



ORDINARY MEETING OF COUNCIL

SUPPLEMENTARY AGENDA

8 NOVEMBER 2017

**ORDINARY MEETING OF
COUNCIL SUPPLEMENTARY
AGENDA
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11. ORGANISATIONAL DEVELOPMENT AND PLANNING REPORTS

11.6 Application to Change the Development Approval for the Backpacker Development at Philps Road, Grantham

Date: 07 November 2017

Author: Trevor Boheim, Manager Planning and Environment

Responsible Officer: Lyle Kajewski, Acting Executive Manager Organisational Development & Planning

Summary:

An application has been received to change the development approval for the backpacker development at Grantham. The change involves the substitution of a new set of plans and elevations to reflect how the developer now wishes to proceed with the development. It is recommended that the application to change the development approval be approved.

Officer's Recommendation:

THAT Council approve the application to change the development permit for material change of use for Short Term Accommodation and Relocatable Home Park (MCU2017/0014) over land located at 75 Philps Road, Grantham, being Lot 2 RP204243 and Lot 1 SP270097 by:

1. Amending Condition 1 to read as follows:

- (a) Drawing No. 001 Revision DA03 prepared by wallacebrice architecture and dated November 2017;**
- (b) Drawing No. 002 Revision DA03 prepared by wallacebrice architecture and dated November 2017;**
- (c) Drawing No. 003 Revision DA03 prepared by wallacebrice architecture and dated November 2017;**
- (d) Drawing No. 004 Revision DA03 prepared by wallacebrice architecture and dated November 2017;**
- (e) Drawing No. 005 Revision DA03 prepared by wallacebrice architecture and dated November 2017;**
- (f) Drawing No. 006 Revision DA03 prepared by wallacebrice architecture and dated November 2017;**
- (g) Drawing No. 007 Revision DA03 prepared by wallacebrice architecture and dated November 2017;**
- (h) Drawing No. 008 Revision DA03 prepared by wallacebrice architecture and dated November 2017;**
- (i) Drawing No. 009 Revision DA03 prepared by wallacebrice architecture and dated November 2017;**
- (j) Drawing No. 011 Revision DD01 prepared by wallacebrice architecture and dated 6 November 2017; and**

This condition shall be met at all times.

2. Amending Condition 6 to read as follows:

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The Communal Facilities, being Building B – Bar/Cafe/Social Space, Building C – Dining/Self Cook, Building D – Communal Recreation, Building E – Dance/Function/Amenities and Building F – Laundry shall be provided as part of Stage 1. This condition shall be met prior to the commencement of the use of any of the accommodation buildings comprising Stage 1.

- 3. *Annotating the approved plans to show the number of beds for Type 2 buildings as 72, the total number of beds as 540 and the timing for Building E – Dance/Function/Amenities as Stage 1.***

Report

1. Introduction

The developer of the backpacker development at 75 Philps Road, Grantham has made application for a change to the development approval by the substitution of a new set of plans and elevations for those attached to the approval. The application has been made under s.78 of the *Planning Act 2016*.

2. Background

At its Ordinary Meeting on 14 June 2017 Council approved a development permit for material change of use for Short Term Accommodation and Relocatable Home Park (MCU2017/0014) over land located at 75 Philps Road, Grantham, being Lot 2 RP204243 and Lot 1 SP270097. Subsequent to this at its Ordinary Meeting on 28 June 2017 Council agreed to issue a Negotiated Decision Notice for the development which varied and removed a number of conditions.

3. Report

On 30 October 2017 the A/Executive Manager Organisational Development and Planning, the Manager Planning and Development and the Manager Regional Development met with the developer of the proposed backpacker facility at the Grantham site. During this meeting changes to the layout and design of the development were discussed particularly in relation to the desire of the developer to retain mature trees on the site and the impact of the topography on the placement of buildings.

It was noted that a number of mature trees would be able to be retained by altering the location of some of the proposed buildings and that changes to the location and orientation of other buildings would also ensure the completed development worked better with the topography of the site. Also discussed at the meeting were the issues that had been experienced with the proposed finish on some of the buildings and the need to ensure a design outcome that was both aesthetically pleasing and more durable.

It was agreed that the appropriate mechanism to give effect to the above was to lodge an application to change the development approval. This application was lodged and properly made on 7 November 2017.

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The set of existing approved plans is provided as Attachment 1 and the changed plans for which approval is being sought are provided as Attachment 2.

A summary of the differences between the development as it is currently approved and the changed development for which approval is being sought are as follows:

1. The changed development is less spread out along the ridgeline than the approved development. As a result of this all proposed buildings are in different locations and there is less space between the buildings in the changed development with a clustering of buildings proposed in the new design. This can be clearly seen by comparing Plans 001 & 002 in Attachment 1 with Plans 001 & 002 in Attachment 2.
2. It is no longer proposed to clad any of the backpacker accommodation buildings or facility buildings in fibre cement and instead metal wall cladding, such as colorbond, is proposed to be used. Compare the elevations and 3D drawings in Plans 003, 004, 005, 006 & 007 in Attachment 1 with those for these plans in Attachment 2.
3. There are major changes proposed to the design of the Type 2 buildings. As currently approved these are to comprise three accommodation buildings each made up of twelve self-contained two bed units with ensuite shower, toilet and washbasin with the configuration of the units being six units on either side of a central internal corridor (Refer Plan 004 in Attachment 1). What is now being proposed in the change application is to provide three buildings each made up of a single room containing 24 beds and a separate area containing communal showers, toilets and handwashing facilities (Refer Plan 004 in Attachment 2).
4. The design of the Type 3 accommodation buildings is proposed to be changed by providing four freestanding buildings each comprising four single bed units with a roof over the space between two buildings in place of the single building with sixteen single bed units under one roof accessed from a central internal corridor. Refer to Plan 005 in Attachment 1 and compare it with Plan 005 in Attachment 2. Note that the Type 3 buildings are now proposed to be provided in six sets of eight units and one set of four units (a total of 52 units) rather than the three sets of sixteen units and one set of eight units (a total of 56 units) as is provided in the approved plans. Refer Plans 001 & 002 in Attachment 1 and compare these with Plans 001 & 002 in Attachment 2 to see this proposed change.
5. The 586m² Bar/Cafe/Social Space, incorporating a Dance/Function space and Deck, as currently approved (Refer Plan 009 in Attachment 1) is proposed to be provided as two separate elements, consisting of a 370m² Bar/Cafe/Social Space building and an attached 125m² Dining/Function/Amenities building (Refer Plan 009 in Attachment 2). While the current approval requires by means of Condition 6 that both elements are to be provided in Stage 1, the schedule provided on the changed Plans 001 to 008 (refer Attachment 2) shows the Dining/Function/Amenities element as Building E to be provided as Stage 2. One effect of this is that the Bar/Cafe/Social Space would have no toilets until Stage 2 was operational.
6. The design of the 556m² Dining/Self Cook building with two attached laundry module buildings (Refer Plan 011 in Attachment 1) is proposed to be changed to comprise a 442m² building to which a single laundry module building is attached by a covered Mud Room space (Refer Plan 011 in Attachment 2).

