

18/02/2017

Mark Biancotti  
Via email

Dear Sir

**1-3 SHERIDAN ST & 2-KENNY ST  
CAIRNS**

On 29 February 2016 Cairns Regional Council approved the use of land located at 1-3 Sheridan Street and 2-4 Kenny Street Cairns City for use for Multiple Dwellings, Holiday Accommodation, Business Facilities and Shopping Facilities.

Attached for your information is Council's Decision Notice in relation to Development Application 8/7/3246. It is noted that the Development Application was approved under the now superseded CairnsPlan 2009.

The current Planning Scheme, the CairnsPlan 2016 which commenced on 1st March 2016, includes the land at 1-3 Sheridan Street and 2-4 Kenny Street in the Principal Centre Zone.

The approved land uses are now defined as:

- Multiple Dwellings (e.g. apartments, flats units, townhouses),
- Short Term Accommodation (e.g. motel, serviced apartments, accommodation hotel),
- Office (e.g. bank, real estate agent, administration building)
- Health Care Services (e.g. medical centre)
- Shop (e.g. hairdresser, liquor store, supermarket, corner store, variety stores)
- Shopping Centre (two or more individual tenancies that is comprised primarily of shops)

All of these uses are all Code Assessable land uses in the Principal Centre Zone in accordance with the provisions of the CairnsPlan 2016.

Yours faithfully

**FLANAGAN CONSULTING GROUP**

**PAT FLANAGAN**

BEng MBA FIEAust FIPWEA CPE  
RPEQ No 2170



**ENQUIRIES:** Ian Elliott-Smith  
**PHONE:** (07) 4044 3031  
**FAX:** (07) 4044 3836  
**YOUR REF:** PR101336/OLD/AF/L74703  
**FILE REF:** 8/7/3246 SEDA (5027545)  
**REFERENCE** 6309 / 2015

29 February 2016

CIU1 Pty Ltd  
C/-RPS Australia East Pty Ltd  
PO Box 1949  
**CAIRNS QLD 4870**

Dear Sir/Madam

**DECISION NOTICE UNDER S335 SUSTAINABLE PLANNING ACT 2009:  
DEVELOPMENT APPLICATION FOR 1 – 3 SHERIDAN STREET &  
2 – 4 KENNY STREET, CAIRNS CITY.**

With reference to the abovementioned Development Application, please find attached the relevant Decision Notice which was determined by Council at the Ordinary Meeting held on 24 February 2016.

The notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

This notice also includes an Infrastructure Charges Notice issued in accordance with s635 of the *Sustainable Planning Act (2009)*.

Should you have any enquires in relation to this Decision Notice, please contact Ian Elliott-Smith of Council's Strategic Planning & Approvals Team on telephone number (07) 4044 3031.

Yours faithfully

For Peter Boyd  
Manager Strategic Planning & Approvals

**Att.**

43.2015.6309

**APPLICANT DETAILS**

CIU1 Pty Ltd  
C/- RPS Australia East Pty Ltd  
PO Box 1949  
CAIRNS QLD 4870

**ADDRESS**

1 – 3 Sheridan Street & 2 – 4 Kenny Street, Cairns City

**REAL PROPERTY DESCRIPTION**

Lots 2, 3 & 4 on SP187403

**PROPOSAL**

Multiple Dwellings, Holiday Accommodation, Business Facilities & Shopping Facilities

**DECISION**

Approved subject to conditions (refer to approval package below).

**DECISION DATE**

24 February 2016

**TYPE**

Material Change of Use (Development Permit)

**REFERRAL AGENCIES**

Department of Transport and Main Roads  
Department of Infrastructure, Local Government and Planning  
Northern Regional (Cairns Office)  
PO Box 2358  
CAIRNS QLD 4870

**SUBMISSIONS**

There were no submissions for this application.

**FURTHER DEVELOPMENT PERMITS REQUIRED**

Development Permit for Building Works  
Development Permit for Plumbing Works  
Development Permit for Operational Works

**CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT**

None

**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

**DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME, STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN (IF YES, INCLUDE STATEMENT OF REASONS)**

Not in conflict

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

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

<b>Drawing or Document</b>	<b>Reference</b>	<b>Date</b>
Tower 1 Site Plan	Dwg. No. 933_SK A-2 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 1 Shadow Studies - June	Dwg. No. 933_SK A-2-951 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 1 Shadow Studies - December	Dwg. No. 933_SK A-2-952 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 1 Ground Floor	Dwg. No. 933_SK A-2-100 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 1 Levels 1 – 3	Dwg. No. 933_SK A-2-101 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 1 Podium Gardens	Dwg. No. 933_SK A-2-104 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 1 Plan – Typical Tower	Dwg. No. 933_SK A-2-108 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 1 Penthouse	Dwg. No. 933_SK A-2-121 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 1 Apartment Types	Dwg. No. 933_SK A-2-601 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 1 Elevation	Dwg. No. 933_SK A-2-301 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 1 Section	Dwg. No. 933_SK A-2-501 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 1 Development Schedules	Dwg. No. 933_SK A-2-901 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 1 3D Views – From South	Dwg. No. 933_SK A-2-003 prepared by CA Architects & Total Project	Dec. 2014

**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

<b>Drawing or Document</b>	<b>Reference</b>	<b>Date</b>
	Group Architects	
Tower 1 3D Views – From North	Dwg. No. 933_SK A-2-004 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 1 Entry	Dwg. No. 933_SK A-2-005 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 2 Site Plan	Dwg. No. 933_SK A-3 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 2 Shadow Studies – June	Dwg. No. 933_SK A-3-951 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 2 Shadow Studies - December	Dwg. No. 933_SK A-3-952 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 2 Ground Floor	Dwg. No. 933_SK A-3-100 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 2 Levels 1 – 3	Dwg. No. 933_SK A-3-101 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 2 Podium Gardens	Dwg. No. 933_SK A-3-104 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 2 Plan – Level 8 Typical Level	Dwg. No. 933_SK A-3-108 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 2 Penthouse	Dwg. No. 933_SK A-3-122 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 2 Apartment Types	Dwg. No. 933_SK A-3-601 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 2 Elevation	Dwg. No. 933_SK A-3-301 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 2 Sections	Dwg. No. 933_SK A-3-501 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 2 Development Schedule	Dwg. No. 933_SK A-3-901 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 2 3D Views – From North	Dwg. No. 933_SK A-3-003 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 2 3D Views –	Dwg. No. 933_SK A-3-004 prepared	Dec. 2014

**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

<b>Drawing or Document</b>	<b>Reference</b>	<b>Date</b>
From South	by CA Architects & Total Project Group Architects	
Tower 2 Entry	Dwg. No. 933_SK A-3-005 prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Site Plan & Planning Schedule	Dwg. No. GAS-24 SK.23, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Shadow Diagram 21 June	Dwg. No. GAS-24 SK.26, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Shadow Diagram 21 September	Dwg. No. GAS-24 SK.27, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Shadow Diagram 21 December	Dwg. No. GAS-24 SK.28, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Ground Level	Dwg. No. GAS-24 SK.08, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Level 1	Dwg. No. GAS-24 SK.09, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Level 2	Dwg. No. GAS-24 SK.10, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Level 3	Dwg. No. GAS-24 SK.11, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Level 4	Dwg. No. GAS-24 SK.12, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Level 15	Dwg. No. GAS-24 SK.13, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Level 18	Dwg. No. GAS-24 SK.14, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Level 23	Dwg. No. GAS-24 SK.15, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Roof Terrace	Dwg. No. GAS-24 SK.16, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Typical Unit Plans	Dwg. No. GAS-24 SK.17, prepared by CA Architects & Total Project Group Architects	Dec. 2014

**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

<b>Drawing or Document</b>	<b>Reference</b>	<b>Date</b>
Tower 3 Typical Unit Plans 2	Dwg. No. GAS-24 SK.18, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Elevations	Dwg. No. GAS-24 SK.19, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Section	Dwg. No. GAS-24 SK.20, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Indicative View Looking South	Dwg. No. GAS-24 SK.05, prepared by CA Architects & Total Project Group Architects	Dec. 2014
Tower 3 Indicative View Sheridan Street	Dwg. No. GAS-24 SK.07, prepared by CA Architects & Total Project Group Architects	Dec. 2014

**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; and
  - 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.

**Notice of Intention to Commence Use**

3. Prior to commencement of the use on the site, written notice must be given to Council that the development fully complies with this Development Permit. The Applicant must return the attached "Notice of Intention to Commence Use" form prior to the commencement of the use (Attached at Appendix 2).

### **Staged Development**

4. The development is able to be undertaken in stages i.e. the three (3) towers do not have to be constructed concurrently. Council shall be notified of the proposed staging of the development at least two (2) weeks prior to any construction activities commencing on the site.

### **Operational Works**

5. Operational Works approval is required for all on street works including public landscape works and public infrastructure works associated with the development. Approval is required to be obtained prior to the commencement of any works on the site.

All such works must be completed to the satisfaction of the Chief Executive Officer prior to the commencement of use of the relevant stage(s). Where plans are required to be submitted for approval, three (3) A1 size copies and one (1) A3 copy of all relevant plans must be submitted.

### **Separation and Privacy between Towers 1 and 2**

6. The development must be designed and constructed:
  - a. to achieve a separation distance between the outer most projections of Towers 1 and 2, above the podium level, of not less than 8 metres; and
  - b. to ensure privacy of future residents and/or guests, where habitable rooms of units within Towers 1 and 2 are located within 9 metres of one another, provide architectural treatments such as fixed obscure glazing, external screening or other appropriate treatment approved by the Chief Executive Office.

The Applicant shall provide written confirmation to Council prior to the commencement of construction works for the relevant stage(s) that the design of the development reflects these requirements.

### **Building Footprint**

7. Each building and all associated façade treatments shall be located wholly within the relevant lot and not extend into an adjoining lot or the road reserve. The Applicant shall provide written confirmation and detailed design plans to Council that confirm the development achieves this requirement prior to the issue of a Development Permit for Building Work for the relevant stage(s).

Where features of the development are proposed to be located within the road reserve, all required licences and approvals must be obtained prior to issue of a Development Permit for Building Work.



### **Certification of Building Height**

8. Prior to the issue of a Development Permit for Building Work for the relevant stage(s), the Applicant/Owner Developer shall demonstrate to Council and the Cairns International Airport that all buildings, structures, aerials, lightning rods, antennae, poles, posts or other obstacles will not penetrate the Cairns International Airport Obstacle Limitation Surface which varies from 69 – 79m AHD over the site.
9. Prior to the issue of a Certificate of Classification for the relevant stage(s) of the development, the Applicant/Owner/Developer shall submit certification from a licensed surveyor that the overall height of the as-constructed roof and any associated structures are in accordance with the material provided in response to Condition 8.
10. Prior to the issue of a Development Permit for Building Work for the relevant stage(s), the Applicant/Owner/Developer must provide confirmation to Council and the Cairns International Airport that any encroachments into the Operational Airspace (OLS or PANS-OPS) of the Cairns International Airport as a result of construction activities, including but not limited to the use of cranes or other equipment, have been approved by the Civil Aviation Safety Authority (CASA) and Airservices Australia.

### **Extinguishment of Existing Easements**

11. Prior to the issue of a Development Permit for Building Work for the relevant stage(s), the existing easements (Easements U, V and W on SP187403) must be extinguished at no cost to Council.

### **Detailed Landscape Plan**

12. Prior to the issue of a Development Permit for Building Work for the relevant stage(s), submit a Detailed Landscape Plan, illustrating the following features:
  - a. existing landscape features on the site and adjoining Kenny Street and Sheridan Street road reserves which are to be retained or removed;
  - b. landscaped areas adjoining car parking and manoeuvring areas must be protected by a 150mm high vertical concrete kerb or similar obstruction. The kerb must be sufficiently setback from the edge of the landscaped area to prevent vehicular encroachment and damage to plants and vehicles.
  - c. a planting design for all proposed landscaped areas including but not limited to street frontages, podium levels, roof top, 'sky lounge';
  - d. details of the climatic conditions of the locality which will inform the species selection;

- e. details of appropriate species to be incorporated into the 'sky lounge' feature of Tower 3;
- f. details of the size of the planter boxes including engineering specifications and any associated irrigation system;
- g. details of all fencing for the development; and
- h. detail how the proposed landscape treatments respond to the design principals of tropical urbanism.

Two (2) A1 copies and one (1) A3 copy of the detailed landscape plan must be endorsed by the Chief Executive Officer prior to the commencement of building works on the site for the relevant stage(s).

The completion of all landscaping works for the relevant stage(s) must be undertaken in accordance with the endorsed plan prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first.

Landscaped areas must be maintained at all times and for the life of the development, to the satisfaction of the Chief Executive Officer.

### **Screening / Visual Treatment of Podium Walls**

13. The Applicant/Owner/Developer shall ensure that blank walls associated with the podium levels of the development are appropriately screened and/or visually treated such that they do not detract from the Sheridan Street or Kenny Street streetscape. Such screening or treatment may take the form of dense landscape plantings or architectural treatments to the walls.

If it is proposed to have screening and/or visual treatments on external properties, it is the Applicant's/Owner's/Developer's responsibility to obtain any relevant owners consent. Where such consent is not obtained, screening and/or visual treatments must be located within the development.

The screening and/or visual treatment proposed must be submitted to Council for approval prior to the commencement of construction activities for the relevant stage(s).

The screening and/or visual treatment must be maintained at all times that a blank wall of the podium level of the development is visible from the street.

**Note:**

*For example, in relation to Tower 1, the screening and/or visual treatment must remain in place on the northern side until development occurs on the adjoining allotment and on the southern side until Tower 2 is developed. The same principle shall be applied to Towers 2 and 3 in any order in which they are developed.*

### **Landscape Maintenance and Management Plan**

14. In conjunction with the submission of a Detailed Landscape Plan, the Applicant/Owner/Developer shall submit for approval a Landscape Maintenance and Management Plan. This plan must detail the maintenance and management regime(s) that are to be implemented to ensure the landscape features of the development are retained for the life of the development.

### **Revised Traffic Impact Assessment**

15. A revised Traffic Impact Assessment is required to be submitted for approval by the Chief Executive Officer. The Terms of Reference and assumptions for the revised Traffic Impact Assessment, including but not limited to trip generation rates and mode share shall be confirmed with Council prior to the commencement of the assessment.

The revised Traffic Impact Assessment shall assess and validate existing traffic conditions in the vicinity of the development and analyse the impact that development related traffic, including pedestrian traffic, will have on Council's road network. A sensitivity analysis should be undertaken in relation to trip generation and mode share assumptions. The revised Traffic Impact Assessment shall provide recommendations in relation to any required ameliorative works or upgrades required to mitigate impacts of the development on the existing network.

Following the commencement of use of each stage of the development, the applicant shall submit a further revised Traffic Impact Assessment report assessing and validating the traffic conditions following the commencement of use for each previous stage of the development and analyse the impact that the development related traffic, including pedestrian traffic will have on Council's road network for the next stage of the development.

The Revised Traffic Impact Assessment must be submitted to and approved by Council prior to the issue of a Development Permit for Building Works for each stage of the development.

Any external works or infrastructure required to be installed / constructed / upgraded shall be undertaken at no cost to Council and be subject to approval under Condition 5. Any such works must be completed prior to the issue of a Certificate of Classification for the relevant stage(s).

### **Vehicular Access**

16. The vehicular access arrangement for Towers 1 and 2 shall be revised to a single point of ingress and a single point of egress to and from the site from Sheridan Street. Reciprocal Access Easements over Lots 2 and 3 on SP187403 shall be created to permit manoeuvring across the revised ingress and egress arrangements. A copy of the easement document(s) must be submitted to Council for the approval of Council's solicitors at no cost to Council.

