

CAIRNS REGIONAL COUNCIL

ORDINARY MEETING

23 NOVEMBER 2011

10:00 A.M.

PRESENT: Cr A Blake
Cr S Bonneau
Cr M Cochrane (Chairperson)
Cr L Cooper
Cr D Forsyth (from 10:14 a.m.)
Cr P Gregory
Cr N Lanskey
Cr K Lesina (from 10:14 a.m.)
Cr J Leu
Cr R Pyne

APOLOGY: Cr V Schier

OFFICERS:

L Russell	Chief Executive Officer
R McKim	General Manager Infrastructure Services
L Kirchner	General Manager Corporate Services
P Tabulo	General Manager Planning & Environment
B Gardiner	General Manager Water & Waste
I Lowth	General Manager Community, Sport & Cultural Services
K Reaston	Manager Development Assessment
M Cole	Manager Service Quality
F Wilson	Manager Economic Development
L Collyer	Regional Manager Douglas
A Heather	Manager Sport Recreation and Community Development
L Guy	Media Coordinator
R Leeds	Executive Advisor to the Mayor
A O'Bryan	Business Analyst/Project Manager
E Marsterson	Service Quality Coach
S Godkin	Minute Secretary

APOLOGY

Council notes the apology of Councillor Schier and grants leave of absence.

PURPOSE OF MEETING

To consider the matters listed on the agenda.

CONFIRMATION OF MINUTES OF ORDINARY MEETING 26/10/11

LEU / BLAKE

That the Minutes of the Ordinary Meeting held on Wednesday, 26 October 2011 be confirmed. Cr Pyne requested that he be recorded as voting against Item 7 – Adoption of Cairns City Centre Master Plan.

carried

CONFIRMATION OF THE MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING – 9/11/11

BONNEAU / LEU

That the Minutes of the Planning and Environment Committee Meeting held on Wednesday, 9 November 2011 be confirmed.

carried

MINUTES OF SPORTS, ARTS, CULTURE & COMMUNITY SERVICES COMMITTEE MEETING – 9/11/11

BLAKE / LEU

That the Minutes of the Community & Cultural Committee held on Wednesday, 9 November 2011 be confirmed.

carried

**CONFIRMATION OF THE MINUTES OF FINANCE & ADMINISTRATION
COMMITTEE MEETING - 16/11/11**

COOPER / BONNEAU

**That the Minutes of the Finance & Administration Committee held on Wednesday,
16 November 2011 be confirmed.**

carried

**CONFIRMATION OF THE MINUTES OF THE INFRASTRUCTURE
SERVICES COMMITTEE - 16/11/11**

GREGORY / LANSKEY

**That the Minutes of the Infrastructure Services Committee held on Wednesday,
16 November 2011 be confirmed.**

carried

**CONFIRMATION OF THE MINUTES OF THE WATER & WASTE
COMMITTEE - 16/11/11**

GREGORY / LANSKEY

**That the Minutes of the Water & Waste Committee held on Wednesday,
16 November 2011 be confirmed.**

carried

**CONFIRMATION OF THE MINUTES OF THE CAIRNS ENTERTAINMENT
PRECINCT COMMITTEE - 16/11/11**

PYNE / BLAKE

**That the Minutes of the Cairns Cultural Precinct Committee held on Wednesday,
16 November 2011 be confirmed.**

carried

1. MATERIAL CHANGE OF USE (CODE ASSESSMENT) MULTIPLE DWELLING USE, SHORT TERM ACCOMMODATION AND HOLIDAY ACCOMMODATION - 143-145 ESPLANADE CAIRNS CITY - DIVISION 5 1
Gerard Rosse : 8/7/2296 SEDA : #3310465

BLAKE / BONNEAU

That Council approves the development application for Multiple Dwelling Use, Short Term Accommodation and Holiday Accommodation over land described as Lots 1- 57 on BUP70111, located at 143-145 Esplanade Cairns City, subject to the following:

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

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

Drawing or Document	Reference	Date
Ground Floor	JNP Pawsey & Prowse LP – M1.0 Ground Floor	13 July 2011
Level 1 Podium	JNP Pawsey & Prowse LP – M2.0 Level 1 Podium	13 July 2011
Ground Floor – Landscape Planting Plan	JNP Pawsey & Prowse LP – P1.0 Ground Floor – Landscape Planting Plan	13 July 2011
Landscape Specification & Planting List.	JNP Pawsey & Prowse LP – P2.0 Landscape Specification & Planting List.	13 July 2011
Level 2	JNP Pawsey & Prowse LP – M3.0_B Rev Level 2	28 October 2011
Level 3 to 6	JNP Pawsey & Prowse LP – M3.0_B Rev Level 3 to 6	28 October 2011
Proposed Penthouses	JNP Pawsey & Prowse LP – M4.0 Proposed Penthouses	13 July 2011
North East Elevation	JNP Pawsey & Prowse LP – M5.0 North East Elevation	13 July 2011
North West Elevation	JNP Pawsey & Prowse LP – M6.0 North West Elevation	13 July 2011
South West Elevation	JNP Pawsey & Prowse LP – M7.0 South West Elevation	13 July 2011
Perspective View	JNP Pawsey & Prowse LP – M9.0 Perspective View	13 July 2011

ASSESSMENT MANAGER CONDITIONS

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

Except where modified by these conditions of approval

Timing of Effect

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

Multiple Dwelling Units

3. Approved Units for Multiple Dwelling Use as identified on Building Unit Plan No. 70111:
 - BUP 70111 Level C – Lot 13
 - BUP 70111 Level D – Lot 23, Lot 24, Lot 25, Lot 26
 - BUP 70111 Level E – Lot 33, Lot 34, Lot 35, Lot 36
 - BUP 70111 Level F – Lot 43, Lot 44, Lot 45, Lot 46
 - BUP 70111 Level G – Lot 53, Lot 54, Lot 55, Lot 56

Holiday Accommodation Units

4. Approved Units for Holiday Accommodation Use as identified on Building Unit Plan No. 70111:
 - BUP 70111 Level C – Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, Lot 14, Lot 15, Lot 16, Lot 17
 - BUP 70111 Level D – Lot 18, Lot 19, Lot 20, Lot 21, Lot 22, Lot 27
 - BUP 70111 Level E – Lot 28, Lot 29, Lot 30, Lot 31, Lot 32, Lot 37
 - BUP 70111 Level F – Lot 38, Lot 39, Lot 40, Lot 41, lot 42, Lot 47
 - BUP 70111 Level G – Lot 48, Lot 49, Lot 50, Lot 51, Lot 52, Lot 57
5. The Approved penthouses are to be used for Holiday Accommodation only.

Short Term Accommodation - Number of Occupants

- 6. A maximum of eighty-six (86) persons are to reside in the approved Short Term Accommodation component of premises at any time.**

Car Parking allocation

- 7. An allocation of one (1) car parking space per two (2) bedroom multiple dwelling unit is to be provided. No allocation of parking is to be provided to one (1) bedroom multiple dwelling units. Allocated car parking spaces are not required in addition to the required spaces as outlined in condition 8.**

Vehicle Parking

- 8. The amount of vehicle parking provided is a minimum of forty (40) spaces. The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.**

Vehicle Wash Bay

- 9. A vehicle wash bay must be provided. It must be roofed and bunded and wastewater must be discharged through a 550 litre triple interceptor to sewer or as agreed to by the Chief Executive Officer.**

Protection of Landscaped Areas from Parking

- 10. Landscaped areas adjoining the parking area must be protected by a 150 mm high vertical concrete kerb or similar obstruction. The kerb must be set back from the garden edge sufficiently to prevent vehicular encroachment and damage to plants by vehicles.**

Provision of Communal Bicycles

- 11. Twenty (20) bicycles are to be provided onsite for use by residents and guests.**

Bicycle Parking

- 12. Provide secured, on-site bicycle parking in accordance with Table 10-1 of *AUSTROADS Guide to Traffic Engineering Practice Part 14 – Bicycles*.**

13. The minimum number of parking spaces required for this development is ten (10) spaces. These spaces are to be provided in addition to the twenty (20) communal bicycles provided. The bicycle parking area must be constructed prior to Commencement of Use.