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7. A free standing 64m² laundry module building is now proposed to be located toward the northern end of the development (Refer Plans 001 & 002 in Attachment 2).
8. The Development Data schedule that forms part of Plans 001 to 008 has been amended to change the timing for the construction of the Type 4 buildings from Stage 1 of the development (Refer Plans 001 to 008 in Attachment 1) to Stage 2 of the development (Refer Plans 001 to 008 in Attachment 2).

It is noted that there is an error in the Development Data schedule on Plans 001 to 008 in that the three Type 2 buildings that each contain 24 beds are shown with a total of 76 beds instead of 72 beds. This error flows through to the total number of beds which is shown the Development Data schedule as being 544 instead of 544. In approving the new set of plans this error should be rectified by annotating the plans to indicate the correct figures of 72 and 540.

The recommendation provides for the approval of the new set of changed development plans. It also provides for the amendment of Condition 6 to reflect the identification in the new plans of the Function/Dance Area and Amenities that form part of Building B in the approved plans as a separate facility being Building E – Dance/Function/Amenities. The rewording of Condition 6 ensures that the current requirement of the development approval that the Function/Dance/ Amenities are provided as part of Stage 1 of the development is carried forward into the changed approval.

It is noted that there the Development Data schedule on Plans 001 to 008 shows Building E as being provided in Stage 2. To ensure consistency with Condition 6 this should be rectified by annotating the plans to indicate it is to be provided in Stage 1.

5. Policy and Legal Implications

There are no policy or legal implications arising from the recommendation in this report.

6. Financial and Resource Implications

There are no financial or resource implications arising from the recommendation in this report.

7. Delegations/Authorisations

There are implications for delegations or authorisations arising from the recommendation in this report.

8. Communication and Engagement

Council's decision on the change application will be given to the applicant and the State Assessment and Referral Agency in accordance with s.83 of the *Planning Act 2016*.

9. Conclusion

Despite the changes proposed the development remains one which provides accommodation for in the order of 550 backpackers which is supported by facilities including a Communal Recreation building, a Dining/Self Cook building a Bar/Cafe/Social Space building with a Dining/Function/Amenities space and laundry facilities.