The approved easement document(s) must be submitted for registration with the Department of Natural Resources and Mines prior to the commencement of use of either Tower 1 or Tower 2.

17. At each ingress point to the development, provide a short, left hand auxiliary turning lane to reduce the impact of turn in movements to the development from Kenny Street or Sheridan Street.
18. For each stage of the development, provide a commercial standard concrete crossover and apron in accordance with the FNQROC Development Manual Standard Drawing S1015, Revision C unless otherwise approved by the Chief Executive Officer.

### **Vehicle Parking**

19. The amount of vehicle parking for each stage of the development must be as per the approved plans of development, being a total of 248 car parking spaces for Tower 1, 234 car parking spaces for Tower 2 and 302 car parking spaces for Tower 3.

The car parking layout including, but not limited to ramp grades, ramp transitions and clearance heights (including for accessible parking spaces) must comply with the requirements of Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. All car parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.

The car parking and manoeuvring areas must specifically allow for the following:

- a. Parking spaces adjacent to columns and walls must have a minimum unobstructed clear width in accordance with the requirements of AS2890.1;
  - b. The driveway servicing the car parking area must include a physical means of speed control at the exit point; and
  - c. Provision must be made for the loading and unloading of vehicles and servicing of the site by a garbage collection vehicle.
20. All car parking spaces associated with units proposed to be used for permanent residential occupation, commercial and retail activities must be allocated and appropriately identified within the car parking areas on the site. Parking spaces allocated for commercial and retail activities must be made freely available and identifiable.

All car parking spaces to be allocated must be shown on a Parking Layout Plan to be submitted prior to and endorsed by the Chief Executive Officer prior to the issue of the Certificate of Classification for the relevant stage(s)

21. The vehicle drop-off/pick up areas shown at ground level on the approved Plans of Development must be designed to ensure a minimum of one drop off/pick up area can accommodate a taxi suitable for use by person(s) with disabilities, in accordance with the requirements of AS1428.1, AS2890.6 and subsection 31(1) of the Disability Discrimination Act (1992).
22. As part of the revised Traffic Impact Assessment required by Condition 15, the assessment shall confirm the number of car parking spaces that would ordinarily be required to be provided to be in strict compliance with Acceptable Measure A1.1 of the Parking and Access Code of CairnsPlan 2009.

Where a lesser number of car parking spaces is proposed to be provided than that required by the A1.1 of the Parking and Access Code, the revised Traffic Impact Assessment shall demonstrate, to the satisfaction of the Chief Executive Officer, that the proposed number of car parking spaces will achieve the intent of Performance Criterion P1 of the Parking and Access Code.

Where the Applicant is unable to demonstrate that the proposed number car parking spaces achieves the intent of Performance Criterion P1 of the Parking and Access Code, any shortfall in car parking spaces shall be subject to a monetary contribution in accordance with Council's Parking and Access Code in relation to car parking infrastructure within the Cairns CBD, unless otherwise approved by the Chief Executive Officer.

The maximum calculated shortfall in car parking spaces shall not exceed the difference between the number of car parking spaces provided and the number of car parking spaces required by Acceptable Measure A1.1 of the Parking and Access Code.

The current rate of contribution is \$28,269.43 per space based on the December 2015 CPI rate; however any applicable contribution shall be calculated at the time of payment. Any contribution required by this condition shall be paid prior to the issue of the Certificate of Classification for the final stage of the development.

*Note:*

*As previously advised by Council, in addition to the car parking required to service the commercial and retail uses, a minimum of one (1) car parking space per unit, regardless of the number of bedrooms would be acceptable given the scale and intent of the proposed development.*

**Vehicle Wash Bay**

23. Provide a minimum of one (1) dedicated vehicle wash bay in the car parking area of each tower and include signage of such. Waste from the wash bay must be directed to discharge to sewer other discharge point approved by the Chief Executive Officer via a minimum 550 litre triple interceptor.

### **Parking Signage**

24. Erect signs advertising the location of off-street visitor parking prior to the commencement of use.

### **Bicycle Parking**

25. Provide secured, on-site bicycle parking in accordance with Table 10-1 of AUSTROADS Guide to Traffic Engineering Practice Part 14 – Bicycles. As per the approved plans of development, a minimum of 192 bicycle parking spaces must be provided and available for use at the time the use commences.

### **Pedestrian Connectivity**

26. Construct a two (2) metre wide concrete footpath to the full frontage of the site along Kenny Street and Sheridan Street in accordance with FNQROC Development Manual Standard Drawing S1035, Revision C unless otherwise approved by the Chief Executive Officer. Kerb ramps shall be fitted with Tactile Ground Surface Indicators in accordance with Australian Standard AS1428.4: 2002 *Design for Access and Mobility Part 4: Tactile Indicators*. The works required by this condition shall be subject to approval under Condition 5.

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

27. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:
  - a. Augment existing water supply infrastructure to the extent necessary such that the development does not adversely affect the water supply to adjacent properties and such that a water service connection can be provided at the lot frontage;
  - b. The water connections for each tower shall be made to a reticulation main and not to the existing 300DN trunk water main;
  - c. Augment existing sewers and pump station(s) downstream of the site, to the extent required to accommodate the increased flows generated by the development OR connect the development to Council's proposed sewerage gravity main and Pump Station G in Hartley Street; and
  - d. Extend sewer mains such that Lot 4 (Tower 3) can be provided with a service connection.

The external works outlined above require Operational Works and/or Engineering Works on Roads approval from Council. Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size must be approved by the Chief Executive Officer prior to commencement of such works. Such work must be constructed in accordance with the approved plan(s) to the satisfaction of the Chief Executive Officer prior to Commencement of Use or issue of the Certificate of Classification, whichever occurs first.

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

28. Undertake the following water supply and sewerage works internal to the subject land:

- a. The development (each lot) must be serviced by a single internal water and sewerage connection made clear of any buildings or structures;
- b. Water supply sub-metering must be designed and installed in accordance with the Plumbing and Drainage Act 2002 and the Water Supply (Safety and Reliability) Act 2008; and
- c. Private Water and Sewerage infrastructure must be managed by a Community Management Scheme. If the development consists of more than one Body Corporate, a parent Body Corporate shall be established to manage the operation and maintenance of the internal water and sewerage infrastructure.

All the above works must be designed and constructed in accordance with the FNQROC Development Manual.

Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to Commencement of Use or issue of the Certificate of Classification, whichever occurs first.

### **Firefighting**

29. Firefighting pump connections are to be provided with a break tank. Any proposal to pump directly from Council's water supply mains for fire or sprinkler systems without a break tank must be supported by a hydraulic analysis undertaking and certified by a Registered Professional Engineer Queensland (RPEQ) confirming that the main is not at risk of very low pressures (i.e. ground water intrusion and implosion) and excessive transient pressures associated with pump and valve operation (i.e. water hammer).

Council does not guarantee a minimum service standard for firefighting from Council's water network. It is the responsibility of each property owner to design the private fire system to ensure compliance with the relevant Building Codes and Standards and install all necessary on-site pressure boosting and storage that may be required.

The works required by this condition must be designed and constructed in accordance with the FNQROC Development Manual.

Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works for the relevant stage(s).

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to Commencement of Use or issue of the Certificate of Classification, whichever occurs first.

### **Plan of Drainage Works**

30. The subject land must be drained to the satisfaction of the Chief Executive Officer. In particular, the plan must demonstrate:
  - a. that all drainage infrastructure has been designed in accordance with the FNQROC Development Manual;
  - b. The drainage system from the development must incorporate a gross pollutant trap(s) or equivalent measure(s), meeting the following Council specifications for stormwater quality improvement devices (SQID), namely:
    - i. End-of-line stormwater quality improvement devices (SQID) shall be of a proprietary design and construction and shall carry manufacturer's performance guarantees as to removal of foreign matter from stormwater and structural adequacy of the unit.
    - ii. SQIDs shall remove at least ninety-five per cent of all foreign matter with a minimum dimension of three (3) mm and shall be configured to prevent re-injection of captured contaminants. The SQID treat all first flush runoff, which shall be defined as that volume of water equivalent to the runoff from the three (3) month ARI storm event. The location of SQIDs within the drainage system shall be planned to ensure that the first flush waters from all parts of the (developed) catchment are treated.
    - iii. The design of the SQID shall not compromise the hydraulic performance of the overall drainage system.



- iv. SQIDs shall be positioned so as to provide appropriate access for maintenance equipment.
- c. the drainage network for the development must be designed in a holistic manner to minimise the number of kerb outlets from the development; and
- d. The development must be drained to the road frontage, with discharge occurring via SQIDs.

The Plan of Drainage works and required information must be submitted to and approved by Council prior to the issue of a Development Permit for Building Works for the relevant stage(s).

### **Alteration of Overland Flow Paths**

- 31. The development shall be designed to ensure that overland flow paths on the site are not altered in such a way as to affect overland flows on adjoining properties or that would create an increase in flood damage to adjoining properties.

### **Lawful Point of Discharge**

- 32. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, to the requirements and satisfaction of the Chief Executive Officer.

### **Minimum Fill and Floor Levels**

- 33. All habitable floor levels in the building must be located a minimum of 150mm above the 1% AEP flood level of 3.1 metres AHD, in accordance with the FNQROC Development Manual, CBD Environs Drainage Management Plan and planning scheme requirements.

### **Ponding and/or Concentration of Stormwater**

- 34. The proposed development must not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties.

### **Sediment and Erosion Control**

- 35. Soil and water management measures must be installed / implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the Environmental Protection Act 1994, the FNQROC Development Manual and Best Practice Erosion and Sediment Control – IECA Australasia, November 2008).

### **Acid Sulphate Soils / Geotechnical Assessment**

36. Prior to the issue of a Development Permit for the relevant stage(s), the Applicant/Owner/Development shall submit a Geotechnical Assessment detailing the extent of any potential or actual acid sulphate soils (PASS/AASS) on the site. The assessment must be carried out in accordance with the current version of the 'Guidelines for Sampling and Analysis of Lowland Acid Sulphate Soils in Queensland' published by the Department of Environment and Resource Management (previously Department Natural Resources and Water).
37. Where any excavation works required for the development will interfere with any PASS/AASS identified within the assessment required by Condition 36, an Acid Sulphate Soil Management Plan shall be prepared and submitted to Council for approval. The Management Plan shall inform the design of the development to provide the opportunity to mitigate any disturbance of PASS/AASS material. The Management Plan shall also provide relevant information for the construction phase of the development including a management regime for the identification, handling, storage, treatment and disposal of acid sulphate soil material.
38. Prior to the issue of a Development Permit for Building Works for the relevant stage(s), the Applicant/Owner/Development shall submit a Geotechnical Assessment for approval by Council which provides site specific details and advice in relation to the stability of the site, settlement and foundation design. The Geotechnical Assessment shall also identify any existing services in the area and advise of any protection measures required to avoid disturbance or loading of any relevant services.
39. Prior to the issue of a Certificate of Classification for the relevant stage(s) the Applicant/Owner/Developer shall submit certification from a Registered Professional Engineer Queensland (RPEQ) confirming that all works have been conducted in accordance with the approved Geotechnical Assessment.

### **Construction Management Plan**

40. A Construction Management Plan must be submitted to, and endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work for the relevant stage(s). The Construction Management Plan must address all activities/operations associated with construction including, but not limited to:
  - a. Hours of construction;
  - b. Parking of vehicles (including site employees and delivery vehicles);
  - c. Traffic management and control (including loading and unloading);
  - d. Maintenance of safe pedestrian access across the site's frontage (including access by persons with a disability);

- e. Building waste storage and disposal;
- f. On-site dust and noise management, so as to not cause a nuisance to the amenity of the surrounding area;
- g. Tree protection management; and
- h. Location and details of construction signage including any signage that is to be illuminated;

The endorsed Construction Management Plan must be complied with and a copy kept on site at all times during construction of the development.

### **Construction Signage**

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

### **Construction Access**

42. Vehicular ingress and egress to and from the site during the construction phase of the development shall be from a single point on either Sheridan Street or Kenny Street unless otherwise approved by the Chief Executive Officer.

### **Stockpiling and Transportation of Material**

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

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

- a. within peak traffic times;
  - b. before 7:00am or after 6:00pm Monday to Friday;
  - c. before 7:00am or after 1:00pm Saturday; or
  - d. on Sunday or a Public Holiday
44. Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the site and/or cause a nuisance to surrounding properties.

**Storage of Machinery and Plant**

45. The storage of any machinery, material or plant must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

**Access and Hours of Use for Podium and 'Sky Lounge' Communal Areas**

46. The communal recreational facilities located on the podium and 'sky lounge' areas shall only be used between the hours of 6am and 10pm daily. These areas shall be for use by residents and guests only and shall not be accessible to the general public.

**Environmental Nuisance**

47. Construction or operational activities, including but not limited to, the operation of mechanical plant and equipment, must not cause an 'environmental nuisance' within the meaning of the Environmental Protection Act (1994) to any sensitive receptor as stated within Schedule 1 of the Environmental Protection (Noise) Policy 2008.

**Screening of Plant and/or Equipment**

48. Air-conditioning, plant and machinery units located above ground level and visible from external properties and/or 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.

**Lockable Storage**

49. Each unit must be provided with a minimum 2.5m<sup>2</sup> (minimum 5m<sup>3</sup> volume) of lockable storage space conveniently located with respect to the car parking spaces within the basement of the building.

### **Underground Electricity and Telecommunications Supply**

50. The development must be provided with underground electrical and telecommunications services.
51. Where Ergon Energy requires the installation of a substation, a padmount type is to be incorporated within the development and positioned so that it does not detract from the appearance of the streetscape and must be clear of footpath areas.

Details of the electrical substation positioning must be endorsed by the Chief Executive Officer prior to the issue of Development Permit for Building Work for the relevant stage(s). Where augmentation is not required the applicant is to arrange through Ergon Energy the installation of a service pillar located at the property boundary.

52. The above conditions relating to electricity supply must be provided to Ergon Energy at the same time as the application for Network Connection Services.

### **Street Lighting**

53. The existing Rate 3 street lighting located within the median along the street frontage of the development shall be upgraded to meet Council's current LED standard lighting used within the CBD. The works required to be undertaken in response to this condition shall be subject to approval in accordance with Condition 5. The upgrade of the lighting is required to be completed prior to the issue of the Certificate of Classification for the first stage of the development.

### **Lighting**

54. All lighting installed upon the premises including car parking areas must be certified by Ergon Energy (or such other suitably qualified person). The vertical illumination at a distance of 1.5 metres outside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level.
55. All lighting and landscaping requirements are to comply with Council's General Policy Crime Prevention Through Environmental Design (CPTED).

### **Damage to Infrastructure**

56. In the event that any part of Council's existing road, sewerage, water or drainage 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 / Developer must notify Cairns Regional Council immediately of the affected infrastructure and have it repaired or replaced by Cairns Regional Council, at the Applicant's / Owner's / Developer's cost, prior to the Commencement of Use or issue of a Certificate of Classification, whichever occurs first.

## **Refuse Bins**

57. The development must be designed to be serviced by bulk bins. A bulk bin enclosure must be provided in accordance with Council's requirements. Brochures on these requirements – 'Requirements for Refuse Storage' are available from CRC Water & Waste.

Details of the bulk bin servicing points must be shown on a plan of works submitted to and approved by the Chief Executive Officer prior to issue of a Development Permit for Building Works for the relevant stage(s).

The bin enclosure must be constructed in accordance with the approved plans prior to the commencement of use or issue of the Certificate of Classification, whichever occurs first.

