

<b>ORDINARY MEETING</b> <b>25 FEBRUARY 2009</b>	<b>18</b>
--	-----------

MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) - EXTENSION TO INDOOR SPORT AND ENTERTAINMENT (POLICE CITIZENS YOUTH CENTRE) - 91-97 MACNAMARA STREET MANUNDA - DIVISION 7

**Nick Bowden: 8/8/1051: #1962199**

PROPOSAL: EXTENSION TO INDOOR SPORT AND ENTERTAINMENT (POLICE CITIZENS YOUTH CENTRE)

APPLICANT: TAIT MORTON JOHNSTON PTY LTD  
13 WARWICK RD  
IPSWICH QLD 4305

LOCATION: 91-99 MACNAMARA STREET MANUNDA 4870

PROPERTY: LOT 545 ON NR6086

PLANNING DISTRICT: INNER SUBURBS

PLANNING AREA: SPORT AND RECREATION

PLANNING SCHEME: CAIRNSPLAN 2005

REFERRAL AGENCIES: N/A

NUMBER OF SUBMITTERS: NIL

STATUTORY ASSESSMENT DEADLINE: 26/02/2009

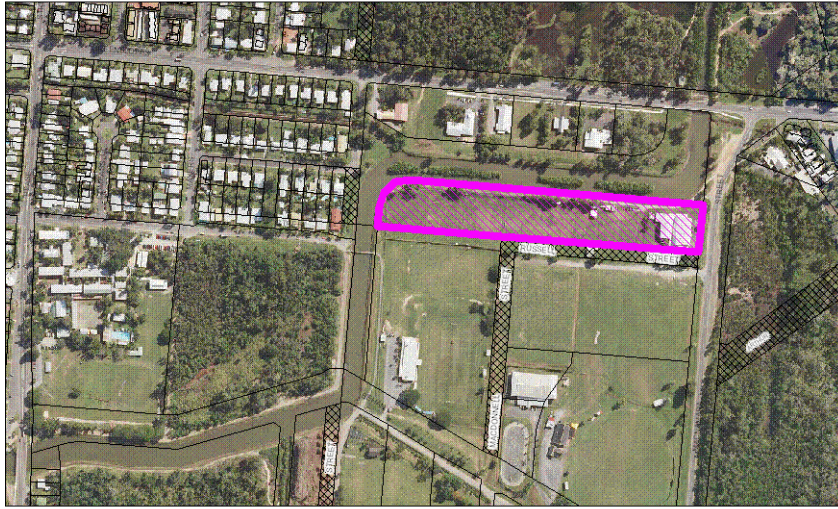
APPLICATION DATE: 28/10/2008

DIVISION: 7

APPENDIX:

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

## LOCALITY PLAN



### RECOMMENDATION:

That Council approves the Material Change of Use (Impact Assessment) for Extension to Indoor Sport & Entertainment (PCYC Centre) described as Lot 545 on NR6086 located at 91-99 McNamara Street Manunda, subject to the following conditions:

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

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

Drawing or Document	Reference	Date
Site layout	A-01	27/10/08
New works plans	A-02	27/10/08
Elevations	A-03	27/10/08
Section	A-04	27/10/08

#### **Assessment Manager Conditions**

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:-
  - a. The specifications, facts and circumstances as set out in the application submitted to Council;
  - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval

### **Timing of Effect**

- 2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.**

### **Air-conditioning Screens**

- 3. Air conditioning units located above ground level and visible from external properties and the street must be screened with appropriate materials to improve the appearance of the building. Such screening must be completed prior to the Commencement of Use.**

### **Water Supply and Sewerage Works**

- 4. Water and sewerage property connections inadequately sized to service the development must be upgraded**

### **Damage to Infrastructure**

- 5. In the event that any part of Council's existing sewer/water infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, the applicant/owner must notify Cairns Water immediately of the affected infrastructure and have it repaired or replaced by Cairns Water, at the developers cost, prior to the Commencement of Use.**

### **Water Saving**

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

### **Parking Signage**

- 7. Erect signs advising of the location of the parking/drop off area and access thereto. The signs must be erected prior to Commencement of Use. One sign must be located on the McNamara Street frontage.**

### **Details of Development Signage**

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

### **Advertising Signage**

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

### Refuse Storage

10. Refuse storage is required to service the site in accordance with Council requirements. Brochures on these requirements – ‘Requirements for Refuse Storage’ are available from CRC Water & Waste.
11. The refuse bin enclosure must be roofed and bunded and fitted with a bucket trap.