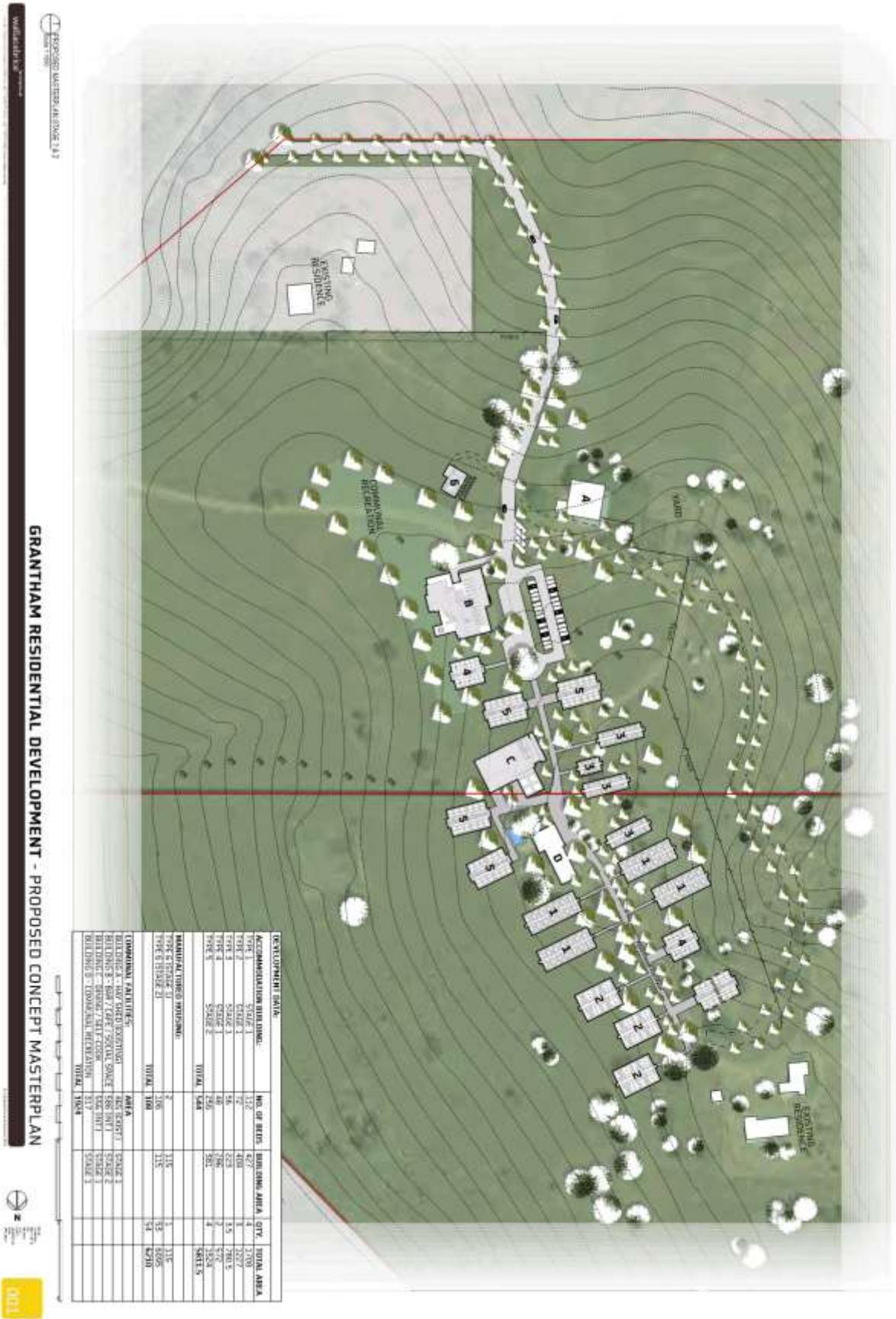
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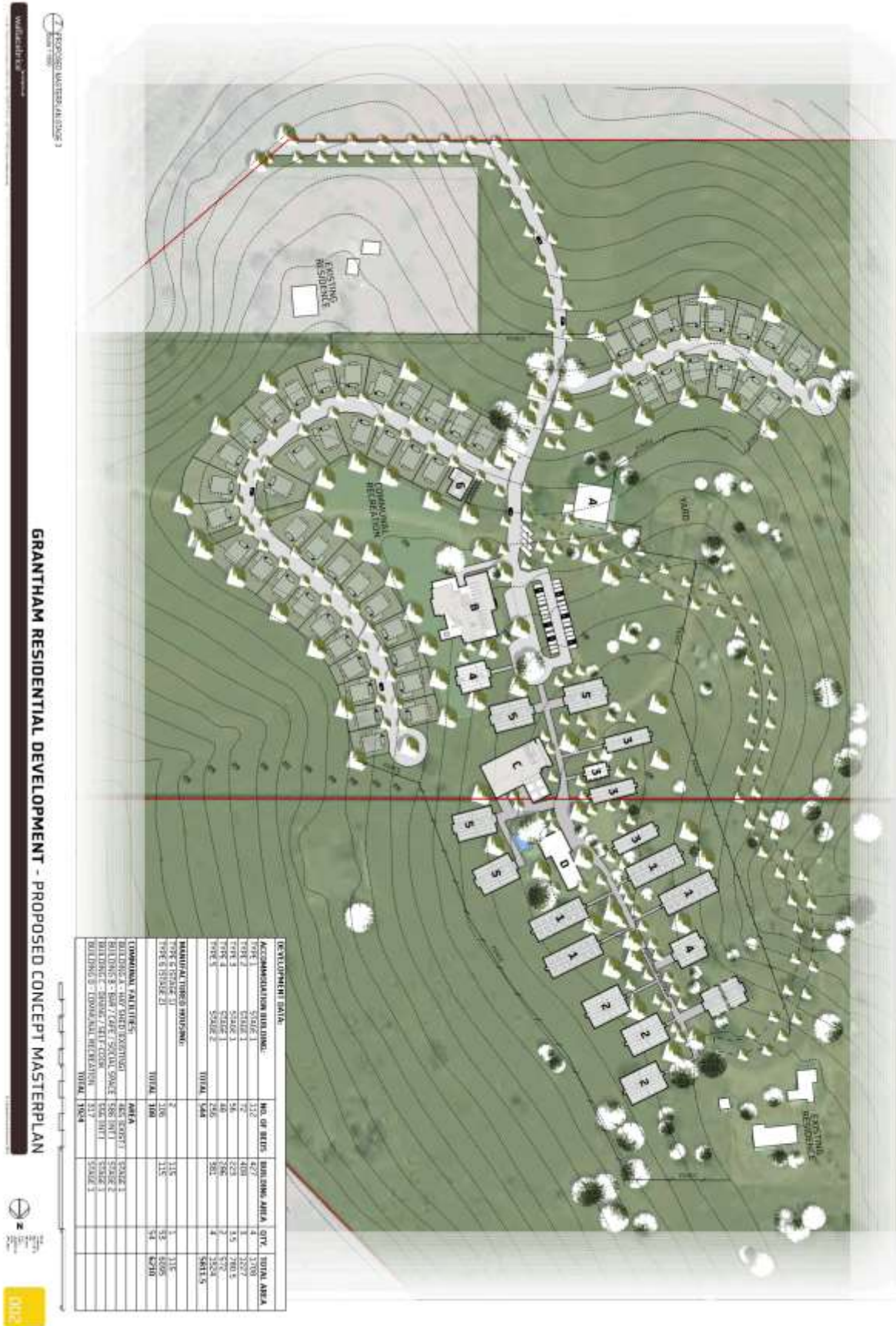
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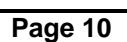
That Council Planning and Building Officers conduct regular site visits to ensure that compliance with all conditions are achieved.