## **Liquid Waste Disposal**

58. Trade waste discharge to sewer must meet the requirements of Cairns Water and Waste's Trade Waste Environmental Management Plan (TWEMP). Detailed Hydraulic Plans must be provided accompanied by a report which demonstrates that the facility complies with the TWEMP and must be approved by Council prior to the issue of a Development Permit for the relevant stage(s). All measures for pre-treatment in accordance with the approved plans must be installed prior to the commencement of use.

## **Advertising Signage**

59. Any advertising signs on the development site shall conform to the relevant Local Laws applied under Cairns Regional Council Control of Advertising (Application of a Continuing Local Law), to the requirements of satisfaction of the Chief Executive Officer.

## **CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS**

<b>Concurrency Agency</b>	<b>Concurrency Agency Reference</b>	<b>Date</b>	<b>Council Electronic Reference</b>
Department of Infrastructure, Local Government and Planning	SDA-05150020530	2 December 2015	#4959862

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

## **FURTHER ADVICE**

1. This approval, granted under the provisions of the *Sustainable Planning Act (2009)*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of section 339 and section 341 of the Sustainable Planning Act 2009.
2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first 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. This approval does not include *Restaurant* or *Tavern* as approved land uses under CairnsPlan 2009.

## **Infrastructure Charges Notice**

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

The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

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

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

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

6. For information relating to the *Sustainable Planning Act (2009)* log on to [www.dilqp.qld.gov.au](http://www.dilqp.qld.gov.au). To access FNQROC Manual, Local Laws and other applicable Policies log on to [www.cairns.qld.gov.au](http://www.cairns.qld.gov.au).

## **LAND USE DEFINITIONS\***

In accordance with CairnsPlan 2009, the approved land uses of *Multiple Dwelling*, *Holiday Accommodation*, *Shopping Facilities* and *Business Facilities* are defined as:

### *Multiple Dwelling*

*Means the use of premises comprising six or more dwelling units of self-contained accommodation on one lot for residential purposes.*

*The use includes accommodation commonly described as flats, home units, apartments, townhouses or villa houses.*

### **Holiday Accommodation**

*Means the use of premises for the accommodation of tourists or travellers.*

*The use may include restaurants, bars, meeting and function facilities, dining room, facilities for the provision of meals to guests and a manager's unit and office when these facilities are an integral part of the accommodation.*

*The use includes facilities commonly described as holiday apartments or suites, international or rest hotel or motel.*

### **Business Facilities**

*Means the use of premises for:*

- The conduct of a business or office where the principal activity is the provision of business or professional advice, services and goods or the office based administrative functions of any organisation;*
- The medical or paramedical care or treatment of persons and which does not involve the accommodation of those persons on the premises.*

*The use includes:*

- Facilities commonly described as professional office, real estate office, estate sales office, bank, building society, credit union or funeral parlour;*
- Care or treatment by practitioners such as an acupuncturist, podiatrist, naturopath, chiropractor, dentist, general or specialist medical practitioner, optometrist, pathologist, physiotherapist or radiologist, together with ancillary services such as pharmacy.*



### **Shopping Facilities**

*Means the use of premises for the display and retail sale of goods and for personal services such as betting (in the form of a TAB agency or similar facility), hair and beauty care, laundering and dry cleaning and other customer services.*

*The use includes the hiring out of small domestic items such as appliances, entertainment, sporting and health equipment and the exchange of domestic items and clothing.*

*The use includes facilities commonly described as shop, supermarket, department store, hardware store up to 500m<sup>2</sup> GFA, stall, market or salon.*

\*These definitions are 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.

### **APPEAL RIGHTS**

This decision notice may be appealed in accordance with the following sections of the *Sustainable Planning Act 2009*.

- A. All Decisions can be appealed to the Planning and Environment Court:

**SPA Chapter 7, Part 1, Division 8** – Information about how to proceed with an appeal to the **Planning and Environment Court** may be found on the Court's website: <http://www.courts.qld.gov.au/courts/planning-and-environment-court>

- B. Some Decisions can be appealed to the Building and Development Dispute Resolution Committee.

See **SPA Chapter 7, Part 2** – appeals to the **Building and Development Dispute Resolution Committees** may be addressed to:

Building and Development Dispute Resolution Committees  
Department of Housing and Public Works  
GPO Box 2457, Brisbane QLD 4001

**Or** to the Committees website:

[http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/BuildingDevelopmentDispute ResolutionCommittees.aspx](http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/BuildingDevelopmentDispute%20ResolutionCommittees.aspx)

The Committees Registrar contact details are as follows:

Phone: 1800 804 833

Email: [registrar@qld.gov.au](mailto:registrar@qld.gov.au)

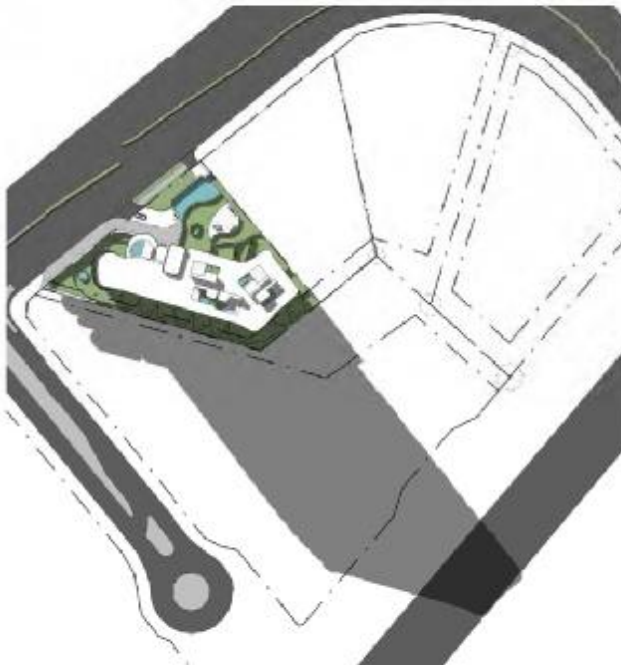
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**End of Decision Notice**

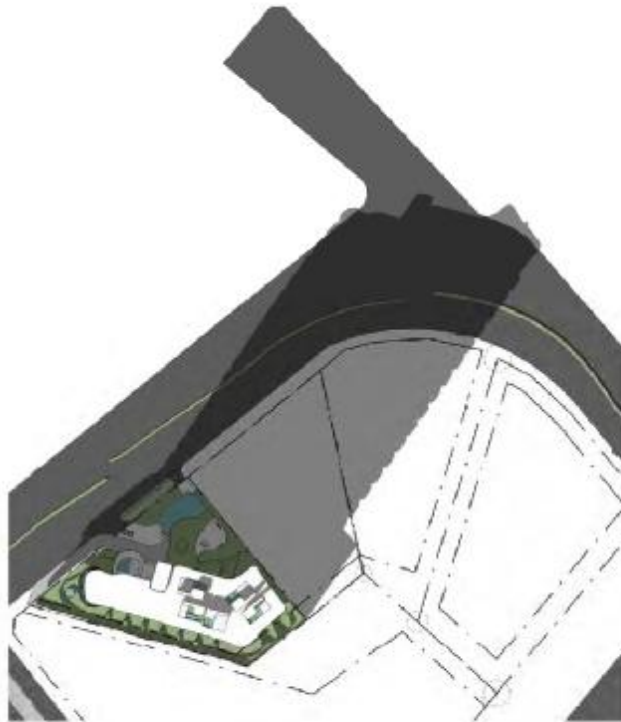




3 Shadow Diagram - Jun 12pm-  
1 : 1500



2 Shadow Diagram - Jun 8am-  
1 : 1500



1 Shadow Diagram - Jun 4pm-  
1 : 1500



**Tower 1**  
**Shadow Studies - June**  
 933\_267\_A-2.051 DEC. 2014  
 1 : 1500

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 www.totalprojectgroup.com.au









**Tower 1**  
**Levels 1-3**  
383\_384 A-2-101 DEC 2014

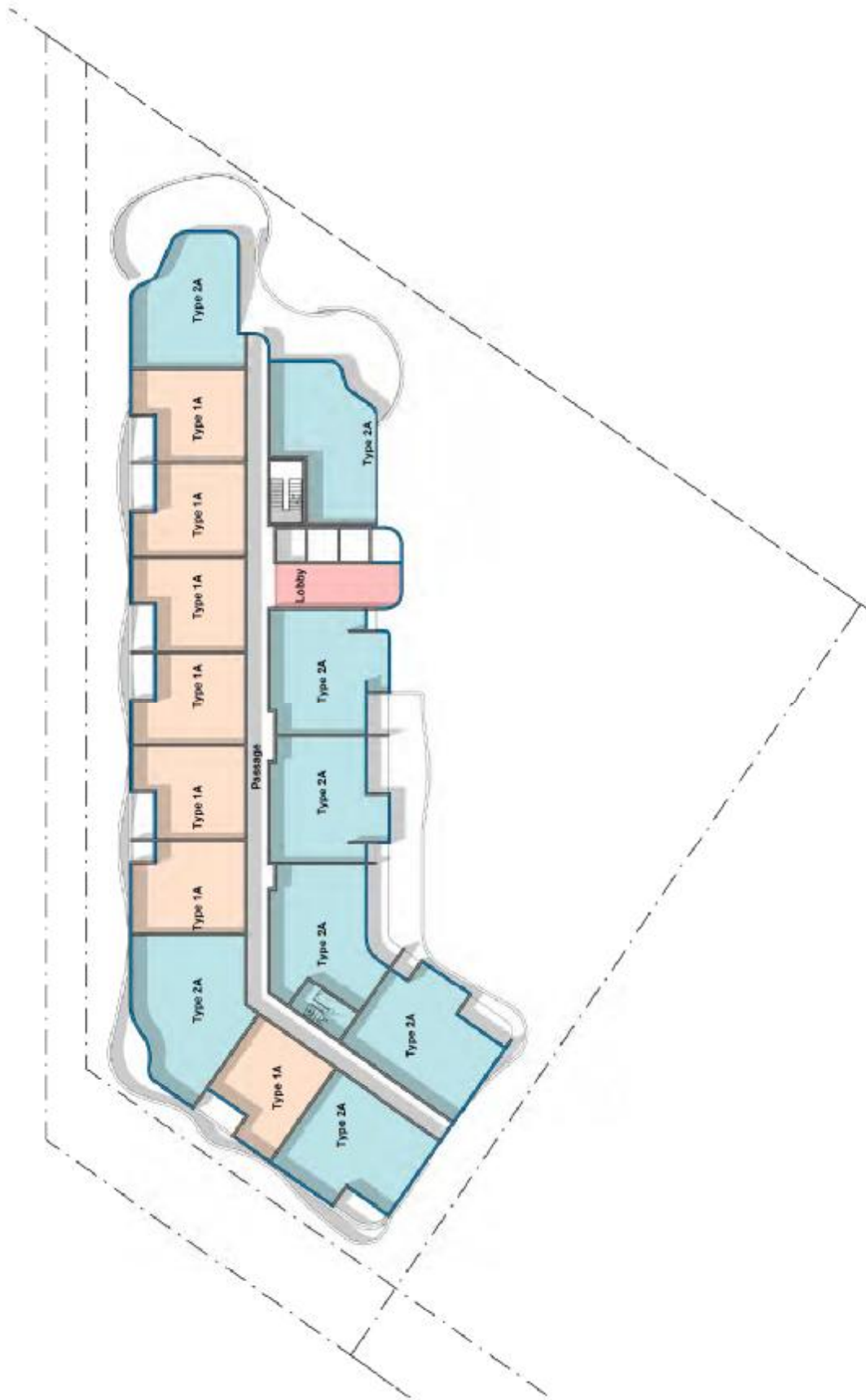
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www.totalprojectgroup.com.au



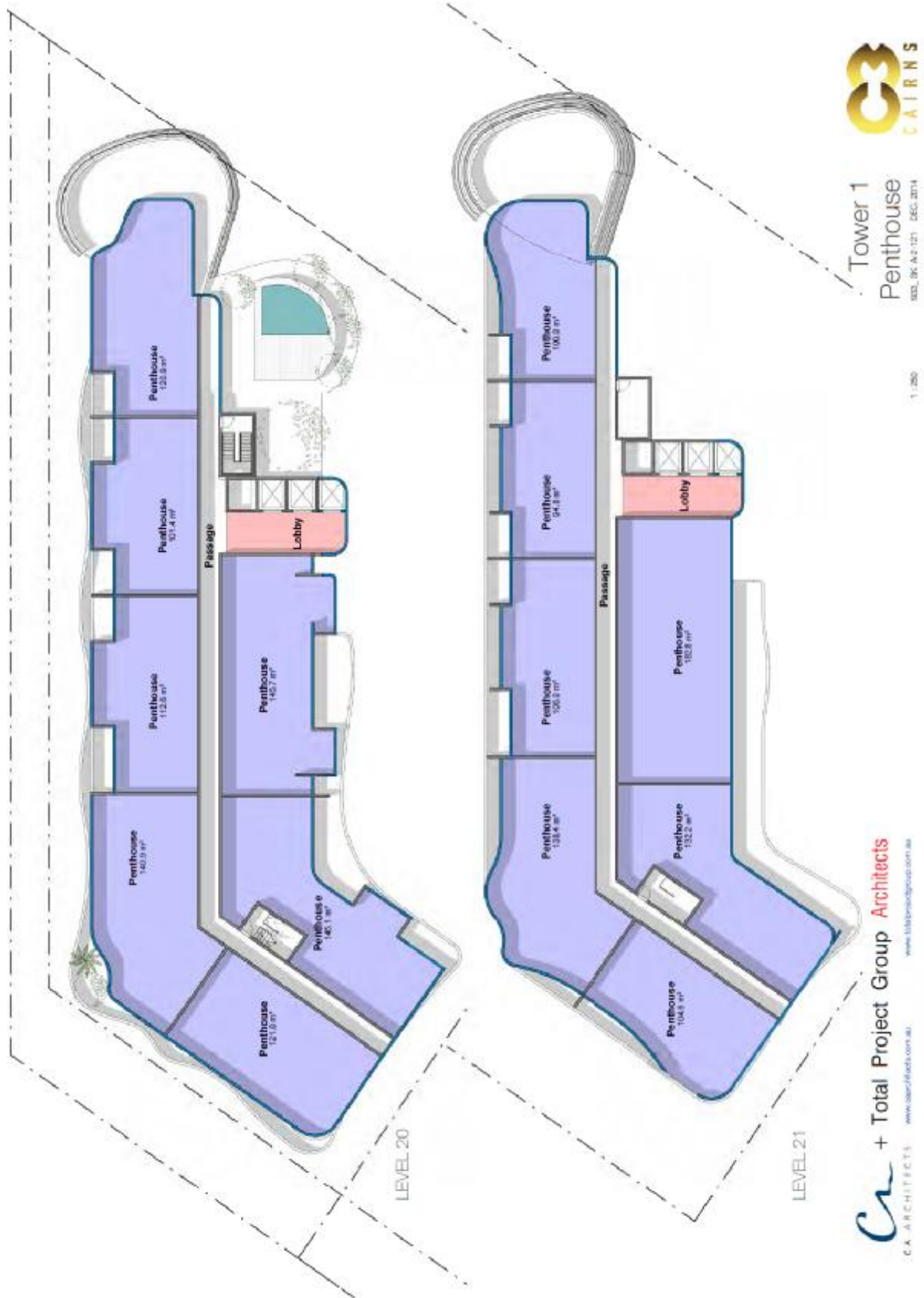
Tower 1  
Podium Gardens  
1:250  
833\_86\_A2-106 DEC 2014