Noise

14. At all times noise levels emanating from the site must not exceed normal ambient background noise levels commensurate with a residential area.

Any new air conditioning systems must be designed, located and installed in a way that will minimise the potential of such equipment causing a noise nuisance under the *Environmental Protection Act 1994* (Part 3B – Offences relating to noise standards).

Air-Conditioning Screens

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

Details of Development Signage

16. Details of any permanent signage proposed in association with the development must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work. In particular the development must provide clear and legible signage incorporating the street number.

Advertising Signage

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

Lighting

18. 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.

Crime Prevention Through Environmental Design

- 19. The applicant/owner must ensure that all lighting and landscaping requirements comply with Council's General Policy Crime Prevention Through Environmental Design (CPTED).**

Above Ground Transformer Cubicles/Electrical Sub-Stations

- 20. Above ground transformer cubicles and/or electrical sub-stations are to be positioned so that they do not detract from the appearance of the adjoining streetscape. This will require cubicles/sub-stations to be set back from the street alignment behind a screen of landscaping, or incorporated within the built form of the proposed building. Details of the electrical sub-station positioning must be endorsed by the Chief Executive Officer prior to the issue of Development Permit for Building Work.**

Perimeter Fencing

- 21. Unless otherwise agreed in writing with neighbouring property owners, construct a screen fence (minimum height 1.8 metres and maximum gap of 10 mm) to the side and rear boundaries of the subject land. The fencing must be consistent in terms of design and materials with other fences in the locality. The cost of any new fencing, including any required resurvey and relocation of fencing on adjoining land, is to be borne by the developer. Details of the perimeter fence or alternative written agreements with neighbouring property owners must be provided to, and endorsed by, the Chief Executive Officer in association with Council's assessment of the landscaping plan.**

Street Fencing

- 22. Any proposed fences and/or walls to any road frontage are to be limited to the following:**
 - a. 1.2 metres in height if solid; or**
 - b. 1.5 metres in height if at least 25% visually transparent; or**
 - c. 1.8 metres in height if at least 50% visually transparent.**

Details of the street fencing must be endorsed by the Chief Executive Officer in association with the provision of a landscaping plan.

Health

23. An application for construction or alteration (existing) of any food premises must be accompanied by two (2) copies of plans drawn to a scale not smaller than 1:100. Such plans are to include details of ventilation (including mechanical exhaust ventilation systems), finishes to walls, floors and ceilings, and details of the proposed layout and materials to be used in the construction of all equipment, benches, fixtures and fittings.

The plans must include detailed cross-sections of all areas to be included in the construction or alteration. All works must be carried out in accordance with the requirements of the *Food Act 2006*, Food Safety Standards and AS 4674 – 2004 – Design, construction and fit-out of food premises.

24. Prior to operation of the food business, the operator must hold a Food Operators' Licence under the *Food Act 2006*.
25. Noise from either air conditioning units, swimming pool filters, service equipment or other mechanical equipment must not emanate from the subject land to a degree that would, in the opinion of the Chief Executive Officer, create an environmental nuisance having regard to the provisions of the *Environmental Protection Act 1994*, *Environmental Protection (Noise) Policy 1997* and *Environmental Protection Regulation 1998 (Part 2A - Environmental Nuisance)*.
26. Swimming pool water quality must be maintained so that it meets the Queensland Health Swimming and Spa Pool Water Quality and Operational Guidelines at all times.
27. The operator of proposed rental accommodation premises must make application for approval to operate such premises.

