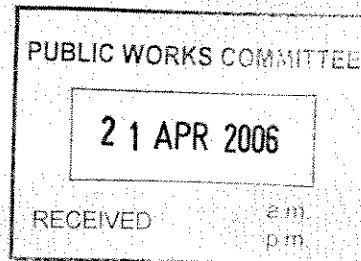


SUBMISSION 4

ENQUIRIES: David Farmer
PHONE: 4044 3017
YOUR REF:
OUR REF: 8/20/1-104 (1186485)

18 April, 2006

The Secretary
Joint Standing Committee on Public
Works
Suite R1-119
PO Box 6021
Parliament House
CANBERRA ACT 2600



Dear Sir,

**SUBMISSION ON THE PROPOSED REDEVELOPMENT
OF THE HMAS CAIRNS FACILITY**

Thank you for the opportunity to provide a submission on the proposed redevelopment of the existing HMAS Naval Facility located at 2 – 54 Draper Street, Portsmith. Several meetings have been held with Council Officers, Navy Personnel and consultants acting on behalf of HMAS Cairns over the last 12 months to discuss various aspects of the redevelopment.

Recent discussions have centred on the part road closure of Draper Street. At the time of preparing this submission, the application to the Department of Natural Resources & Mines to permanently close part of Draper Street is due to be considered by Council at its Ordinary Meeting scheduled on 20 April 2006. The Recommendation placed before Council is in support of the proposed part closure.

The following submission is primarily concerned with existing and proposed infrastructure to service the development and works external to the development. As the land is under the control of the Cairns Port Authority, the land use is therefore exempt from the Cairns City Council's Planning Scheme. Despite the exemption, Council welcomes the redevelopment of the existing facilities and acknowledges the significant economic benefit that such a development represents to the City.

Key Points of the Submission

The following issues are key points that have been raised by Council that you need to be aware of or give consideration to:-



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A/06/27/01/0000

- The provision of adequate water supply and sewerage infrastructure to service the development;
- The payment of applicable headwork contributions generated by the increased loading on Council's water supply and sewerage infrastructure as a consequence of the proposal;
- The need for critical infrastructure such as sewer, drainage and water supply to be place in easements to ensure continued access and protection;
- To ensure the function of Draper Street as a Collector Road is maintained and the necessary external works to the road is undertaken to perform this function; and,
- The car parking spaces proposed on Lot 485 are sufficient to cater for the anticipated demand of the redevelopment.

Water Supply & Sewerage

The redevelopment of the site will increase the demand on Council's infrastructure in terms of water supply and sewerage. It is considered appropriate that an audit be undertaken in conjunction with Cairns Water to determine the current demand the existing facilities place on Council's infrastructure. It is requested that consideration be given towards the payment of headwork contributions for water supply and sewerage for the increase in demand generated by the proposed redevelopment.

Issues have also been raised about the ability to connect all buildings within the site by sewer and the capacity of the existing infrastructure (both water and sewer) to service the development. Further details demonstrating how each building will have the ability to connect to sewer in addition to supporting calculations investigating the increased loadings and capacity of the system will be required. Any necessary upgrades to Council's infrastructure to service the development will be at no cost to Council. It is acknowledged that this is detailed information and will be investigated in the detailed design phase of the development.

Council also requests that consideration be given to the location of sewers throughout the development. It is requested that buildings are not located over sewers and that sewers are contained within easements which are of a sufficient width to allow for suitable access for maintenance purposes i.e 3 metres. This is of particular relevance to the proposed road closure, which if approved by the Department of Natural Resources & Mines will result in Council infrastructure being contained within the allotment.

Consideration will also need to be given to any changes or modifications to existing sewer discharge arrangements or pre-treatment facilities with Trade Waste.

External Road Works

As part of the redevelopment, Council requests consideration be given to the necessary works required to construct Draper Street to a Major Collector Road standard in accordance with the standard cross section as attached. It is requested that the necessary works be undertaken from the railway line to the north extending to Cook Street given the substantial road frontage of both allotments being the parent Lot 645 on RP911702 and Lot 485 on NR4638.

It is unclear as to the long term plan for the existing car parking spaces located within the Draper Street Road Reserve immediately south of the railway line. As part of the redevelopment it is requested that these spaces either be constructed and formalised while maintaining the function and improving the appearance of Draper Street or relocated to be incorporated into the proposed car park located on Lot 485.

The undertaking of these external works will compliment the redevelopment of the facility and will provide an appealing entrance and sense of arrival to the facility south of the railway line. It is requested that Council is actively involved in the preparation of the civil design drawings.

Car Park

It is noted that a new car park containing 225 spaces is proposed on Lot 485. It is requested that a detailed investigation be undertaken to ensure that the number of car parking spaces being proposed are adequate to cater for the anticipated demand of the facility. The investigation will need to have regard to the car parking spaces located in the road reserve mentioned above.

Yours faithfully



David Farmer
Chief Executive Officer

MAJOR COLLECTOR ROAD STANDARD DRAWING