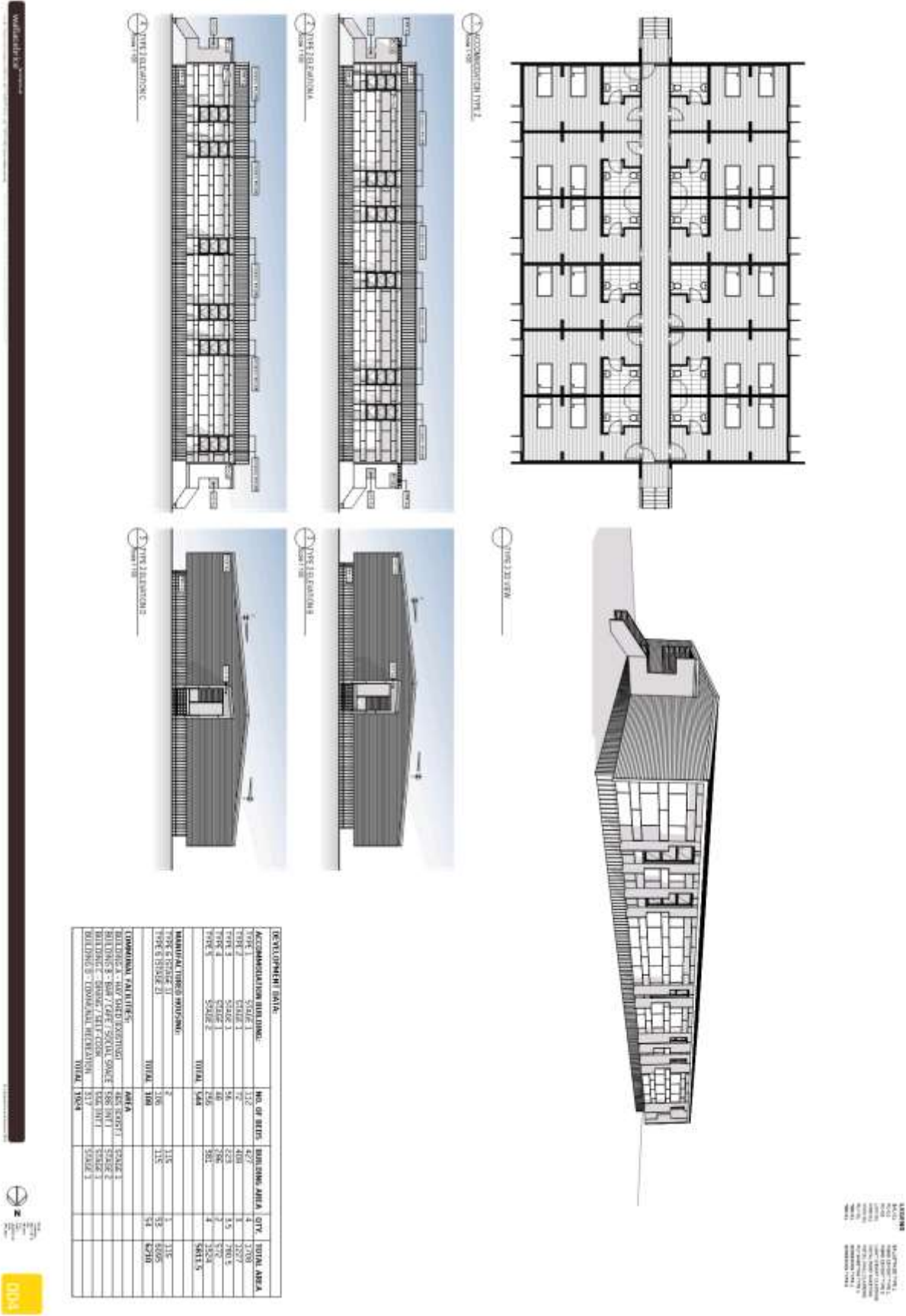
Attachments

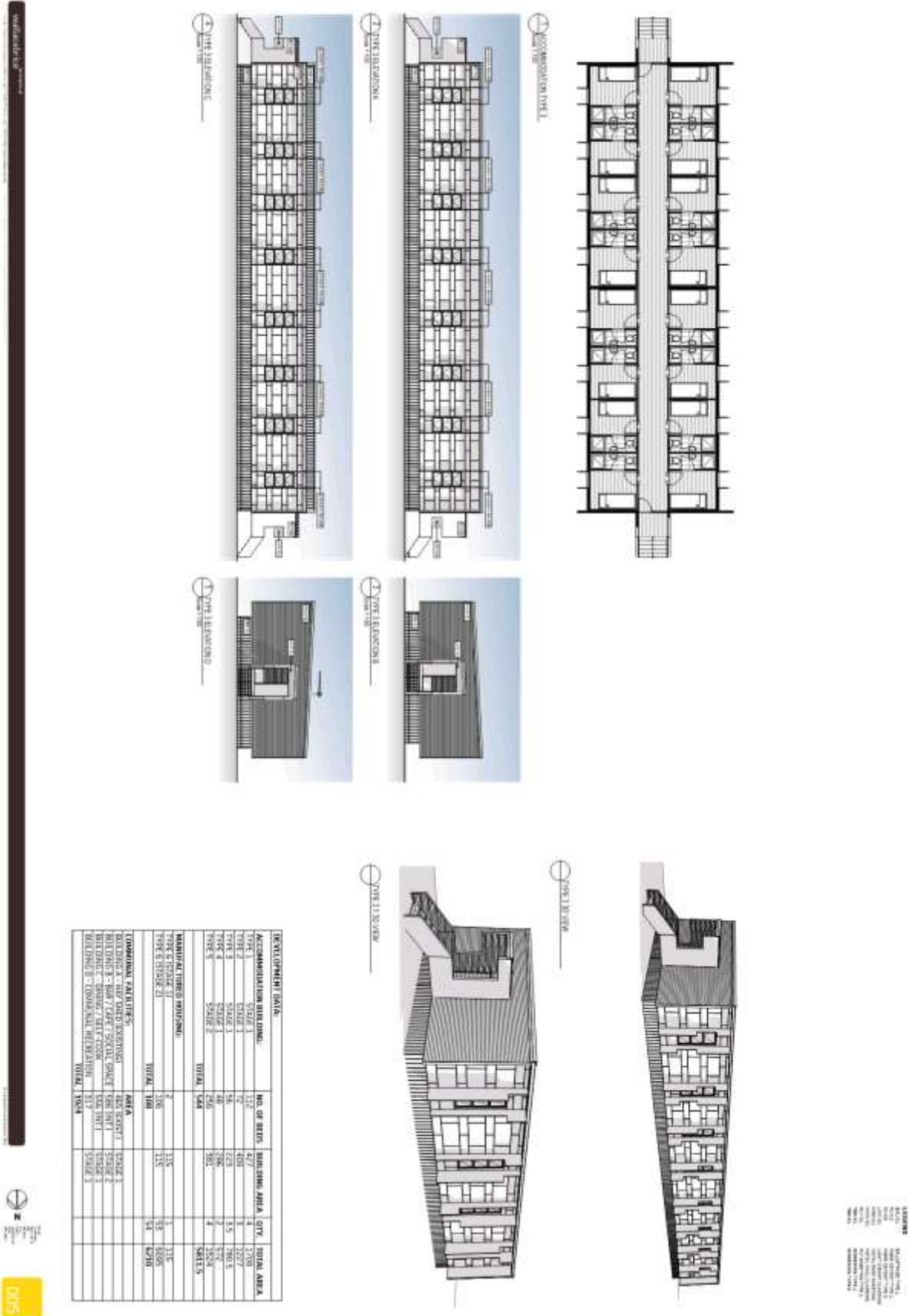
- 1 [View](#) Plans 12 Pages
2 [View](#) Plans 10 Pages