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CA ARCHITECTS  
WWW.TOTALPROJECTGROUP.COM.AU  
WWW.303POND3.COM.AU



Tower 1  
Plan - Typical Tower  
955\_36 A2-109 DEC 2014  
1 : 250





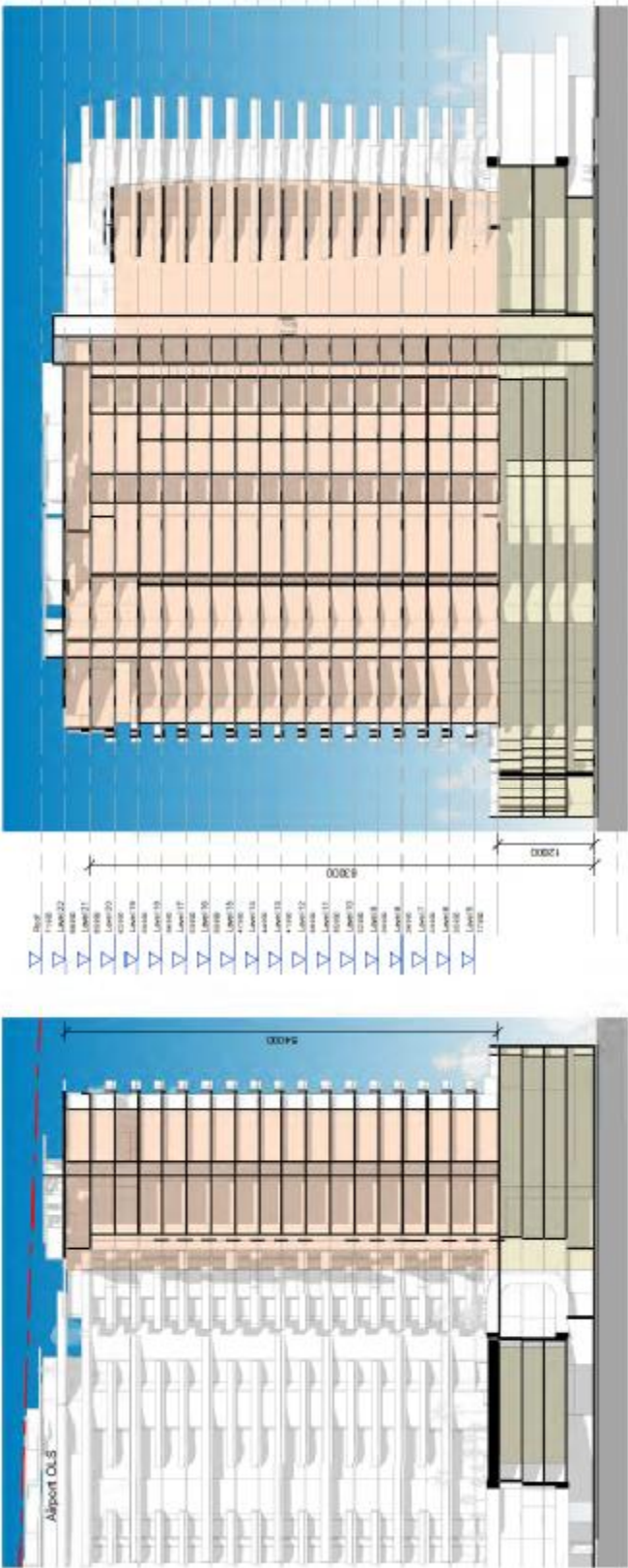




Tower 1  
Elevation  
100\_08\_A-2-201 DEC. 2014

1:100

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Tower 1  
Section  
300\_3M\_A-2-011 DEC 2014

1:100

## Town Planning Schedule

Project No 1 Sheridan - Lot 2  
Issue 2 - Preliminary  
Date 22/03/2014

Unit Types					TOTAL NUMBER	
Name	Beds	Baths	Area	Balcony	Total Area	Lot 2
1A	1	1	52.4	4.6	57	111
1B	1	1	40	6	46	
2A	2	2	70.2	4.6	74.8	112
2B	2	2				
PA	3	2	101.8	12.1	113.9	14
PB	3	2	101.8	12.1	113.9	
<b>TOTAL</b>						<b>237</b>

Commercial Space		
Ground Floor Retail		389
Level 1 Commercial		408
Level 2 Commercial		408
<b>Total</b>		<b>1205</b>

Required Parking		
1-bed	0.7 car per unit	77.7
2-bed unit	1 car per unit	112
3-bed unit	2 car per unit	28
<b>Total for accommodation</b>		<b>217.7</b>
Retail/Commercial - 1 per 50m2		24
Discount for cross-utilisation (30%)		-7
<b>Total Parking on site</b>		<b>235</b>
Actual Parking Shown		248





Tower 1  
3D Views - From South  
98L 9K A2 003 DEC 2014



Tower 1  
3D Views - From North  
10/3/14 A2/004 DEC 2014



Tower 1  
Entry  
9001\_09\_A-2-008 DEC. 2014

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Planning schedule	
Lot 3:	
Parish:	Cairns
County:	Nares
Site Area:	3,000m <sup>2</sup>
Gross Floor Area (GFA):	19,486m <sup>2</sup>
Balcony:	4,367m <sup>2</sup>
Site Cover (Podium):	2,715m <sup>2</sup>
Site Cover (Tower):	1,300m <sup>2</sup>

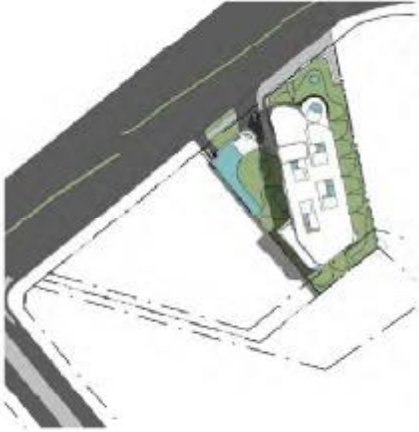
Area Schedule Lot 3 - Typical Floor				
Lot	Level	Name	Area	Category
3	Level 14	Balcony	257.1 m <sup>2</sup>	Saleable
	Level 14	Unit Internal	620.8 m <sup>2</sup>	Saleable
	Level 14	Unit Internal	1183.9 m <sup>2</sup>	Saleable
3	Level 14	Corridor	145.3 m <sup>2</sup>	Non-Saleable
	Level 14	Star	25.6 m <sup>2</sup>	Non-Saleable
	Level 14	Star	170.9 m <sup>2</sup>	Non-Saleable



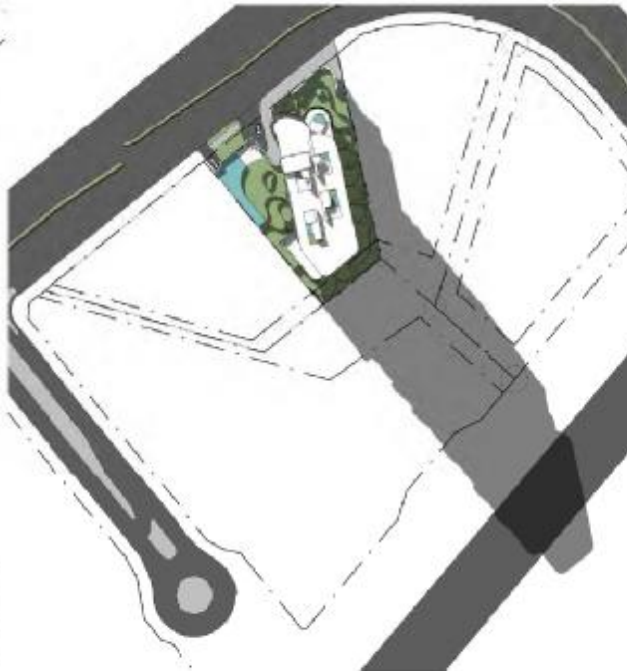
Tower 2  
Site Plan  
802, SK A-3 DEC 2014

1:500

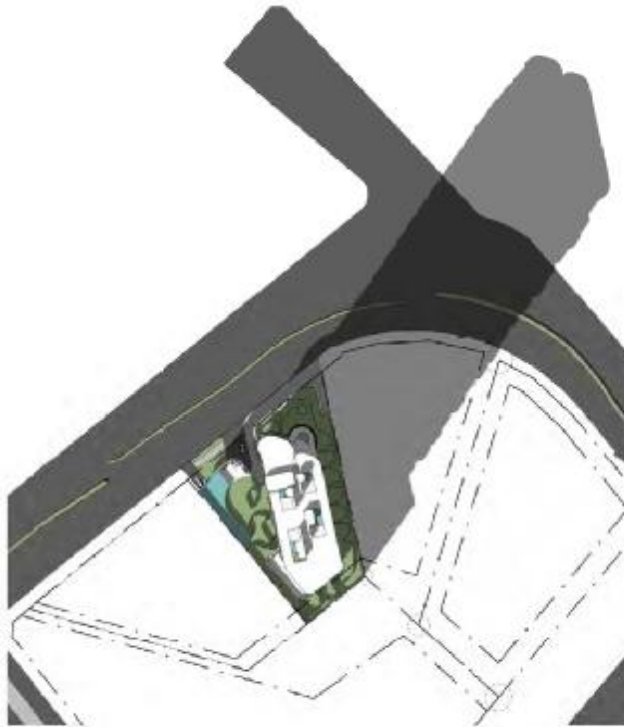
2 Shadow Diagram - Jun 12pm  
 1:1500

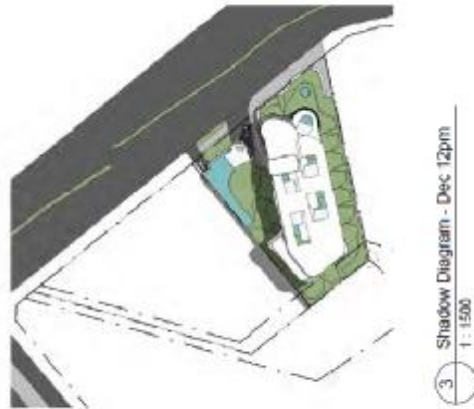
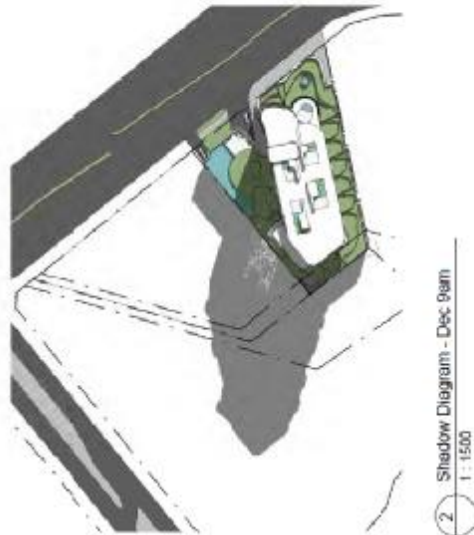
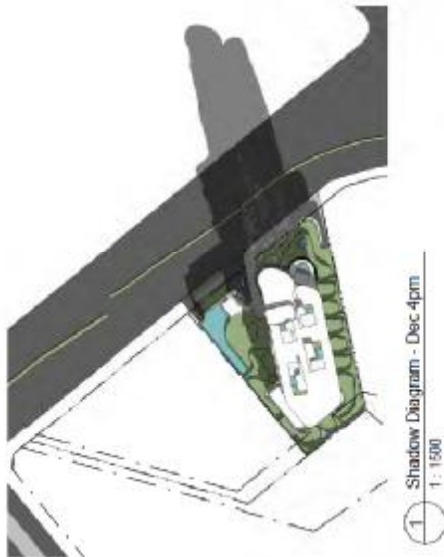


3 Shadow Diagram - Jun 9am  
 1:1500



1 Shadow Diagram - Jun 4pm  
 1:1500





**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**



**Tower 2**  
**Ground Floor**  
 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**



Tower 2  
 Levels 1-3  
 003\_LBK\_A3-101 DEC. 2014

1:250

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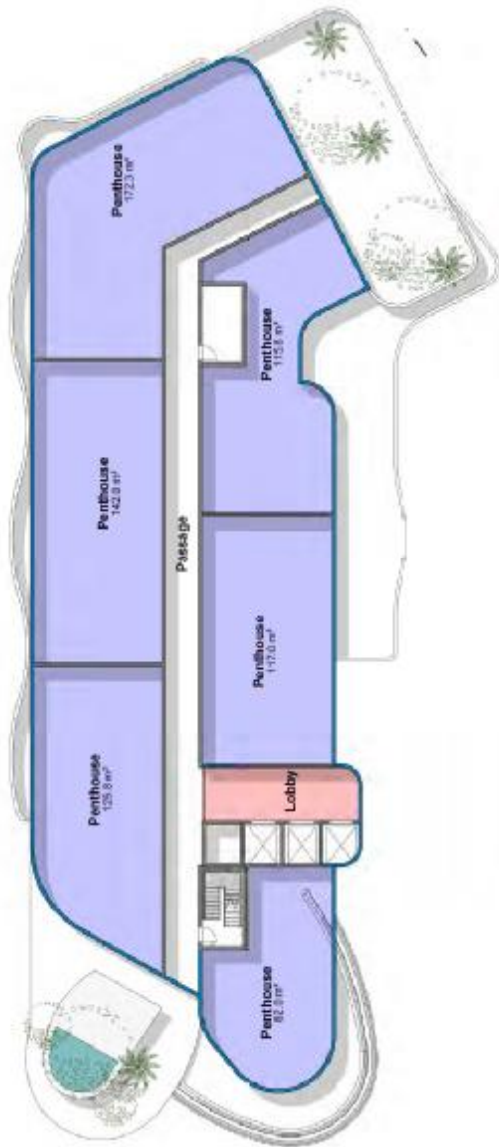


Tower 2  
 Podium Gardens  
 2003\_2014 A-3-104 DEC 2014  
 1:200

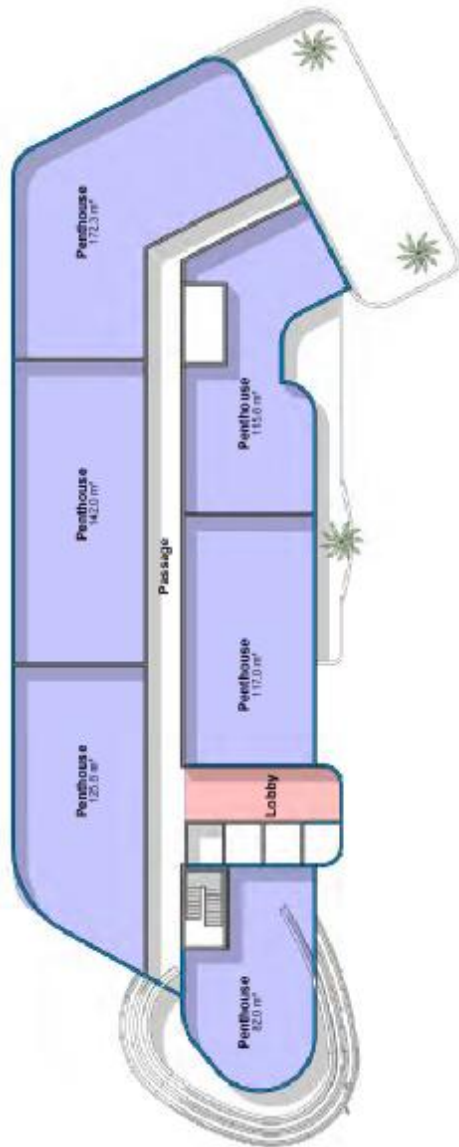
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Tower 2  
Plan - Level 8 Typical Level  
1:120  
003, OF A-3-100 DEC. 2014



