive Manager Strategic Asset Management & Planning

31 July 2024

Cairns Regional Council
Planning Department
c/- Gilvear Planning

To whom it may concern,



A R C H I T E C T S

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MARTIN MAJER B.Arch.(Hons), RAIA
STEVE CAHILL B.Arch.(Hons), RAIA

**RE: MATERIAL CHANGE OF USE
FOR HEALTH CARE SERVICE (DENTAL PRACTICE)
5 PYNE STREET, EDGE HILL
LOT 20 ON RP702060**

NEIGHBOURHOOD CHARACTER STATEMENT

Planning Scheme Intent

The Planning scheme intent around neighbourhood character is to achieve consistency with the established streetscape; specifically, building form, window design, alignment, orientation and enclosure. With reference to the proposed development, most of these elements are either unaffected by the proposal or are not applicable. That is, the extent of external works does not materially change the existing built form or the streetscape character.

The existing building is low-set with perimeter walls extending fully to the ground. It has rendered brick walls, a steeply pitched hipped corrugated roof with casement windows. The house is likely from the post-war period or 1960s, where more compact footprints, smaller verandahs and a displacement of the traditional timber vernacular in favour of overseas influenced housing design with modern materials including brickwork.

The building is set back nominally 6m from the front boundary, with a landscaped path leading to stairs off the front patio. The front patio is enclosed by security screening.

The proposal, as it affects the streetscape, is limited to replacement of the patio security screens with auto glazing doors, and the introduction of an open ramp for equitable building access. Improvements to the streetscape include new fencing and landscape treatments as detailed in the Landscape Plans.

Neighbourhood Character - Area 5 – Edge Hill

The Character statement within the Planning scheme describes a variety of dwelling types, with the built form dominated by vegetation. The building height, setback and form are unaffected by the proposed development, so the status quo is maintained. The existing large footpath tree will be retained with enhanced landscape planting proposed to the street frontage and boundaries generally.

Character elements identified within the Planning scheme are summarized in the table below.

Character element		Proposal
Architectural style	Inter-war and occasional post war and 1960s styles.	The existing building has some characteristics of the 1960s style. The proposed modifications required are limited to replacement of the patio security screens with auto glazing doors, and the introduction of an open ramp. These modifications do not alter the overall character of the existing building or its style.

Building materials	Predominantly timber with corrugated steel roofs.	The existing building has rendered brick external walls and a corrugated steel roof. The proposed extensions will be consistent with the existing rendered finish and have matching corrugated steel roofing.
Building form	A mix of styles including double-fronted with projecting front room.	The existing building has neither of these design elements; instead with a simple hipped roof without embellishment. The proposal does not impact upon the existing building form.
Roof style	Pitched, with hipped and gabled ends fronting the street.	The existing building has a pitched hipped roof fronting the street. The proposed extension to the rear will also have a pitched roof consistent with the existing.
Front setbacks	Varied, generally between 3 and 9 metres.	The existing building front setback is 6m. The proposal does not impact upon the front setback.
Side setbacks	Generally 1-3 metres.	The existing building side setbacks range from 1m to over 4m. The proposal does not impact upon the side setbacks.
Building height	Single and two storeys dwellings, including low-set and high-set Queenslanders, some of which have been enclosed underneath.	The existing building is low-set, single storey. The proposal, including the extension does not increase the existing building height.
Car parking/ vehicle storage	Mostly provided in car ports, with some garages or open air car parking to the side of the dwelling.	The existing carport is located towards the back of the property. The proposal is to remove the existing carport to facilitate increased parking at the rear of the property.
Lot frontages	15-20 metres	The existing lot frontage is approximately 13.5m. The proposal does not impact upon the lot frontage.

I trust you will find this proposal satisfactory. Please contact me should you require further information on any item.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Steve Cahill', with a stylized, cursive script.

STEVE CAHILL
For CLARKE AND PRINCE PTY LTD, ARCHITECTS