### Crime Prevention through Environmental Design

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

### Food Premises

13. Premises intended to be used for the storage, preparation, handling, packing and/or service of food must comply with the requirements of the *Food Act 2006* and the Food Standards Code.

### Minimum Fill and Floor Levels

14. All floor levels in all buildings must be located 100 mm above the Q100 flood immunity level, plus any hydraulic grade effect (whichever is the greater), in accordance with FNQROC Development Manual and Planning Scheme requirements. Council’s current records indicate existing ground levels of approximately 2.3-2.9 metres.

### Landscaping Plan

15. The site must be landscaped in accordance with details included on a Landscaping Plan. The Landscaping Plan must show:
  - a. Deep planting of setback areas around the extended building;
  - b. Planting around any paved areas around the extended building.

Two (2) A1 copies and one (1) A3 copy of the landscape plan must be endorsed by the Chief Executive Officer. The approval and completion of all landscaping works must be undertaken in accordance with the endorsed plan prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs. Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.

### FURTHER ADVICE

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

2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council Officers, prior to commencement of works.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. For information relating to the *Integrated Planning Act 1997* log on to [www.ipa.qld.gov.au](http://www.ipa.qld.gov.au). To access Council's Development Manual, Local Laws and other applicable Policies log on to [www.cairns.qld.gov.au](http://www.cairns.qld.gov.au).

### **EXECUTIVE SUMMARY:**

Council is in receipt of a Development Application for the Extension to Indoor Sport and Recreation at 91-99 Macnamara Street, Manunda. The application is generally in accordance with the provisions of CairnsPlan 2005 and is recommended for approval.

### **PLANNING CONSIDERATIONS:**

#### **Background**

The existing site comprises the PCYC indoor and outdoor sporting facility forming part of the wider sports fields between Macnamara Street and Canon Street. The site falls within the wider Manunda Sporting Precinct for which a Master Plan was adopted by the former Cairns City Council in June 2007.

#### **Proposal**

The application seeks consent to form an extension to the rear of the existing indoor sports building. The proposed extension would include a new basketball court, gymnastics hall, canteen, youth space and changing facilities. The extension would project around 28 metres to the rear with a width of around 50 metres in line with the existing building and have a height of up to 10 metres.

#### **CairnsPlan Assessment**

<b>CairnsPlan Inner Suburbs Planning District</b>		<b>Code Applicability</b>	<b>Compliance</b>
<b>Planning Area</b>	Sport and Recreation	✓	Complies
<b>Overlays</b>	Hillslopes	✗	
	Vegetation Conservation & Waterway Significance	✗	
	Cultural Heritage	✗	
	Potential or Actual Acid Sulphate Soil Material	✓	Complies
	Bushfire Management	✓	Complies
	Flood Management	✓	Complies with conditions
	Height and Impact of Buildings	✗	
	Operational Aspects of the Cairns International Airport	✓	Complies
Demolition	✗		

<b>General</b>	Excavation and Filling Code	✓	Complies
	Infrastructure Works Code	✓	Complies
	Landscaping Code	✓	Complies
	Parking & Access Code	✓	Does not comply – refer to discussion
	Reconfiguring a Lot Code	✗	
	Development Near Major Transport Corridors & Facilities	✗	

### **Compliance Issues**

The application complies with the provisions of CarinsPlan 2005 in all aspects except insofar as it relates to parking provision. Twelve (12) car parks are available on the site with the proposed extension resulting in a total demand for sixteen (16) car parks.

This shortfall is not considered to give cause for objection as it is a relatively minor shortfall. Further the site falls within the Manunda Sporting Precinct which encompasses numerous other lots to the west and south for which Council has adopted a Master Plan for the precinct including ample provision of public car parks along Russell Street (66), McNamara Street (98). Whilst this Master Plan has not been implemented and is still subject to consultation and revision, it is considered that there is sufficient certainty that the Master Plan will be implemented to warrant a variation on Council's Code in this instance.

A copy of the Master Plan is attached as Appendix 2.

### **Public Notification / Submissions**

Public notification on the application was carried out in accordance with the Act. No submissions were received.