Street Numbering

28. The development must provide clear and legible signage incorporating the street numbers on letterboxes and the kerbside of Esplanade, Minnie Street and Abbott Street for the benefit of the motoring public.

Landscaping Plan

29. The site must be landscaped in accordance with details included on the Landscaping Plan and associated Landscape Specification & Planting List attached in Appendix A. Any amendments to this plan must be provided to and endorsed by, the Chief Executive Officer prior to the commencement of the uses on site.

Water Supply and Sewerage Works Internal

- 30. Undertake the following water supply and sewerage works internal to the subject land:-**
- a. The development 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*;**
 - c. Private Water and Sewerage infrastructure must be managed by a Community Management Scheme. If the development consists of more than one Body Corporate within Lot 0 BUP70111, 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.

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 approval and dating of the Building Format Plan, whichever occurs first.

Sewer Easement

- 31. Create an easement in favour of Council having a nominal width of 3 metres over the existing sewer within the site to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement document must be submitted to Council for the approval by Council's solicitors at no cost to Council.**
- 32. The approved easement document must be submitted at the same time as seeking approval and dating of the Building Format Plan and must be lodged and registered with the Department of Environment and Resource Management in conjunction with the Plan of Survey.**

Damage to Infrastructure

- 33. In the event that any part of Council's existing sewer/water infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, the applicant/owner must notify Water & Waste immediately of the affected infrastructure and have it repaired or replaced by Water & Waste, at the developer's cost, prior to the Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.**

External Works

- 34. Undertake the following works external to the land at no cost to Council:**

- a. Repair any damage to existing kerb and channel, crossovers, footpath or verge to each of the property frontages.**
- b. Line mark parking spaces in front of and adjacent to the subject land on Minnie and Abbott Streets; where not already done so.**

All works in the road reserve need to be properly separated from pedestrians and vehicles, with any diversions adequately signed and guarded. Particular attention must be given to providing safe passage for people with disabilities i.e. the provision of temporary kerb ramps if pedestrian diversions are necessary.

Street Lighting

- 35. Upgrade the street lighting to comply with requirements of the FNQROC Development Manual, if required.**

Lawful Point of Discharge

- 36. 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, all to the requirements and satisfaction of the Chief Executive Officer.**

Retaining Walls

- 37. All new retaining walls or structures higher than 900mm must be structurally certified prior to the issue of a Development Permit for Building Work. The applicant/owner must ensure that the retaining wall does not result in the ponding or concentration of stormwater flows.**

Construction Access

38. Vehicular access to the site for construction and demolition purposes must be provided from Abbott Street only, unless authorised by the Chief Executive Officer.

Stage 2 Development

39. At this stage Council does not support a "Stage 2" proposal to convert further holiday accommodation. A development application will be required for further conversion of Holiday Accommodation Units to Multiple Dwelling Units.

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 of the *Sustainable Planning Act 2009* and 3.5.21 of the *Integrated Planning Act 2007*.
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. A monetary contribution to Council towards the provision of infrastructure is required in accordance with the Infrastructure Charges Notice attached to this decision. The contribution payable will be in accordance with the Planning Scheme Policy.

Contributions must be paid at the rates applicable at time of payment. Payment is required prior to the commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.

5. For information relating to the *Sustainable Planning Act 2009* log on to www.dlqp.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.

RATES NOTATIONS

The following notations will be placed on the Rates Records of the proposed lots:

The following units are approved for Multiple Dwelling Use (Permanent Occupancy) as identified on Building Unit Plan No. 70111:

- BUP 70111 Level C – Lot 13
- BUP 70111 Level D – Lot 23, Lot 24, Lot 25, Lot 26
- BUP 70111 Level E – Lot 33, Lot 34, Lot 35, Lot 36
- BUP 70111 Level F – Lot 43, Lot 44, Lot 45, Lot 46
- BUP 70111 Level G – Lot 53, Lot 54, Lot 55, Lot 56