LEVEL 21



LEVEL 22



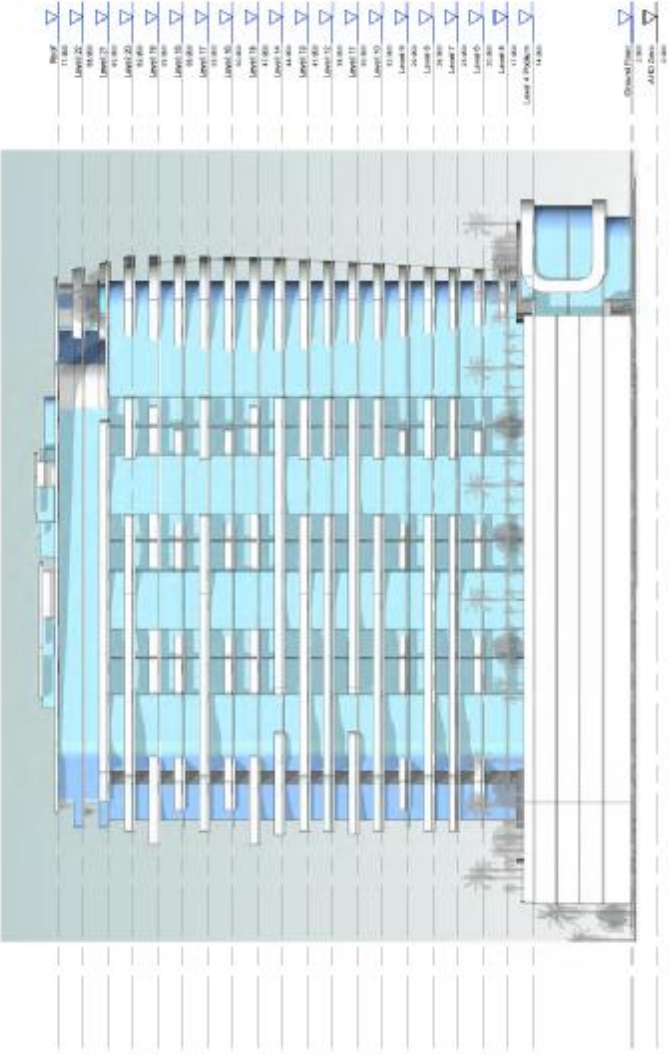


TYPE 1A



PENTHOUSE



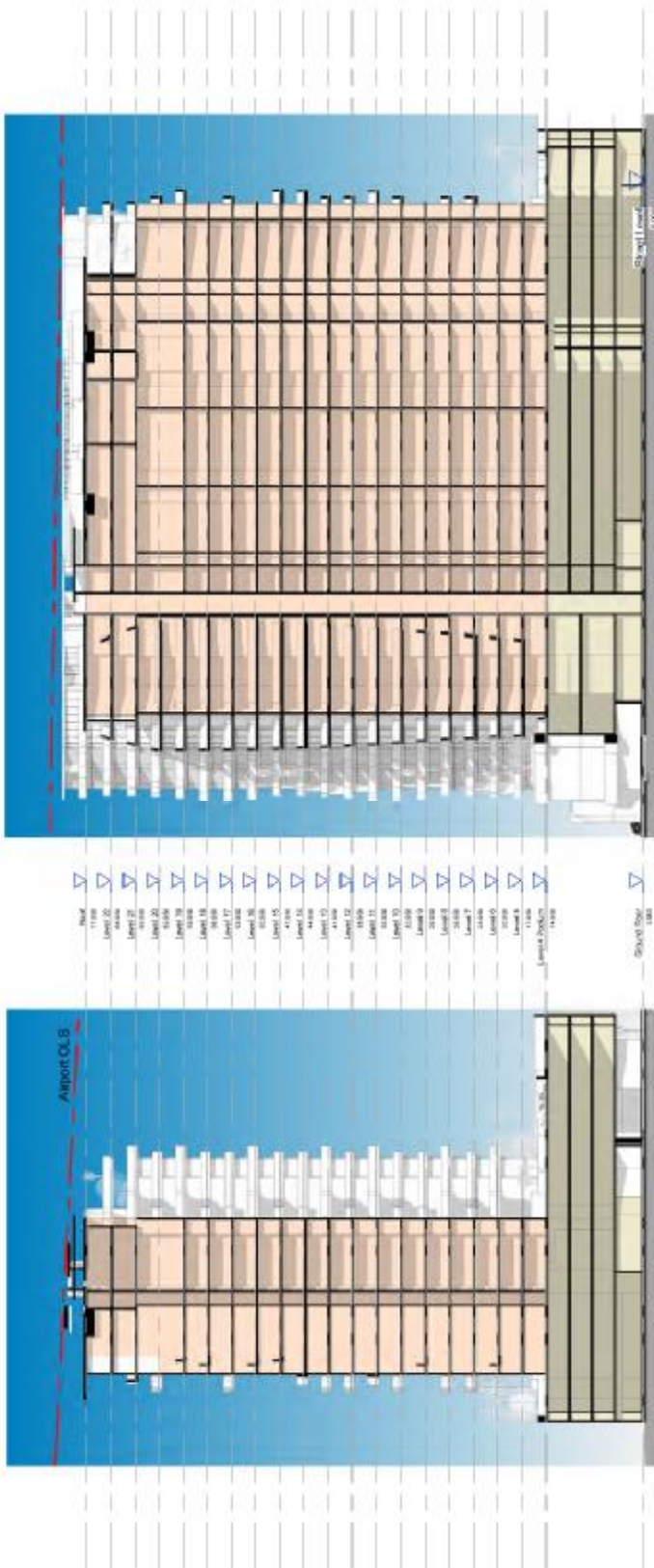


Tower 2  
Elevation

1003\_DK\_A-0-021 DEC 2014

1:200

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Tower 2  
Sections

935, 9K A3-501 DEG 2014

1:300

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www.totalprojectgroup.com.au

## Town Planning Schedule

Project No 1, Sheridan Lot 3  
Issue 2 - Preliminary  
Date 22/03/2014

Unit Types					TOTAL NUMBER	
Name	Bed	Baths	Area	Balcony Total Area	Lot 3	
1A	1	1	52.4	4.8	67	119
1B	1	1	40	6	46	
2A	2	2	70.2	4.8	74.8	135
2B	2	2				
PA	3	2	101.8	12.1	113.9	12
PB	3	2	101.8	12.1	113.9	
<b>TOTAL</b>						<b>266</b>

Commercial Space		
Ground Floor Retail		256
Level 1 Commercial		170
Level 2 Commercial		170
<b>Total</b>		<b>796</b>

Required Parking		
1-Bed	0.7 car per unit	63.3
2-Bed unit	1 car per unit	135
3-Bed unit	2 car per unit	24
<b>Total for accommodation</b>		<b>212.3</b>
Retail/Commercial - 1 per 50m <sup>2</sup>		16
Discount for cross-utilisation (30%)		-5
<b>Total Parking on site</b>		<b>253</b>
Actual Parking Shown		234

Lot 3 Parking Schedule		
Level	Type	Count
Ground Floor	2 bxs.4	61
Ground Floor		51
Level 1CP	2 bxs.4	61
Level 1CP		61
Level 2CP	2 bxs.4	61
Level 2CP		61
Level 3CP	2 bxs.4	61
Level 3CP		61
Grand total		234



Tower 2  
3D Views - from North  
503\_36\_A-3-003 DEC 2014





Tower 2  
3D Views - From South  
B30\_36\_A3-004 DEC. 2014



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www.totalprojectgroup.com.au

Tower 2  
Entry  
9301, 9K A-1-025 DEC. 2014  
**03** CAIRNS

PLANNING SCHEDULE			
<b>LOT 4 SP187403</b>			
Parish: Cairns			
County: Naree			
Site Area: 4,000m <sup>2</sup>			
Gross Floor Area (GFA): 26,113m <sup>2</sup>			
Balcony: 5,705m <sup>2</sup>			
Site Cover (Podium): 3,694m <sup>2</sup>			
Site Cover (Tower): 1,598m <sup>2</sup>			
UNIT TYPE	AREA	NO. UNITS	CAR PARKING
1 BED	45.50m <sup>2</sup>	120	64 @ 0.7 / unit
2 BED	78.10m <sup>2</sup>	187	187 @ 1 / unit
3 BED	129.19m <sup>2</sup>	16	32 @ 2 / unit
COMMERCIAL SPACE	1796m <sup>2</sup>		35 @ 1 / 50m <sup>2</sup>
CONSULTATION DISCUSSING SPA		-10	
<b>TOTAL</b>		<b>259 units</b>	<b>298 cars (202 provided)</b>



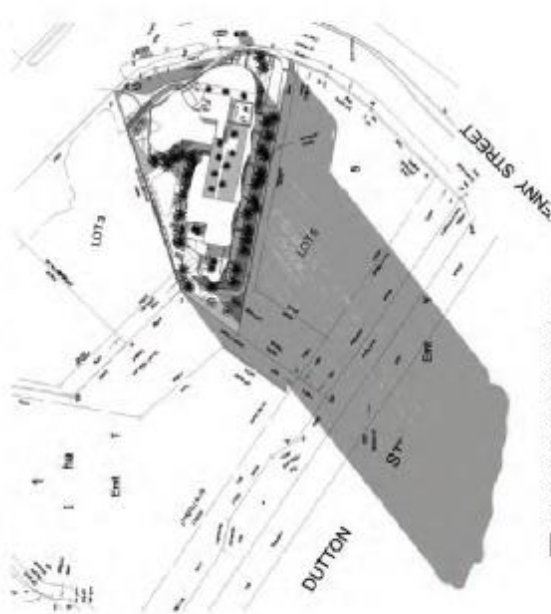
**TOWER 3**  
**SITE PLAN & PLANNING SCHEDULE**  
GAS-24 56.33 DEC 2014

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**+ Total Project Group Architects**  
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www.captchitects.com.au



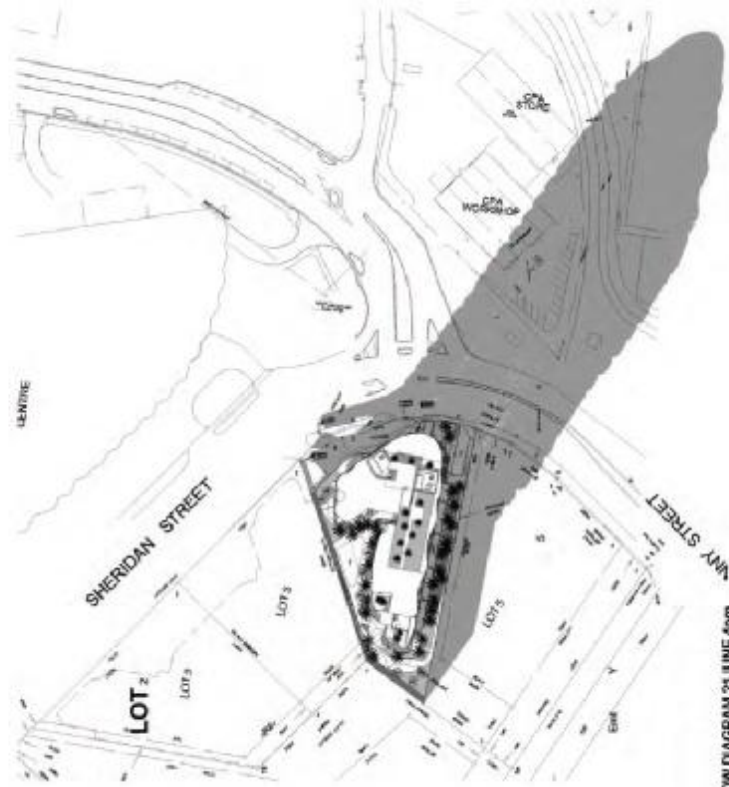


3 SHADOW DIAGRAM 21 JUNE 12pm  
1:1500



1 SHADOW DIAGRAM 21 JUNE 8am  
1:1500

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[www.captg.com.au](http://www.captg.com.au)  
[info@captg.com.au](mailto:info@captg.com.au)



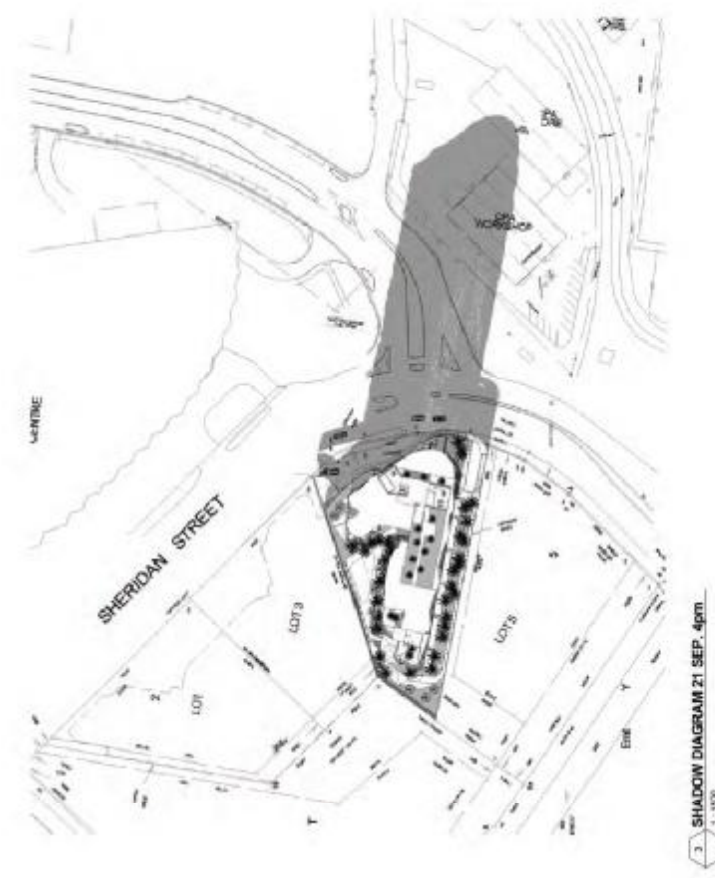
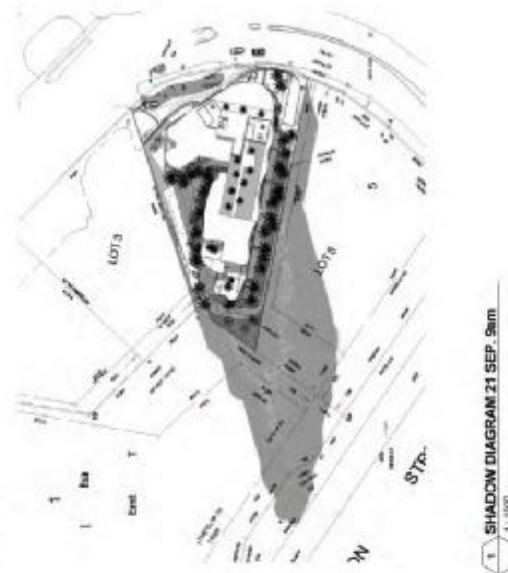
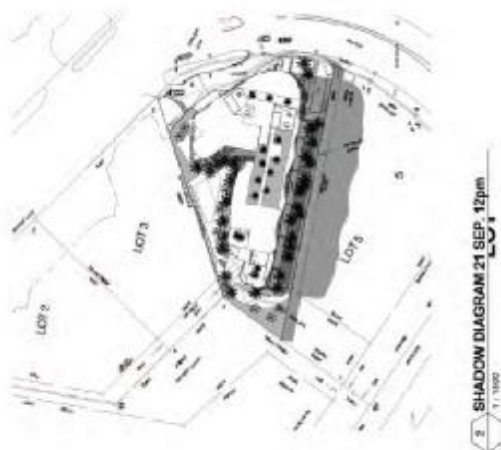
3 SHADOW DIAGRAM 21 JUNE 4pm  
1:500