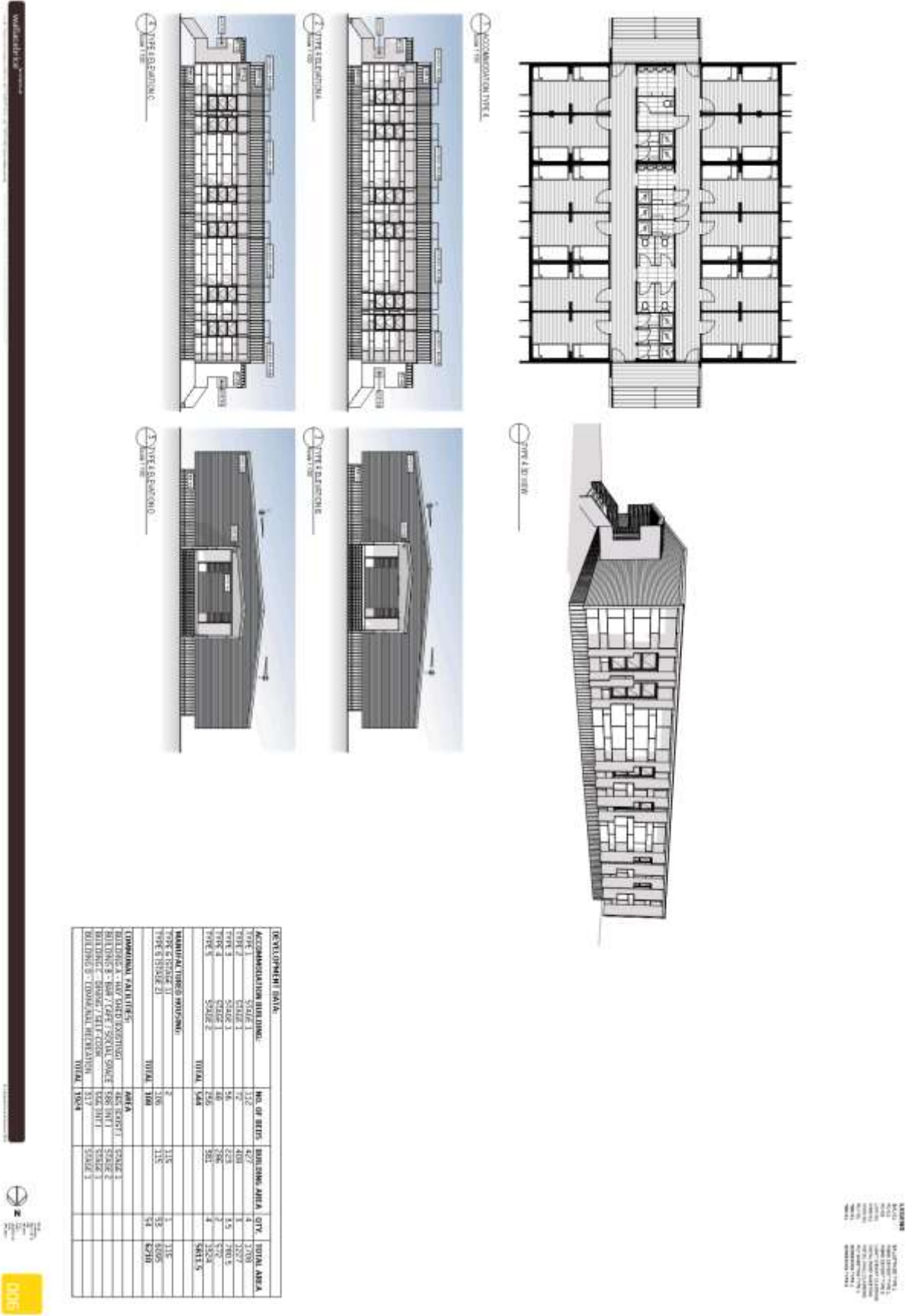


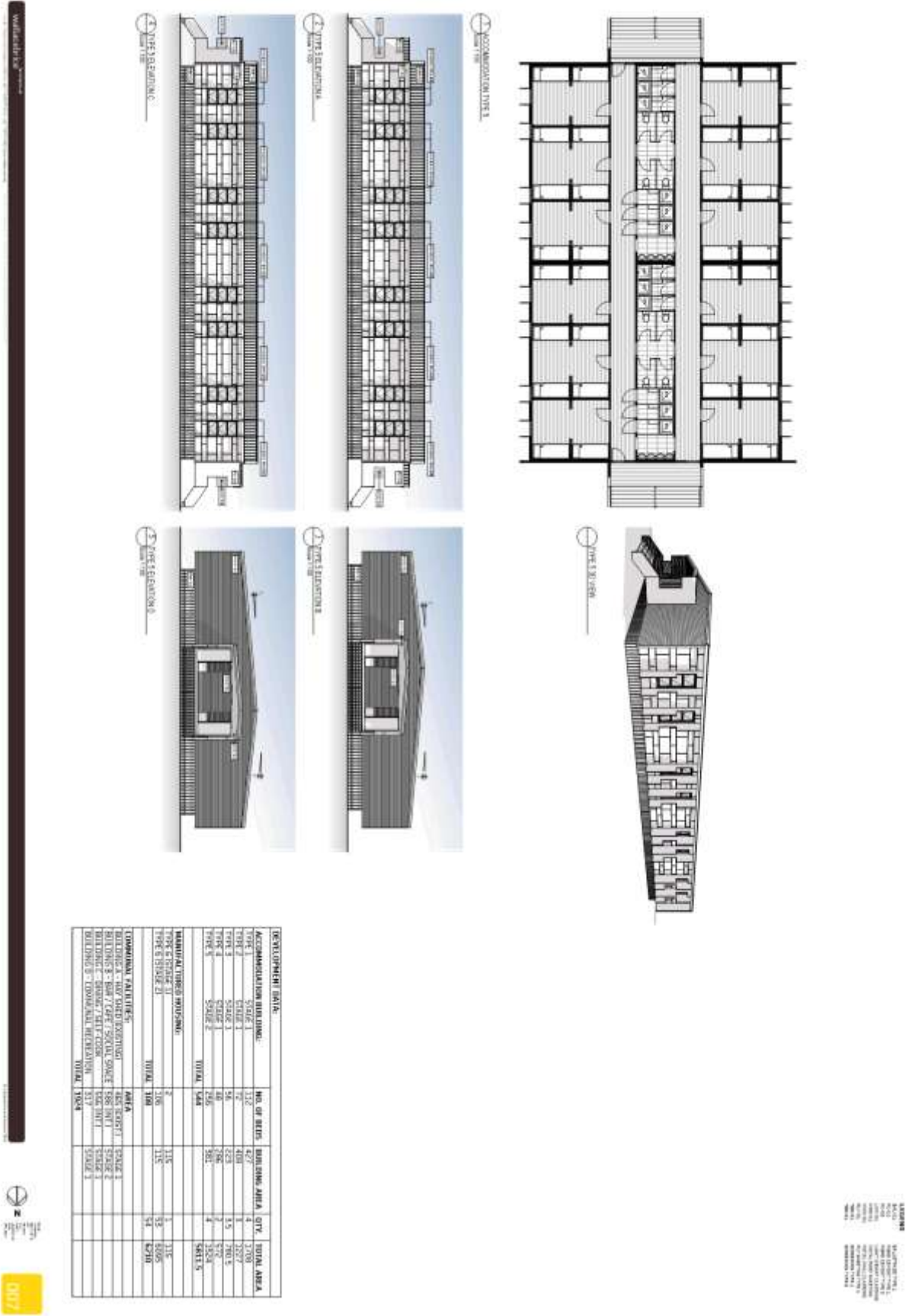




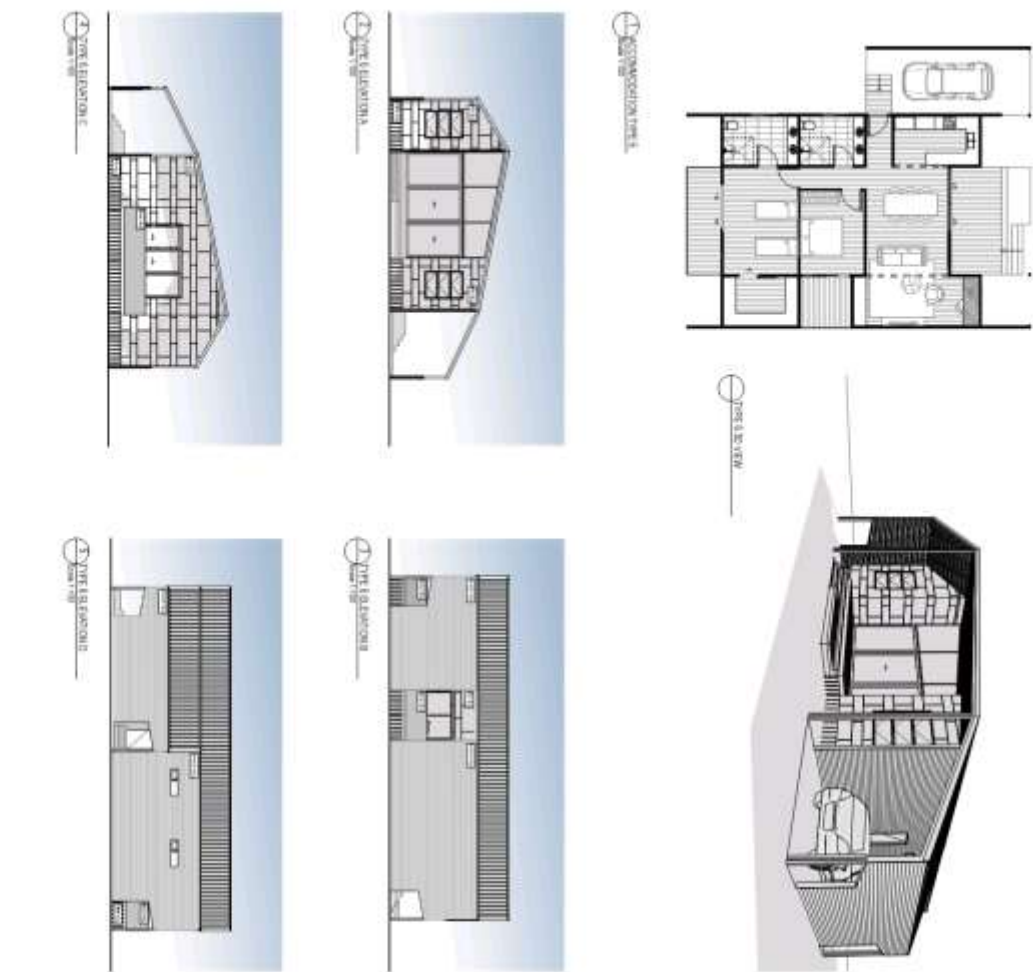




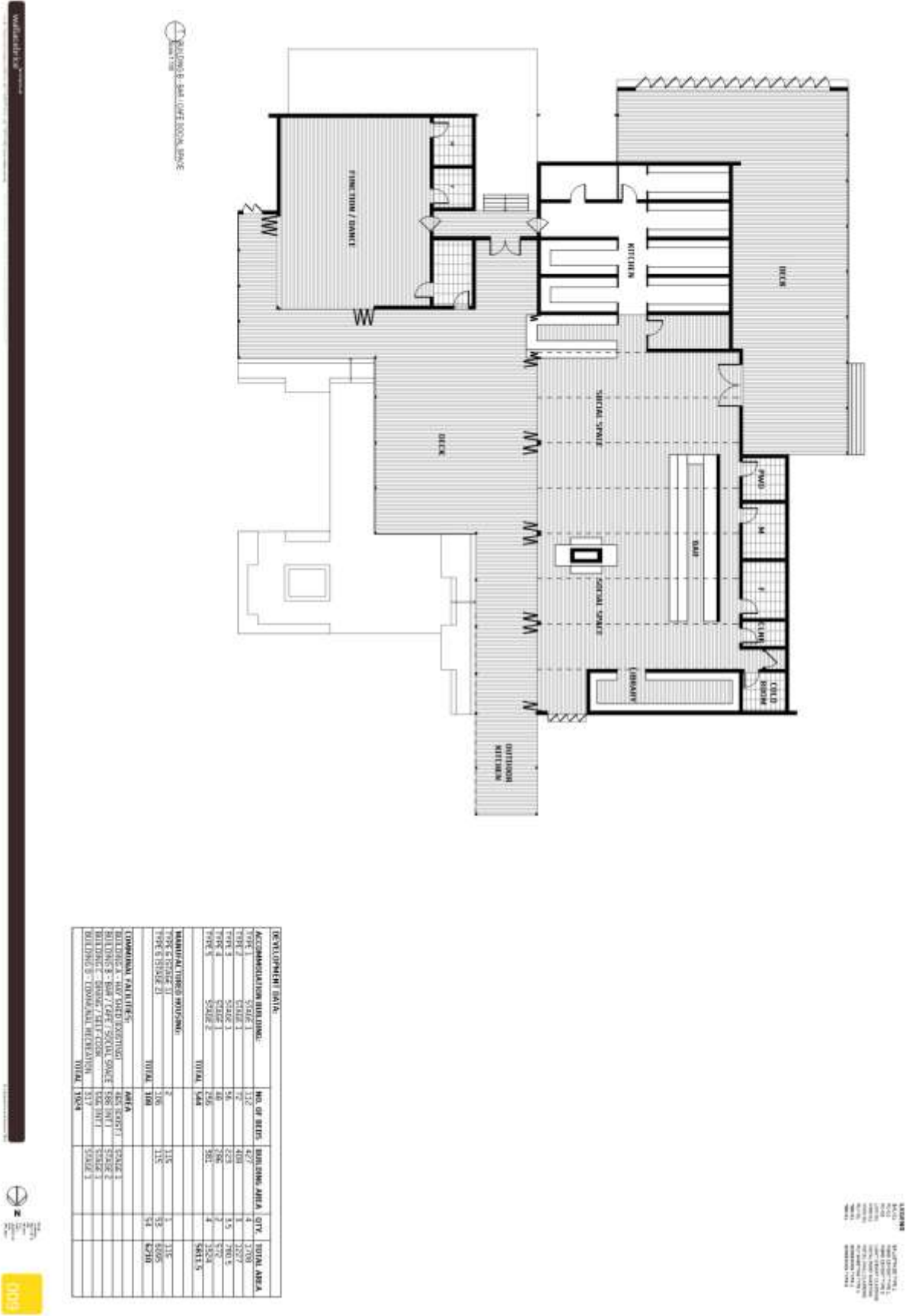


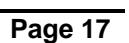


Architectural drawings showing various views of the proposed development, including elevations and sections.



DEVELOPMENT DATA				
ACCOMMODATION BUILDING				
TYPE 1	50000 1	NO. OF BEDS	BUILDING AREA	GTV
TYPE 2	50000 2	12	427	1.00
TYPE 3	50000 3	12	404	1.257
TYPE 4	50000 4	56	223	1.700
TYPE 5	50000 5	40	786	572
TYPE 6	50000 6	266	361	525.8
TOTAL		548		541.5
LANDING, LOBBY AND STAIRS				
TYPE 6 (STAIRS)	50000 6			
TYPE 6 (STAIRS) 21	50000 21	2	115	1.15
TOTAL		208		54
COMMERCIAL AND OFFICE				
TYPE 1 (LOBBY AND LOBBY LOBBY)	50000 1	NO. OF BEDS	BUILDING AREA	GTV