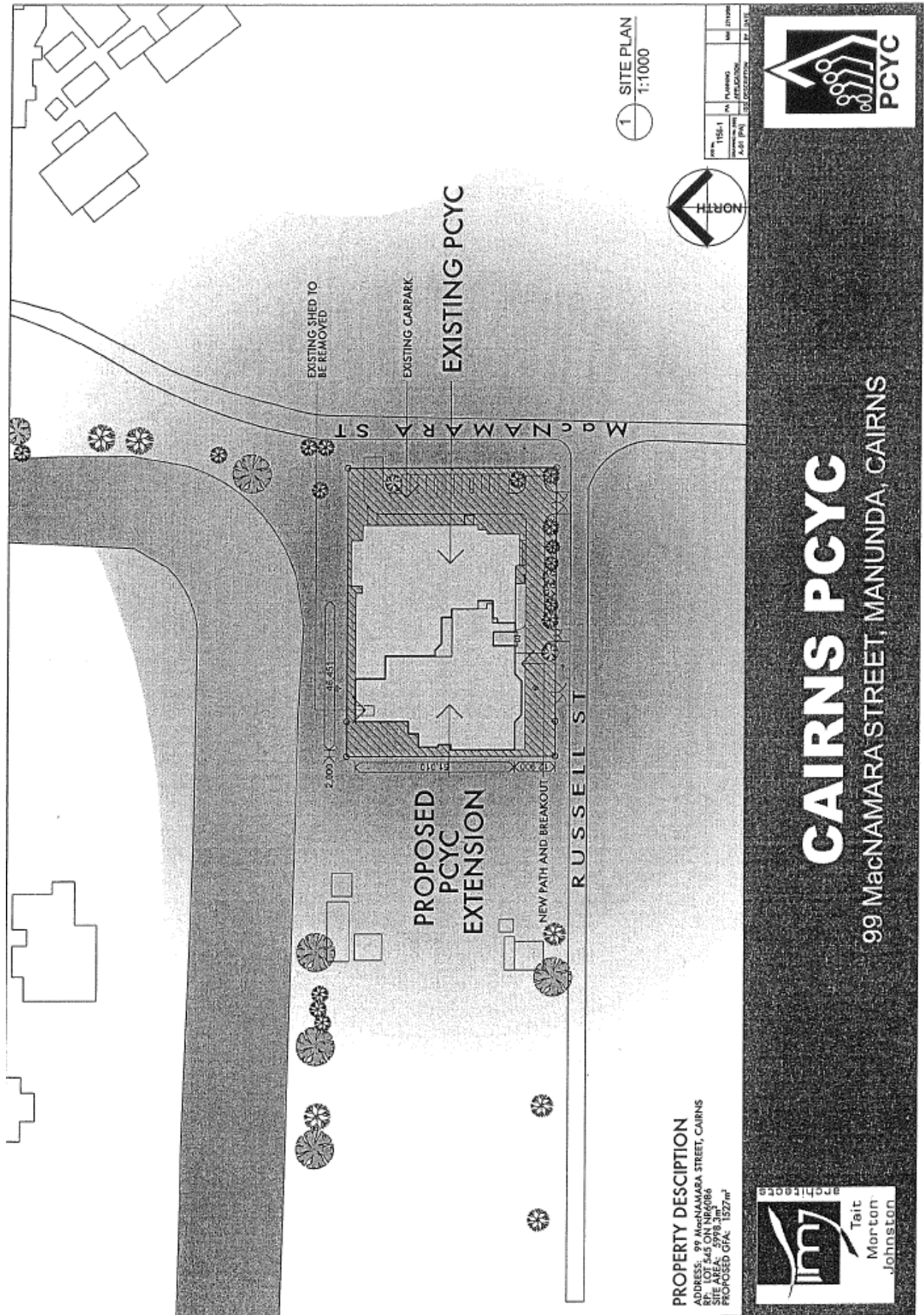
### **HEADWORKS / CONTRIBUTIONS:**

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