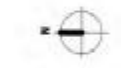
**TOWER 3**  
**SHADOW DIAGRAM 21 JUNE**  
 04/04/14 M.34 DEC. 2014



**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**



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[www.totalprojectgroup.com.au](http://www.totalprojectgroup.com.au)



**TOWER 3**  
**SHADOW DIAGRAM 21 SEP**  
CAUSM 16.27 DEC 2014

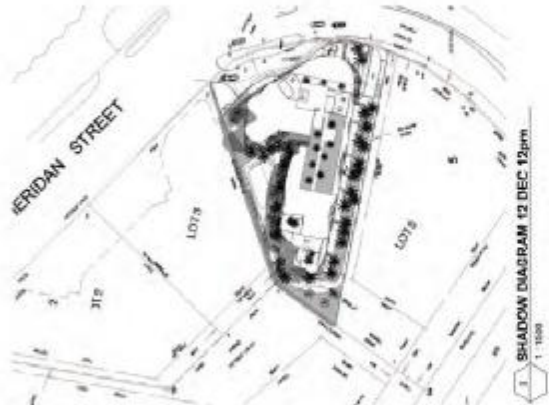


**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

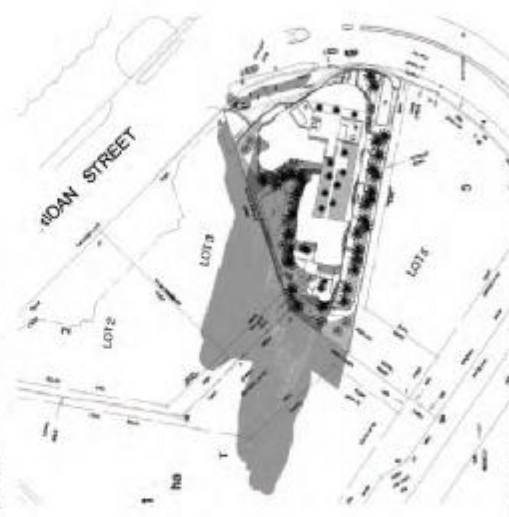


3 SHADOW DIAGRAM 12 DEC 4pm  
1:100

TOWER 3  
 SHADOW DIAGRAM 21 DEC  
QMS 34 30.38 DEC 2014



1 SHADOW DIAGRAM 12 DEC 12pm  
1:1000



1 SHADOW DIAGRAM 12 DEC 9am  
1:1000

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www.totalprojectgroup.com.au

**CARPARK**

CARPARK	CARS
GROUND FLOOR	74 cars
LEVEL 1	73 cars
LEVEL 2	68 cars
LEVEL 3	87 cars
<b>TOTAL</b>	<b>302 CARPARKS</b>

**TOWER 3**  
**GROUND LEVEL**

0 1 2 3 4 5 6 7 8 9 10m

02/08/2014

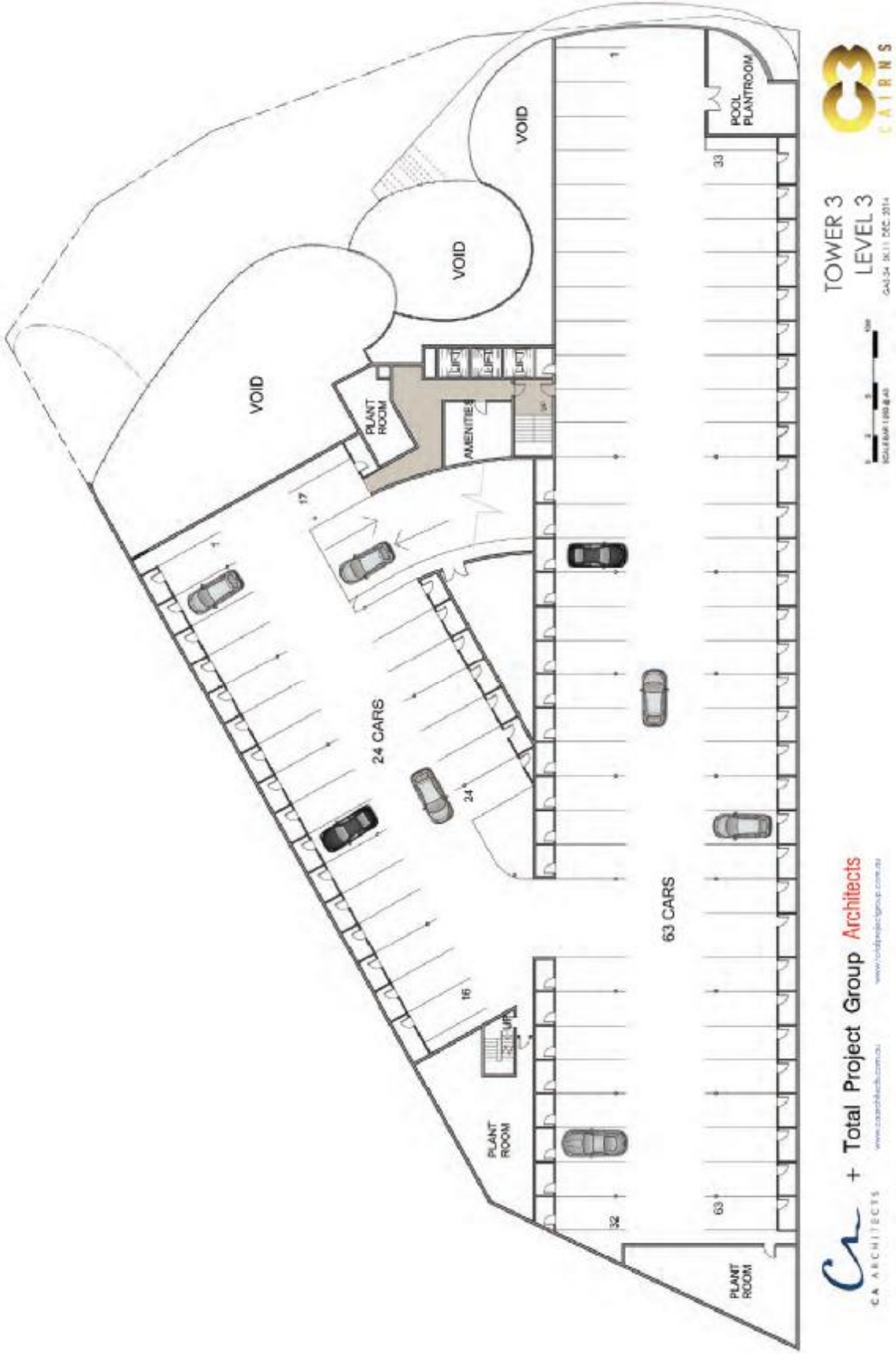
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**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**



**TOWER 3**  
**LEVEL 4 PODIUM**  
GAS 24, 26, 12 DEC 2014



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**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**



**TOWER 3**  
**LEVEL 15**  
 GAS-24 30.13 DEC. 2014



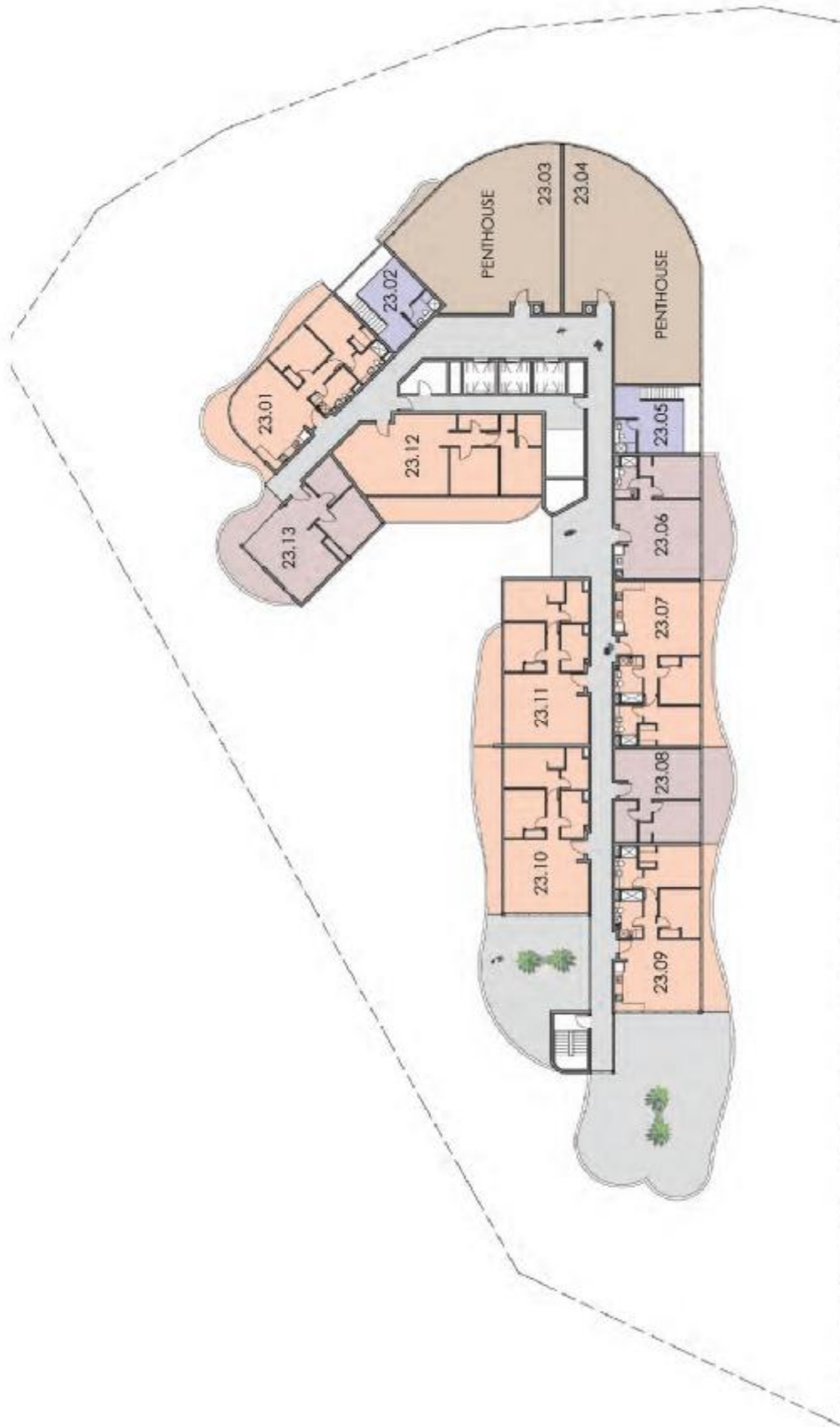
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[www.caarchitects.com.au](http://www.caarchitects.com.au)



TOWER 3  
LEVEL 18  
ISSUED: 18.12.2014



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**TOWER 3**  
**LEVEL 23**  
DWG NO. 31.15 DEC 2014



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www.cairnsarchitects.com.au





YIELD ANALYSIS

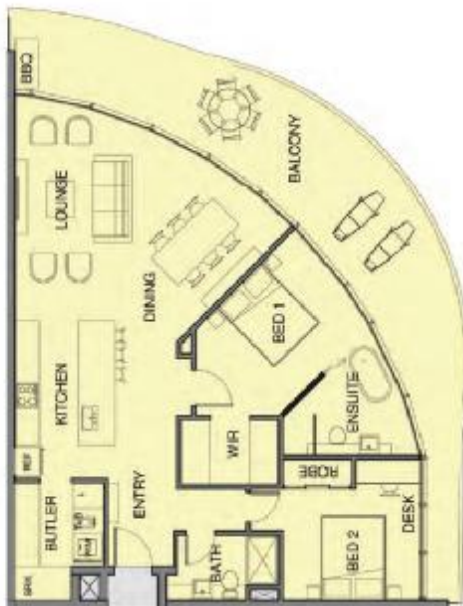
UNIT TYPE	AREA	NO. UNITS	CAR PARKING
1 BED TYPE A	50m <sup>2</sup>	112	79 @ 0.7 / unit
2 BED TYPE B	90m <sup>2</sup>	133	133 @ 1 / unit
2 BED TYPE C	150m <sup>2</sup>	4	4 @ 1 / unit
3 BED TYPE D	200m <sup>2</sup>	14	28 @ 2 / unit
1 BED TYPE E LOFT	55m <sup>2</sup>	9	7 @ 0.7 / unit
2 BED TYPE F	140m <sup>2</sup>	19	19 @ 1 / unit
3 BED TYPE G PENTHOUSE W/ ROOFTOP POOL	270m <sup>2</sup>	2	4 @ 2 / unit
COMMERCIAL SPACE	1700m <sup>2</sup>		34 @ 1 / 50m <sup>2</sup>
GROSS UTILIZATION DISCOUNT: -30%			
<b>TOTAL</b>		<b>293 units</b>	<b>298 cars (302 provided)</b>



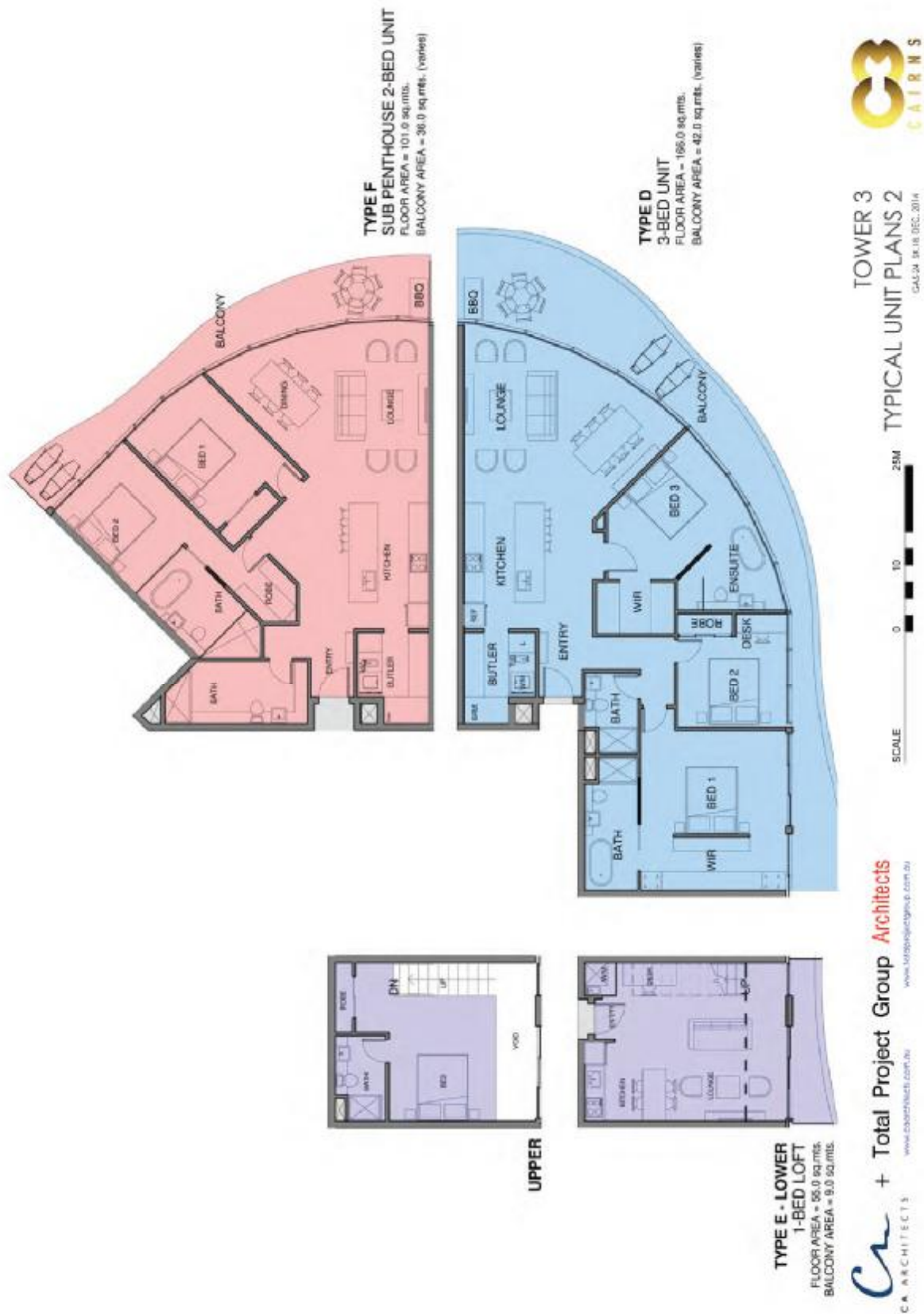
**TYPE A**  
**TYPICAL 1-BED UNIT**  
FLOOR AREA = 41.0 sq.mts.  
BALCONY AREA = 9.0 sq.mts. (varies)