The following units are approved for Holiday Accommodation as identified on Building Unit Plan No. 70111:

- BUP 70111 Level C – Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, Lot 14, Lot 15, Lot 16, Lot 17
- BUP 70111 Level D – Lot 18, Lot 19, Lot 20, Lot 21, Lot 22, Lot 27
- BUP 70111 Level E – Lot 28, Lot 29, Lot 30, Lot 31, Lot 32, Lot 37
- BUP 70111 Level F – Lot 38, Lot 39, Lot 40, Lot 41, lot 42, Lot 47
- BUP 70111 Level G – Lot 48, Lot 49, Lot 50, Lot 51, Lot 52, Lot 57

carried

Cr Forsyth and Cr Lesina joined the meeting 10:14 a.m.

- 2. MATERIAL CHANGE OF USE (CODE ASSESSMENT) - MULTIPLE DWELLINGS (SMALL SCALE) - 33 ARMSTRONG STREET, EDMONTON - DIVISION 2 38
Julie Giguere: 8/7/2360 SEDA: #3374383

COOPER / GREGORY

That Council approves the request for Multiple Dwellings (Small Scale) over land described as Lot 16 on RP704168 located at 33 Armstrong Street, Edmonton subject to the following:

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

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

Drawing or Document	Reference	Date
Ground Site Plan	11-132 DD-01 Enaj Building Design	September 2011
First Level Site Plan and Elevations	11-132 DD-02 Enaj Building Design	September 2011

ASSESSMENT MANAGER CONDITIONS

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

Except where modified by these conditions of approval

Timing of Effect

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

Amendment to Design

3. Amended plans must be submitted detailing the following:
 - a. A scaled plan of the proposed house and demonstrating the following:
 - i. the proposed dwellings are "generally in accordance" with the approved plans;
 - ii. the mango trees at the southern end of the site are retained by reducing the front setback if necessary;
 - b. A scaled floor plan;
 - c. Scaled elevations showing windows and architectural details. The proposed building must not be above 7.5 metres; and

- d. A landscape plan which includes the requirements of Condition 6 of this Decision Notice.

Details of the above amendments must be endorsed by the Chief Executive Officer prior to issue of a Development Permit for Building Work.

Vehicle Parking

4. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of two (2) spaces per unit. The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed and drained.

External Works

5. Undertake the following works external to the land at no cost to Council:
 - a. Provision of a concrete crossovers and aprons in accordance with FNQROC Development Manual Standard Drawing S1015 to each of the proposed properties;
 - b. Repair any damage to existing kerb and channel, footway or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drain lines) that may occur during and works carried out in association with the construction of the development.

Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.

Landscaping Plan

6. The site for the new houses must be landscaped in accordance with details included on a Landscaping Plan which is to include:
 - a. A landscaped strip of deep planting within the front setback area;
 - b. Clothes drying areas screened from public view and have access to natural sunlight;

- c. **Any proposed fences and/or walls to any road frontage are to be limited to the following:**
 - a. **1.2 metres in height if solid; or**
 - b. **1.5 metres in height if at least 25% visually transparent; or**
 - c. **1.8 metres in height if at least 50% visually transparent.**
- d. **Construct fencing for the private yard areas of each individual unit.**
- e. **Inclusion of any other relevant conditions included in this Development Permit. A copy of this Development Approval must be given to the applicant's Landscape Architect/Designer.**

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

Lawful Point of Discharge

- 7. **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, all to the requirements and satisfaction of the Chief Executive Officer. Council confirms that the lawful point of discharged is the kerb and channel to each property frontage in this instance.**

Sediment and Erosion Control

- 8. **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*, and the FNQROC Development Manual).**

Noise

- 9. **Noise from air-conditioning units, swimming and spa pool filters, service equipment or other mechanical equipment must not emanate from the subject land to a degree that would, in the opinion of the Chief Executive Officer, create an environmental nuisance having regard to the provisions of Chapter 8 Part 3B of the *Environmental Protection Act 1994*.**

Air-Conditioning Screens

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

Details Of Development Signage

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

Refuse Storage

12. **Refuse storage is required to service the site in accordance with Council requirements. Brochures on these requirements – ‘Requirements for Refuse Storage’ are available from CRC Water & Waste.**

Water Supply and Sewerage Works Internal

13. **Undertake the following water supply and sewerage works internal to the subject land:-**
 - a. **The development 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.***

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

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 approval and dating of the Building Format Plan, whichever occurs first.