Nick Bowden  
 Planning Officer  
**Action Officer**

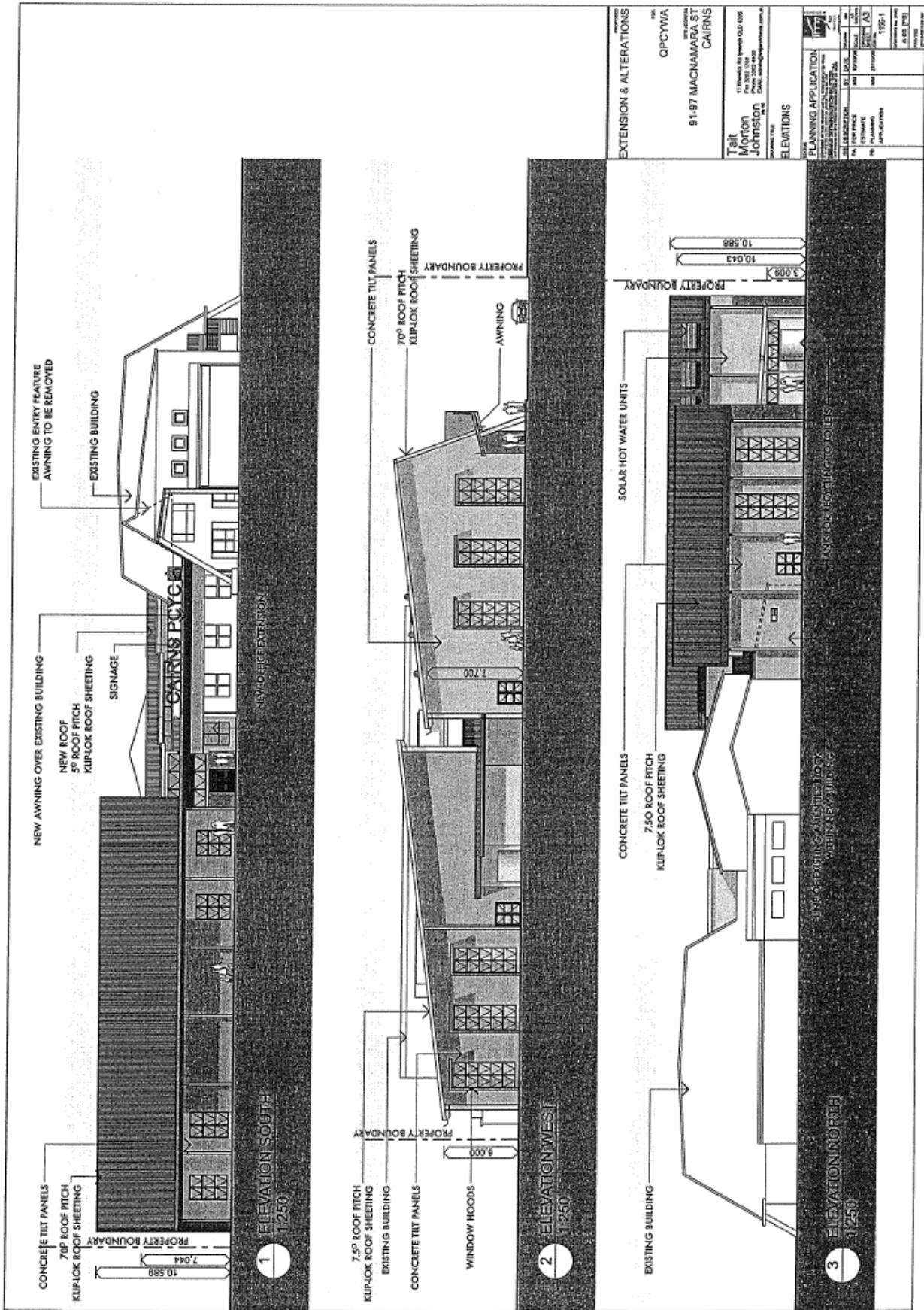
Simon Clarke  
**Manager Development Assessment**