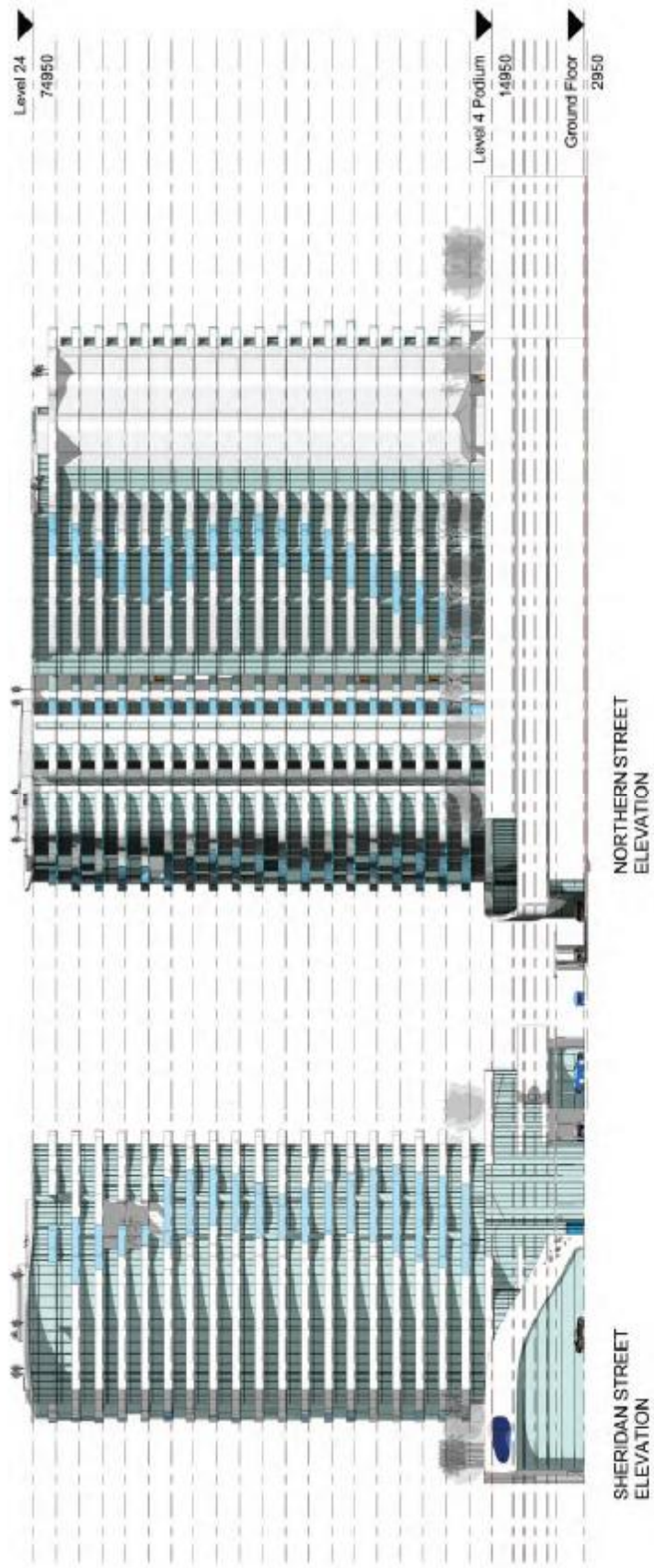


**TYPE B**  
**TYPICAL 2-BED UNIT**  
FLOOR AREA = 72.0 sq.mts.  
BALCONY AREA = 18.0 sq.mts. (varies)



**TYPE C**  
**SUB PENTHOUSE 2-BED UNIT**  
FLOOR AREA = 110.0 sq.mts.  
BALCONY AREA = 39.0 sq.mts. (varies)



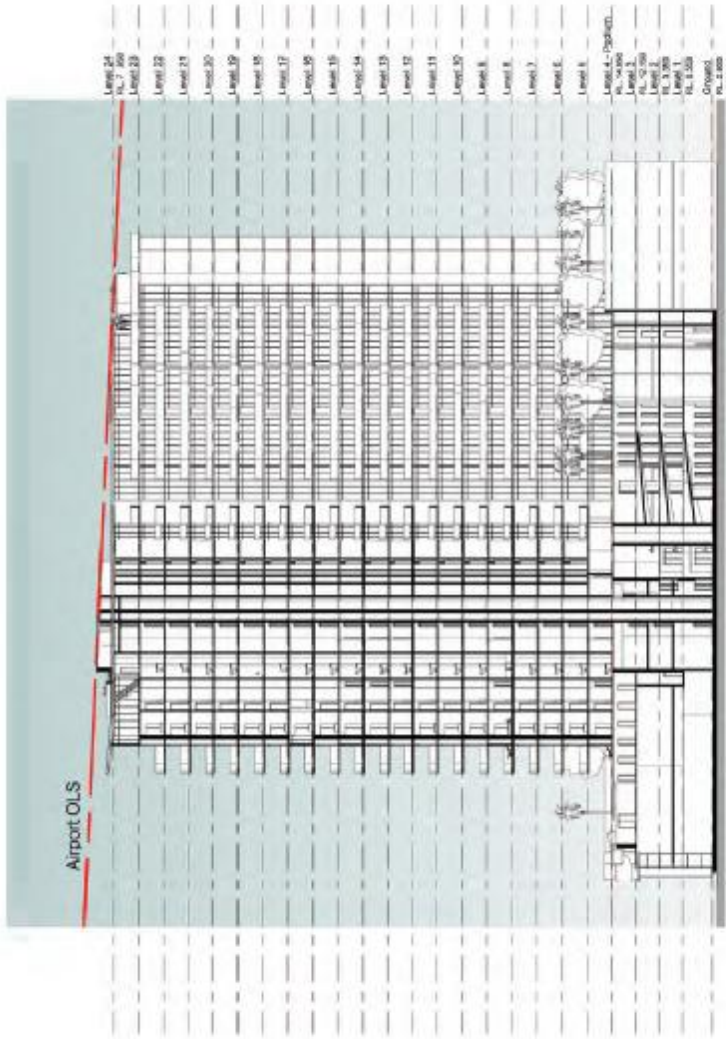


TOWER 3  
ELEVATIONS  
DAS 24 SK 19 DEC. 2014



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www.totalsprojectgroup.com.au







**TOWER 3**  
**INDICATIVE VIEW LOOKING SOUTH**  
CMA-24 18.05 DEC. 2014

**CA ARCHITECTS** + **Total Project Group Architects**  
www.totalprojectgroup.com.au



**TOWER 3**  
**INDICATIVE VIEW SHERIDAN STREET**  
04/24 NOV 2014

**APPENDIX 2 – NOTICE OF INTENTION TO COMMENCE USE**



**Development Permit**

***Sustainable Planning Act 2009***

**NOTICE OF INTENTION TO COMMENCE USE**

Development Permit	8/7/3246 SEDA
Date of Approval	24 February 2016
Approved Use	Multiple Dwellings, Holiday Accommodation, Business & Shopping Facilities
Location	1-3 Sheridan Street, 2-4 Kenny Street CAIRNS CITY
Property Description	Lot 3, 2, 4 on SP187403

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:** \_\_\_\_\_

**APPENDIX 3: CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS**



Department of Infrastructure,  
Local Government and Planning

Our reference: SDA-0515-020530  
Your reference: 8/7/3246

02 December 2015

The Chief Executive Officer  
Cairns Regional Council  
PO Box 359  
CAIRNS QLD 4870

*Attn: Danny Favier*

Dear Sir

**Concurrence agency response—with conditions**

1 – 3 Sheridan Street and 2 – 4 Kenny Street Cairns City, more particularly known as  
Lots 2, 3, and 4 on SP187403

(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the  
Department of Infrastructure, Local Government and Planning under section 272 of the  
*Sustainable Planning Act 2009* on 14 May 2015.

**Applicant details**

Applicant name:	CIU1 Pty Ltd
Applicant contact details:	c/- RPS PO Box 1559 Fortitude Valley QLD 4006 owen.dalton@rpsgroup.com.au

**Site details**

Street address:	1 – 3 Sheridan Street and 2 – 4 Kenny Street Cairns City
Lot on plan:	Lots 2, 3 and 4 on SP187403
Local government area:	Cairns Regional Council

**Application details**

Page 1

Far North Queensland Regional Office  
Ground Floor, Cairns Port Authority  
PO Box 2358  
Cairns QLD 4870



**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

SDA-0515-020630

Proposed development: Development permit for material change of use (multiple dwelling, holiday accommodation, business facilities and shopping facilities)

**Aspects of development and type of approval being sought**

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Multiple Dwelling, Holiday Accommodation, Business Facilities and Shopping Facilities in a Tall Building over 3 stages.	Code Assessment

**Referral triggers**

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger                      Schedule 7, Table 3, Item 2—State transport infrastructure

**Conditions**

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

**Reasons for decision to impose conditions**

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

**Further advice**

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

**Approved plans and specifications**

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
<b>Aspect of development: material change of use - Multiple Dwelling, Holiday Accommodation, Business Facilities &amp; Shopping Facilities</b>				
Tower 1+2&3 Ground Floor	CA Architects	October 2015	GAS-24 SK.05	-
Tower 1+2&3 Section	CA Architects	October 2015	GAS-24 SK.11	-

A copy of this response has been sent to the applicant for their information.



**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

SDA-0515-020530

For further information, please contact Michele Creecy, Planning Officer, SARA Far North QLD on 4037 3206, or email [michele.creecy@dilgp.qld.gov.au](mailto:michele.creecy@dilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Robin Clark  
Manager (Planning)

cc: CIU1 Pty Ltd, [owen.dalton@rpsgroup.com.au](mailto:owen.dalton@rpsgroup.com.au)  
enc: Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Attachment 3—Further advice  
Attachment 4—Approved Plans and Specifications

**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

Our reference: SDA-0515-020530  
Your reference: 8/7/3246

**Attachment 1—Conditions to be imposed**

No.	Conditions	Condition timing
Aspect of development – material change of use		
Schedule 7, Table 3, Item 2—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> <li>• Tower 1+2&amp;3 Ground Floor prepared by CA Architects, dated October 2015, Drawing No GAS-24 SK.05.</li> <li>• Tower 1+2&amp;3 Section prepared by CA Architects, dated October 2015, Drawing No GAS-24 SK.11.</li> </ul>	At all times
2.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the railway.</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> <li>i. create any new discharge points for stormwater runoff onto the railway;</li> <li>ii. interfere with and/or cause damage to the existing stormwater drainage on the railway;</li> <li>iii. surcharge any existing culvert or drain on the railway;</li> <li>iv. reduce the quality of stormwater discharge onto the railway.</li> </ul> <p>(c) RPEQ certification must be provided to Program Delivery and Operations Unit, Department of Transport and Main Roads, Far North Queensland Region (Far.North.Queensland.IDAS@tmr.qld.gov.au), confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.</p>	

SDA-0515-020530

Our reference: SDA-0515-020530  
Your reference: 8/7/3246

**Attachment 2—Reasons for decision to impose conditions**

---

The reasons for this decision are:

**Condition 1** - To ensure the development is carried out generally in accordance with the plans of development submitted with the application.

**Condition 2** - To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state transport corridor.

# **DECISION NOTICE DETAILS** **SUSTAINABLE PLANNING ACT 2009**

SDA-0515-020530

Our reference: SDA-0515-020530

Your reference: 8/7/3246

## **Attachment 3—Further advice**

General advice	
Ref	Interim development assessment provisions
1.	<p>Cairns Regional Council, in its role as Assessment Manager, must assess the part of the application against the State Planning Policy July 2014, in particular the interim development assessment provisions to the extent it is relevant to the development and where not appropriately reflected in council's planning scheme.</p> <p>The particular aspects relevant to this application include:</p> <ul style="list-style-type: none"> <li>• Water quality – material change of use for an urban purpose on land over 2500 sq m,</li> <li>• Natural hazards risks and resilience – flood hazard and coastal hazard (erosion prone area), and</li> <li>• State transport infrastructure – area within 400m of a future public passenger transport facility</li> <li>• Strategic airports and aviation facilities – Obstacle limitation surface, wildlife hazard buffer and Area of interest for Aviation facilities in association with Cairns airport.</li> </ul>
Ref	Railways
2.	<p><b>Memorandum of Understanding for Railway Crossings</b></p> <p>As per the Memorandum of Understanding between the Local Government Association of Queensland and Queensland Rail and the Department of Transport and Main Roads with respect to the Management and Funding Responsibility for Level Crossing Safety, the local government is responsible for any safety upgrades to a level crossing if the change in risk to the level crossing is due to changes in nearby land uses which have been authorised by local government.</p> <p>The development is likely to contribute to cumulative impacts on the safety of the Kenny Street level crossing of the North Coast Line. Cairns Regional Council should continue to monitor the level of safety risk and number of reported level crossing issues as further development in the area is approved. Consideration should also be given to implementing improved control and safety measures, as required.</p>
Ref	Public Passenger Transport
3.	<p>The vehicle drop-off/pick-up areas shown on Tower 1+2&amp;3 Ground Floor (drawing number GAS-24 SK.05), prepared by CA Architects and dated October 2015, should be designed to ensure that at least one parking bay is capable of accommodating a taxi suitable for use by people with disabilities in accordance with the following:</p> <ul style="list-style-type: none"> <li>• Disability Standards for Accessible Public Transport 2002 - subsection 31(1) of the Disability Discrimination Act 1992;</li> <li>• AS1428.1 – Design for Access and Mobility; and</li> <li>• AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities.</li> </ul> <p>A drop-off/pick-up area should be provided for each tower. The drop-off/pick-up area should also be able to accommodate the maximum design vehicle anticipated to access the site for bus/coach purposes.</p>

## SDA-0515-020530

**Attachment 4—Approved plans and specifications**





SDA-0516-020530





**ENQUIRIES:** Ian Elliott-Smith  
**PHONE:** (07) 4044 3031  
**FAX:** (07) 4044 3836  
**YOUR REF:** PR101336/OLD/AF/L74703  
**OUR REF:** 8/7/3246 SEDA (5027545)

29 February 2016

CIU1 Pty Ltd  
C/- RPS Australia East Pty Ltd  
PO Box 1949  
**CAIRNS QLD 4870**

Dear Sir/Madam

**ADOPTED INFRASTRUCTURE CHARGES NOTICE FOR  
1 – 3 SHERIDAN STREET & 2 – 4 KENNY STREET, CAIRNS CITY.**

Please find attached an Adopted Infrastructure Charges Notice issued in accordance with 635 of the *Sustainable Planning Act 2009* (the Act).