TYPE 2 (LOBBY AND LOBBY LOBBY)	50000 2	158	101	50000 2
TYPE 3 (LOBBY AND LOBBY LOBBY)	50000 3	158	101	50000 3
TYPE 4 (LOBBY AND LOBBY LOBBY)	50000 4	158	101	50000 4
TYPE 5 (LOBBY AND LOBBY LOBBY)	50000 5	158	101	50000 5
TYPE 6 (LOBBY AND LOBBY LOBBY)	50000 6	158	101	50000 6
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TYPE 156 (LOBBY AND LOBBY LOBBY)	50000 156	158	101	50000 156
TYPE 157 (LOBBY AND LOBBY LOBBY)	50000 157	158	101	50000 157
TYPE 158 (LOBBY AND LOBBY LOBBY)	50000 158	158	101	50000 158
TYPE 159 (LOBBY AND LOBBY LOBBY)	50000 159	158	101	50000 159
TYPE 160 (LOBBY AND LOBBY LOBBY)	50000 160	158	101	50000 160
TYPE 161 (LOBBY AND LOBBY LOBBY)	50000 161	158	101	50000 161
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TYPE 163 (LOBBY AND LOBBY LOBBY)	50000 163	158	101	50000 163
TYPE 164 (LOBBY AND LOBBY LOBBY)	50000 164	158	101	50000 164
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TYPE 166 (LOBBY AND LOBBY LOBBY)	50000 166	158	101	50000 166
TYPE 167 (LOBBY AND LOBBY LOBBY)	50000 167	158	101	50000 167
TYPE 168 (LOBBY AND LOBBY LOBBY)	50000 168	158	101	50000 168
TYPE 169 (LOBBY AND LOBBY LOBBY)	50000 169	158	101	50000 169
TYPE 170 (LOBBY AND LOBBY LOBBY)	50000 170	158	101	50000 170
TYPE 171 (LOBBY AND LOBBY LOBBY)	50000 171	158	101	50000 171
TYPE 172 (LOBBY AND LOBBY LOBBY)	50000 172	158	101	50000 172
TYPE 173 (LOBBY AND LOBBY LOBBY)	50000 173	158	101	50000 173
TYPE 174 (LOBBY AND LOBBY LOBBY)	50000 174	158	101	50000 174
TYPE 175 (LOBBY AND LOBBY LOBBY)	50000 175	158	101	50000 175
TYPE 176 (LOBBY AND LOBBY LOBBY)	50000 176	158	101	50000 176
TYPE 177 (LOBBY AND LOBBY LOBBY)	50000 177			