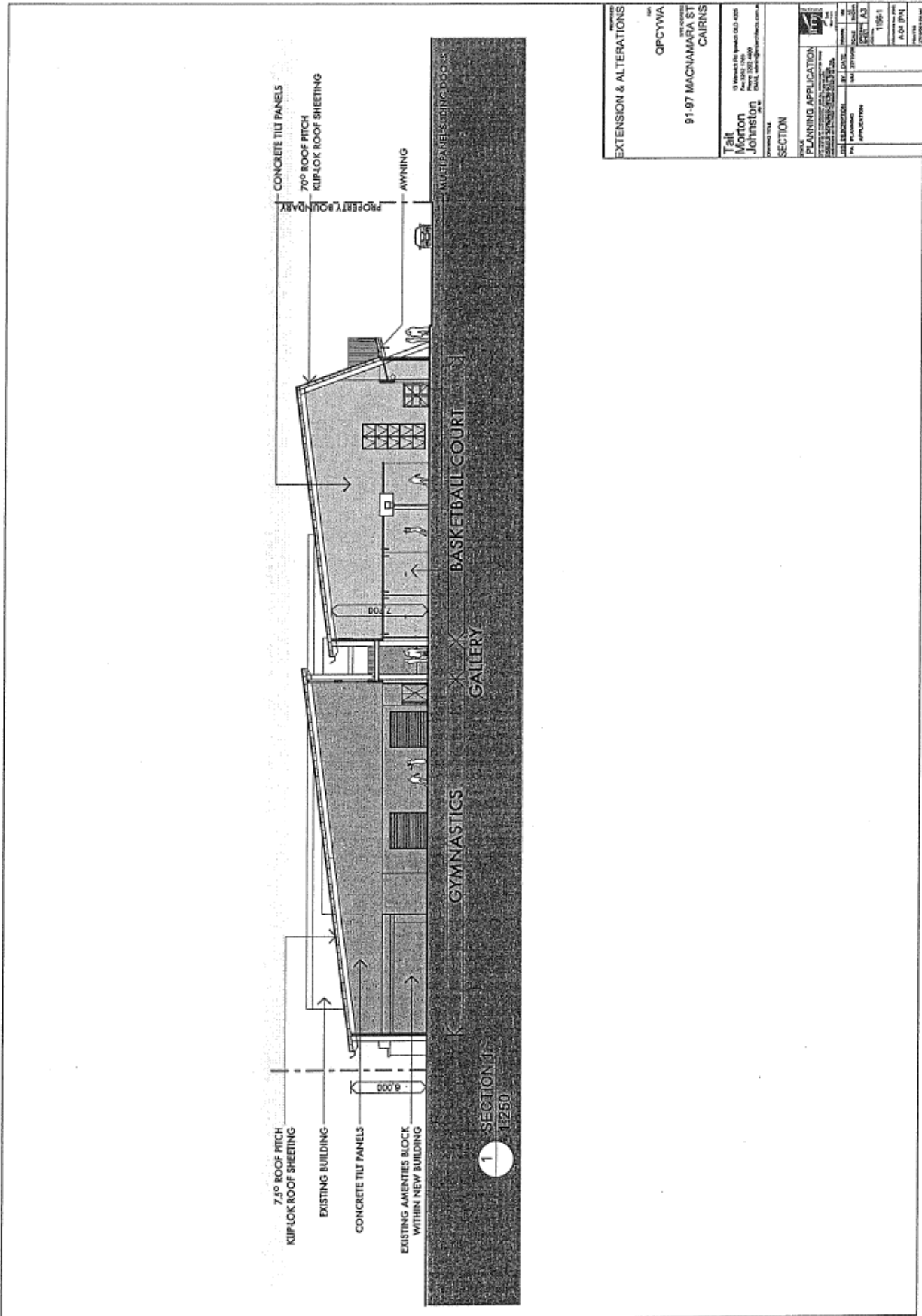
APPENDIX 1 APPROVED PLAN(S) & DOCUMENT(S)



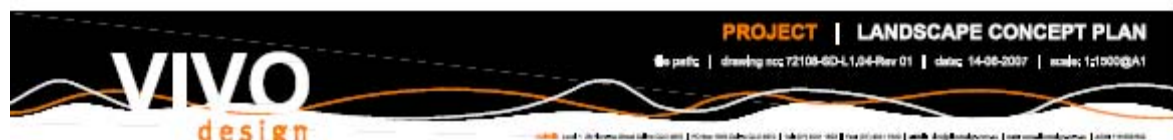








## APPENDIX 2 SUPPORTING INFORMATION TO PLANNING REPORT



- This master plan was adopted by Cairns City Council on 28 June 2007
- Council has directed to re-visit the masterplan on 22 May 2008
- Additional consultation is underway with a view to going to Council with recommendations in May 2009.