Damage to Infrastructure

14. **In the event that any part of Council’s existing sewer/water infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, the applicant/owner must notify Water & Waste immediately of the affected infrastructure and have it repaired or replaced by Water & Waste, at the developer’s cost, prior to the Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.**

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 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. A monetary contribution to Council towards the provision of infrastructure is required in accordance with the Infrastructure Charges Notice attached to this decision. The contribution payable will be in accordance with the Planning Scheme Policy.
5. Contributions must be paid at the rates applicable at time of payment. Payment is required prior to issue of a Development Permit for Building Work
6. For information relating to the *Sustainable Planning Act 2009* log on to www.dlqp.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.

carried with Councillors Bonneau, Pyne and Lanskey voting against the motion.

3. RESPONSE TO DEPARTMENT OF JUSTICE AND ATTORNEY GENERAL - OFFICE OF LIQUOR & GAMING REGULATION - APPLICATION FOR A COMMERCIAL OTHER (SUBSIDIARY ON PREMISE) LICENCE FOR MARILYN'S @ THE COVE, SHOP 6,2-22 VEIVERS ROAD, PALM COVE - DIVISION 10..... 49
Kelly Barnes: 8/20/6-11: #3393304

LEU / BONNEAU

That the applicant and the Department of Justice and Attorney General be advised that Council does not object to the application for a Commercial Other (Subsidiary on Premises) Licence for Marilyn's @ The Cove located at Shop 6, 2-22 Veivers Road, Palm Cove, and described as Lot 6 SP196230.

carried

4. NU-LITE ILLUMINATED SIGNS PTY LTD 54
Peter Tabulo : 8/1/3-41: #3394496

BONNEAU / BLAKE

That Council:

1. **Acknowledges the 5 year extension as per the original contract with an additional clause being added for a mid term review to ensure compliance.**
2. **Acknowledges a Direct Debit payment system has been provided by Nu-Lite Illuminated Signs Pty Ltd.**
3. **That Council officers work closely with Nu-Lite Illuminated Signs Pty Ltd to develop a new design for the signs in keeping with the new CBD Master Plan and investigates sustainable options for the units.**
4. **That the new sign designs be presented to Council for approval within 6 months.**
5. **Delegate authority to the Mayor and Chief Executive Officer in accordance with Section 257 of the *Local Government Act 2009* to negotiate and finalise any matters relating to the License Agreement.**

Rationale:

Nu-Lite have been in discussion with officers and agreed to their requests to review the design of the signs and incorporate sustainable options into the revised design.

They will work with officers to comply with the new CBD Master Plan concepts and I have suggested the proposed designs be brought to Council for approval.

Problems with payments in the past have been remedied with a Direct Debit BPay arrangement, a copy of which has been provided to Councillors.

With the substantial financial investment required by Nu-Lite with new signage design they need a five year period to obtain a return on their investment.

I have also suggested a mid term review of the contractual arrangement to ensure all requirements are being met.

carried with Councillors Leu, Forsyth, Cooper and Lesina voting against the motion.

5. INFRASTRUCTURE CHARGES DISCOUNT REQUEST 80
Sean Lisle SL: 8/20/16: #3391000

LEU / BONNEAU

That Council does not approve the request for the Infrastructure Charges Discount.

carried with Councillor Blake voting against the motion.