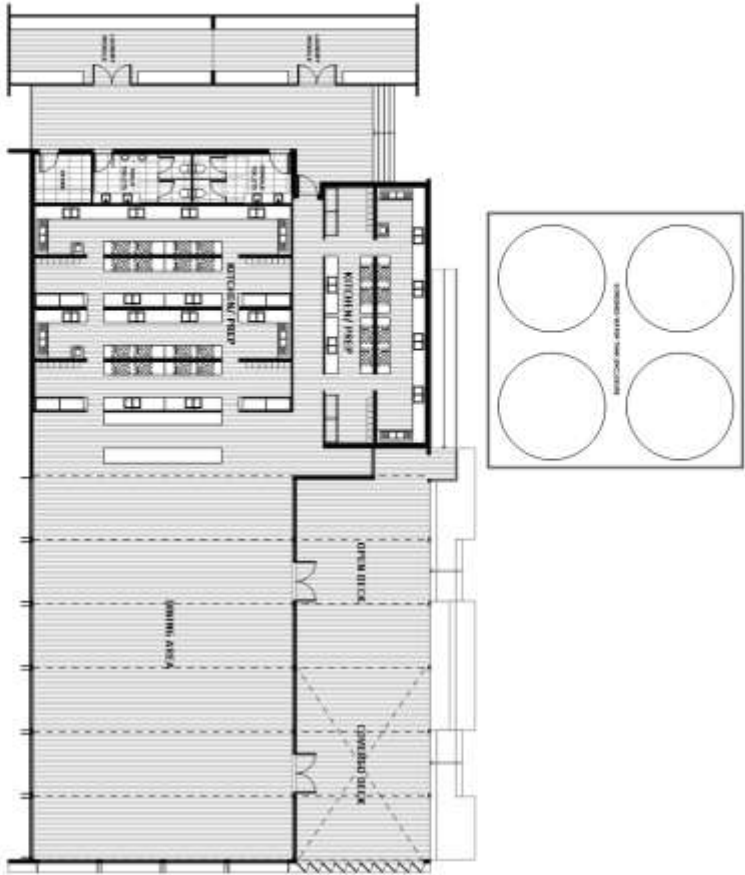




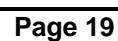
WATERLOO ENGINEERING

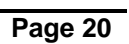


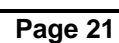
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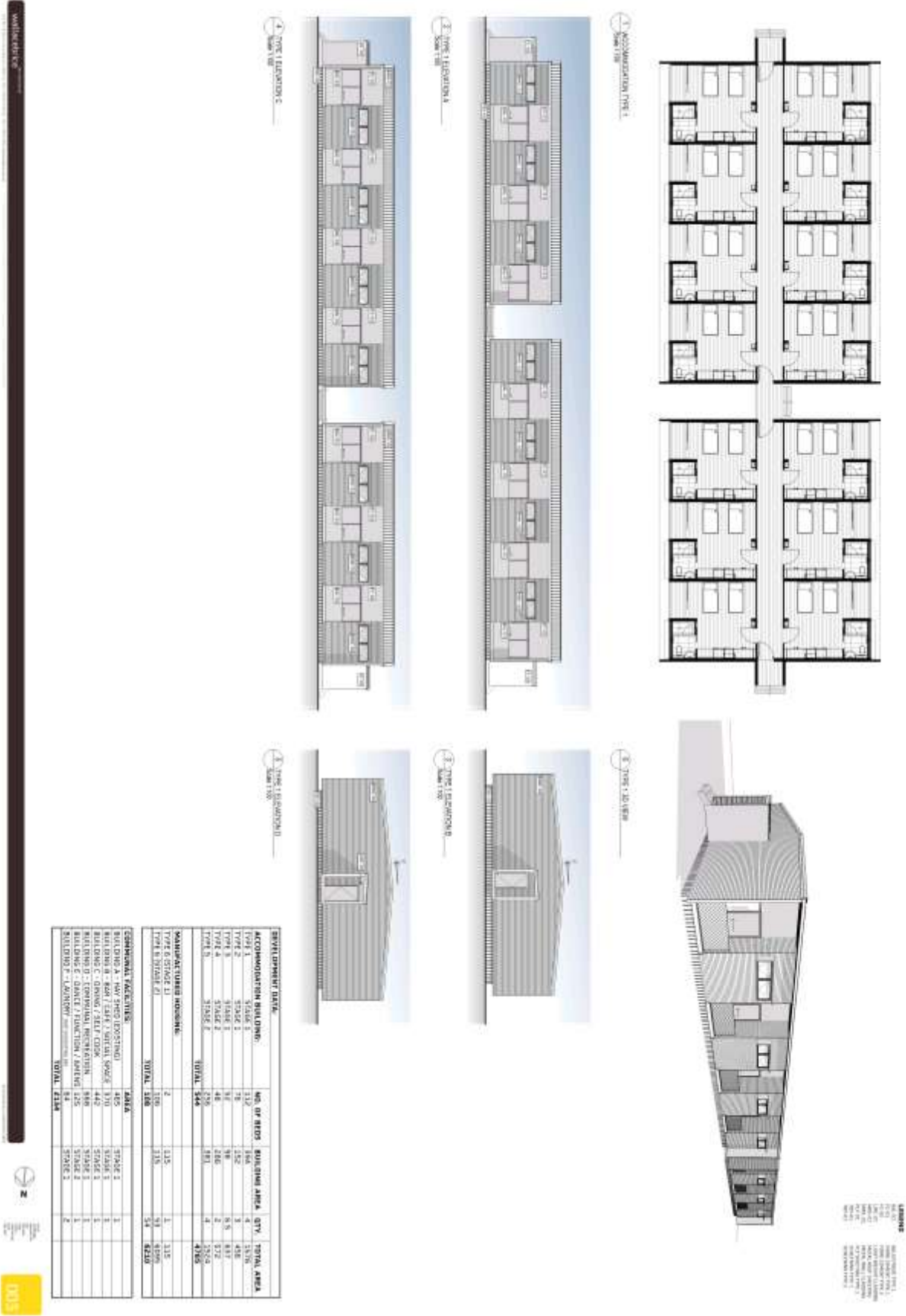


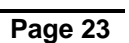
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1006. 1006th Floor
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1009. 1009th Floor
1010. 1010th Floor
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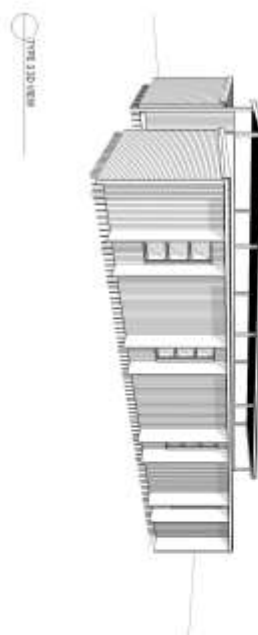












SHEET IDENTIFY DATA			
ACCOMMODATION BUILDING			
TYPE 1	STAGE 1	112	164
TYPE 2	STAGE 2	78	152
TYPE 3	STAGE 3	91	63
TYPE 4	STAGE 2	48	240
TYPE 5	STAGE 2	36	181
TOTAL		344	4153
MANUFACTURES HOUSING			
TYPE 0 (STAGE 1)		2	135
TYPE 1 (STAGE 1)		108	375
TOTAL		110	510
FEDERATION FACILITIES			
BUILDING A - TWO WING (200000)		482	STAGE 2
BUILDING B - 6000 (14000, 50000)		442	STAGE 2
BUILDING C - DINING / KITCHEN		140	STAGE 2
BUILDING D - COMMUNAL RECREATION		168	STAGE 2
BUILDING E - GYM / FUNCTION / MEETING		14	STAGE 2
BUILDING F - LAUNDRY (2000000)		44	STAGE 2
TOTAL		1248	

[illegible]