The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

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

These charges are payable prior to the change of use occurring in accordance with Section 638 of the Act.

Please also find attached extracts from the Act regarding the following:

- your right to make representations to Council about the Adopted Infrastructure Charges Notice; and
- your appeal rights with respect to the Adopted Infrastructure Charges Notice.

Should you have any enquires in relation to this Adopted Infrastructure Charges Notice, please contact Ian Elliott-Smith of Council's Strategic Planning & Approvals Team on telephone number (07) 4044 3031.


Yours faithfully




For Peter Boyd  
Manager Strategic Planning & Approvals

## Infrastructure Charges


### TOWERS 1, 2 & 3 COMBINED CALCULATION

Adopted Infrastructure Charges Notice					
Applicant:	CHH Pty Ltd	File Number:	877/3746	ONS Ref:	1008285
Address:	1-3 Kenny St & 2-4 Shendan St, Cairns City	Date Issued:	24/02/2016		
Parcel Numbers:	120300 120300 120301	Officer:	J Elliot-Smith		
Lot & RP Numbers:	Lots 2, 3 & 4 on SP167403	Contributions Issued Under:	Council Adopted Charges Resolution - 2015		
		Index Used:	CPI	31 Dec 15	108.5
Adopted Infrastructure Charge				Catchment	Cairns & Gordonvale
<b>EXISTING LAND USE</b>					
Category	Use		Quantity	Charge	
Residential	Dwelling house - 3 or more bedroom dwelling	Use Charge \$ 22,954.68 per dwelling	3	\$68,894.57	
		Stormwater Charge \$ - per m2 impervious		\$0.00	
				\$68,894.57	
<b>PROPOSED LAND USE</b>					
Category	Use		Quantity	Charge	
Residential	Multiple dwelling - 1 bedroom dwelling	Use Charge \$ 9,292.05 per dwelling	351	\$3,261,908.97	
		Stormwater Charge \$ - per m2 impervious		\$0.00	
Residential	Multiple dwelling - 2 bedroom dwelling	Use Charge \$ 15,021.59 per dwelling	403	\$6,164,742.32	
		Stormwater Charge \$ - per dwelling		\$0.00	
Residential	Multiple dwelling - 3 or more bedroom dwelling	Use Charge \$ 20,220.17 per dwelling	42	\$849,247.31	
		Stormwater Charge \$ - per dwelling		\$0.00	
Commercial (office)	Office	Use Charge \$ 119.00 per m2 GFA	2351	\$279,769.00	
		Stormwater Charge \$ 6.50 per m2 GFA		\$0.00	
Commercial (retail)	Shop	Use Charge \$ 134.84 per m2 GFA	1300	\$175,425.57	
		Stormwater Charge \$ 0.71 per m2 GFA		\$0.00	
				\$175,425.57	
				<b>TOTAL CHARGE</b>	<b>\$10,580,798.51 Account: T548 65446</b>
CHECKED BY: J. Fowler				<b>DATE PAYABLE</b>	MUJ - Before the charge occurs
<p><b>Note:</b></p> <p>The infrastructure charges in this notice are levied in accordance with Section 635 of the Sustainable Planning Act 2009.</p> <p>It has been calculated in accordance with Council's Adopted Infrastructure Charges Resolution of 23 September 2015.</p> <p>Charge rates are subject to index adjustments. The total charge amount indicated on this notice is current at the date of issue; the total charge due at the date of payment may change. Please contact the Development Assessment Team, Cairns Regional Council prior to payment for review.</p> <p>This Adopted Infrastructure Charges Notice attaches to the land identified in the notice.</p> <p>Charges are payable: by the date identified in the notice in accordance with Section 630 of the Sustainable Planning Act 2009 to Cairns Regional Council; at any of Council's Business Offices or by mail with your cheque or money order to Cairns Regional Council, PO Box 359, Cairns QLD 4870. Cheques must be made payable to Cairns Regional Council and marked 'Not Negotiable'. Acceptance of a cheque is subject to collection of the proceeds. Post-dated cheques will not be accepted.</p> <p>Please contact the Development Assessment Team on 07 4044 3044 or by email <a href="mailto:development@cairns.qld.gov.au">development@cairns.qld.gov.au</a> if you have any enquiries regarding infrastructure charging.</p>					


# TOWER 1 CALCULATION

Adopted Infrastructure Charges Notice				 <b>Cairns Regional COUNCIL</b>	
Applicant:	CRU Pty Ltd	File Number:	8/73246	OMS Ref:	5008337
Address:	1-3 Kersey St & 2-4 Sheridan St, Cairns City	Date Issued:			24/02/2016
		Officer:			1 Elliott-Smith
Parcel Number/s:	120099	Contributions Issued Under:			Council Adopted Charges Resolution - 2015
Lot & RP Number/s:	Lot 2 on SP187403	Index Used:		CPI	31-Dec-15 108.5
<b>Adopted Infrastructure Charge</b>				<b>Catchment</b>	<b>Cairns &amp; Gondwana</b>
<b>EXISTING LAND USE</b>					
Category	Use			Quantity	Charge
Residential	Dwelling house - 3 or more bedroom dwelling	Use Charge	\$ 22,994.89 per dwelling	1	\$22,994.89
		Stormwater Charge	\$ - per m2 impervious		\$0.00
					<b>\$22,994.89</b>
<b>PROPOSED LAND USE</b>					
Category	Use			Quantity	Charge
Residential	Multiple dwelling - 1 bedroom dwelling	Use Charge	\$ 9,282.05 per dwelling	111	\$1,031,412.37
		Stormwater Charge	\$ - per m2 impervious		\$0.00
Residential	Multiple dwelling - 2 bedroom dwelling	Use Charge	\$ 15,021.09 per dwelling	112	\$1,692,428.03
		Stormwater Charge	\$ - per m2 impervious		\$0.00
Residential	Multiple dwelling - 3 or more bedroom dwelling	Use Charge	\$ 20,228.17 per dwelling	14	\$283,082.44
		Stormwater Charge	\$ - per m2 impervious		\$0.00
Commercial (office)	Office	Use Charge	\$ 118.60 per m2 GFA	816	\$87,164.00
		Stormwater Charge	\$ 8.50 per m2 GFA		\$0.00
Commercial (retail)	Shop	Use Charge	\$ 134.94 per m2 GFA	389	\$52,462.73
		Stormwater Charge	\$ 0.71 per m2 GFA		\$0.00
					<b>\$3,146,526.16</b>
				<b>TOTAL CHARGE</b>	<b>\$3,173,961.27 Account: 1648 05646</b>
CHECKED BY:				DATE PAYABLE	
D Favier				MCU - Before the charge occurs	
<p><b>Note:</b></p> <p>The infrastructure charges in this notice are levied in accordance with Section 635 of the Sustainable Planning Act 2009.</p> <p>It has been calculated in accordance with Council's Adopted Infrastructure Charges Resolution of 23 September 2015.</p> <p>Charge rates are subject to index adjustments. The total charge amount indicated on this notice is current at the date of issue, the total charge due at the date of payment may change. Please contact the Development Assessment Team, Cairns Regional Council prior to payment for review.</p> <p>This Adopted Infrastructure Charges Notice attaches to the land identified in the notice.</p> <p>Charges are payable, by the date identified in the notice in accordance with Section 635 of the Sustainable Planning Act 2009 to Cairns Regional Council, at any of Council's Business Offices or by mail with your cheque or money order to Cairns Regional Council, PO Box 358, Cairns QLD 4870. Cheques must be made payable to Cairns Regional Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post-dated cheques will not be accepted.</p> <p>Please contact the Development Assessment Team on 07 4044 3044 or by email <a href="mailto:townplanner@cairns.qld.gov.au">townplanner@cairns.qld.gov.au</a> if you have any enquiries regarding infrastructure charging.</p>					

## TOWER 2 CALCULATION

Adopted Infrastructure Charges Notice				 <b>Cairns Regional COUNCIL</b>	
<b>Applicant:</b>	CIU1 Pty Ltd	<b>File Number:</b>	8/73246	<b>DMS Ref:</b>	5008347
<b>Address:</b>	1-3 Renny St & 2-4 Sheridan St, Cairns City	<b>Date Issued:</b>	24/02/2016	<b>Officer:</b>	I Elliott-Smith
<b>Parcel Numbers:</b>	120300	<b>Contributions Issued Under:</b>	Council Adopted Charges Resolution - 2015		
<b>Lot &amp; RP Numbers:</b>	Lot 3 on SP187403	<b>Index Used:</b>	CPI	31-Dec-15	108.5
<b>Adopted Infrastructure Charge</b>				<b>Catchment</b>	Cairns & Gordonvale
<b>EXISTING LAND USE</b>					
<b>Category</b>	<b>Use</b>	<b>Use Charge</b>	<b>Quantity</b>	<b>Charge</b>	
Residential	Dwelling house - 3 or more bedroom dwelling	\$ 22,964.89 per dwelling	1	\$22,964.89	
		Stormwater Charge \$ - per m2 impervious		\$0.00	
				<b>\$22,964.89</b>	
<b>PROPOSED LAND USE</b>					
<b>Category</b>	<b>Use</b>	<b>Use Charge</b>	<b>Quantity</b>	<b>Charge</b>	
Residential	Multiple dwelling - 1 bedroom dwelling	\$ 9,262.05 per dwelling	119	\$1,096,753.75	
		Stormwater Charge \$ - per m2 impervious		\$0.00	
Residential	Multiple dwelling - 2 bedroom dwelling	\$ 15,021.09 per dwelling	135	\$2,027,926.57	
		Stormwater Charge \$ - per dwelling		\$0.00	
Residential	Multiple dwelling - 3 or more bedroom dwelling	\$ 20,220.17 per dwelling	12	\$242,642.09	
		Stormwater Charge \$ - per dwelling		\$0.00	
Commercial (office)	Office	\$ 119.00 per m² GFA	540	\$64,260.00	
		Stormwater Charge \$ 8.50 per m² GFA		\$0.00	
Commercial (retail)	Shop	\$ 134.94 per m² GFA	256	\$34,545.34	
		Stormwater Charge \$ 0.71 per m² GFA		\$0.00	
				<b>\$3,475,129.75</b>	
<b>TOTAL CHARGE</b>				<b>\$3,498,194.67</b>	<b>Account: T648 05446</b>
<b>CHECKED BY:</b>	D Favier		<b>DATE PAYABLE</b>	MCU - Before the charge occurs	
<p><b>Note:</b></p> <p>The infrastructure charges in this notice are levied in accordance with Section 635 of the Sustainable Planning Act 2009.</p> <p>It has been calculated in accordance with Council's Adopted Infrastructure Charges Resolution of 25 September 2015.</p> <p>Charge rates are subject to index adjustments. The total charge amount indicated on this notice is current at the date of issue, the total charge due at the date of payment may change. Please contact the Development Assessment Team, Cairns Regional Council prior to payment for review.</p> <p>This Adopted Infrastructure Charges Notice attaches to the land identified in the notice.</p> <p>Charges are payable, by the date identified in the notice in accordance with Section 638 of the Sustainable Planning Act 2009 to Cairns Regional Council at any of Council's Business Offices or by mail with your cheque or money order to Cairns Regional Council, PO Box 359, Cairns QLD 4870. Cheques must be made payable to Cairns Regional Council and marked 'Not Negotiable'. Acceptance of a cheque is subject to collection of the proceeds. Post-dated cheques will not be accepted.</p> <p>Please contact the Development Assessment Team on 07 4044 3044 or by email <a href="mailto:townplanning@cairns.qld.gov.au">townplanning@cairns.qld.gov.au</a> if you have any enquiries regarding infrastructure charging.</p>					

## TOWER 3 CALCULATION

Adopted Infrastructure Charges Notice				 <b>Cairns Regional COUNCIL</b>	
Applicant:	CIU1 Pty Ltd	File Number:	8/7/3246	DM3 Ref:	5008356
Address:	1-3 Kenny St & 2-4 Sheridan St, Cairns City	Date Issued:			24/02/2016
		Officer:			I Elliott-Smith
Parcel Number/s:	120301	Contributions Issued Under:			Council Adopted Charges Resolution - 2015
Lot & RP Number/s:	Lot 4 on SP187403	Index Used:		CPI	31-Dec-15 108.5
<b>Adopted Infrastructure Charge</b>				<b>Catchment</b>	<b>Cairns &amp; Gordonvale</b>
<b>EXISTING LAND USE</b>					
Category	Use			Quantity	Charge
Residential	Dwelling house - 3 or more bedroom dwelling	Use Charge	\$ 22,904.89 per dwelling	1	\$22,904.89
		Stormwater Charge	\$ - per m2 impervious		\$0.00
					<u>\$22,904.89</u>
<b>PROPOSED LAND USE</b>					
Category	Use			Quantity	Charge
Residential	Multiple dwelling - 1 bedroom dwelling	Use Charge	\$ 9,292.05 per dwelling	121	\$1,124,337.05
		Stormwater Charge	\$ - per m2 impervious		\$0.00
Residential	Multiple dwelling - 2 bedroom dwelling	Use Charge	\$ 15,021.05 per dwelling	156	\$2,343,384.12
		Stormwater Charge	\$ - per dwelling		\$0.00
Residential	Multiple dwelling - 3 or more bedroom dwelling	Use Charge	\$ 20,220.17 per dwelling	16	\$323,522.79
		Stormwater Charge	\$ - per dwelling		\$0.00
Commercial (office)	Office	Use Charge	\$ 119.00 per m2 GFA	905	\$118,405.00
		Stormwater Charge	\$ 8.00 per m2 GFA		\$0.00
Commercial (retail)	Shop	Use Charge	\$ 134.94 per m2 GFA	656	\$89,387.50
		Stormwater Charge	\$ 0.71 per m2 GFA		\$0.00
					<u>\$3,996,037.26</u>
<b>TOTAL CHARGE</b>				<b>\$3,975,072.37</b>	<b>Account: T648 05446</b>
<b>CHECKED BY:</b>				<b>DATE PAYABLE</b>	<b>MCU - Before the change occurs</b>
D Favier					
<p><b>Note:</b></p> <p>The infrastructure charges in this notice are levied in accordance with Section 635 of the Sustainable Planning Act 2009.</p> <p>It has been calculated in accordance with Council's Adopted Infrastructure Charges Resolution of 23 September 2015.</p> <p>Charge rates are subject to index adjustments. The total charge amount indicated on this notice is current at the date of issue, the total charge due at the date of payment may change. Please contact the Development Assessment Team, Cairns Regional Council prior to payment for review.</p> <p>This Adopted Infrastructure Charges Notice attaches to the land identified in the notice.</p> <p>Charges are payable by the date identified in the notice in accordance with Section 638 of the Sustainable Planning Act 2009 to Cairns Regional Council at any of Council's Business Offices or by mail with your cheque or money order to Cairns Regional Council, PO Box 359, Cairns QLD 4870. Cheques must be made payable to Cairns Regional Council and marked "Not Negotiable". Acceptance of a cheque is subject to collection of the proceeds. Post-dated cheques will not be accepted.</p> <p>Please contact the Development Assessment Team on 07 4044 3044 or by email <a href="mailto:development@cairns.qld.gov.au">development@cairns.qld.gov.au</a> if you have any enquiries regarding infrastructure charging.</p>					