6. TRUNK INFRASTRUCTURE CONTRIBUTIONS: INFRASTRUCTURE CHARGES DISCOUNT UPDATE 84
Sean Lisle SL: 8/20/16: #3390763

LESINA / COOPER

That Council notes the report.

carried

7. BABINDA PROJECTS STEERING COMMITTEE - UPDATE ON ACTIVITIES - DIVISION 1 87
Peter Boyd and Fiona Wilson: 8/27/13: #3375535v1

Cr Gregory declared that a perceived conflict of interest in this matter could exist (as per Section 173 of the *Local Government Act 2009*), due to his holding shares in Maryborough Sugar, but he had considered his position and was firmly of the opinion he could participate in debate and vote on this matter in the public interest.

GREGORY / FORSYTH

That Council notes the report and:

- a. **supports the refurbishment of the short term RV grounds at Rotary Park to provide additional capacity for the 2012 tourist season; and**

- b. supports in principle the use of Council freehold land at 87 Munro Street for the establishment of the Babinda Mill Memorabilia Hall subject to:
- i. the assessment of any future development application for Material Change of Use; and
 - ii. the submission of an asset management plan detailing the ongoing operational and capital costs of the facility.

carried

8. RENEWAL APPLICATION FOR APPROVAL TO CONDUCT COMMERCIAL RECREATION ACTIVITIES ON TRINITY BEACH - DIVISION 9 98
Stuart Pollett : #3360165

BONNEAU / LANSKEY

That Council approves a renewal application under Local Law No. 27 (Commercial Recreation Activities) to Trinity Beach Fitness, Water Sports and Lifestyle (previously known as Trinity Beach Water Sports) subject to the following conditions outlined:-

- Access for the small rescue boat is via a boat ramp; motorised vehicles are not to be hired; Council approves the use of one small motorised rescue boat which is only for use in an emergency situation;
- No vehicles are to be driven onto the beach, except in the case of an emergency;
- The storage shed/trailer must be registered, insured and towable and must be removed at the request of Council in the case of inclement weather or tidal conditions. That Council would require the shed to be aesthetically improved in its appearance.
- Public Liability Insurance to the value of \$10,000,000 indemnifying Cairns Regional Council, the Minister Administering the Land Act 1994 and the State of Queensland.
- Council flags that the arrangement for the shed/trailer is acceptable for this final approval, but when the licence is next renewed then Council will expect that the shed/trailer will need to be removed on a daily basis.

carried

9. RENEWAL APPLICATION & AMENDMENT TO ROADSIDE VENDING PERMIT - ADJACENT CENTENARY LAKES, GREENSLOPES STREET, EDGE HILL (OPPOSITE RONDO THEATRE) - SALE OF ROSES - DIVISION 7 112
Stuart Pollett: 1/11/4-25: #3386054

FORSYTH / COOPER

That Council approves the renewal application and change of times of operation for Gadgarra Roses, Tyron Palliaer to conduct Roadside Vending for the sale of roses at a location adjacent to Centenary Lakes, Greenslopes Street, Edge Hill, (opposite Rondo Theatre), subject to conditions.

carried with Councillor Blake voting against the motion.

10. ASYLUM BACKPACKERS HOSTEL - 149-155 GRAFTON STREET CAIRNS - APPLICATION TO RENEW ACCOMMODATION APPROVAL - DIVISION 5 117
J van Gorp: 18/46/1-256: #3379307

BLAKE / BONNEAU

That Council notes the intention of officers to issue a renewal of the accommodation permit under *Local Law 6 (Rental Accommodation)* to Asylum Backpackers Hostel subject to conditions.

That Council notes that the issues raised in the Deputation in September 2011 relate to the behaviours of guests in the vicinity of the hostel and are a matter for the Police, not Council.

That Council write to the Office of Liquor and Gaming outlining Council's concern regarding the alleged sale of alcohol on this premise.

carried

11. CAIRNS RECTANGULAR STADIUM NEEDS STUDY..... 121
 Louise Dixon LD: 1/58/16: #3367067 v3

FORSYTH / LESINA

That Council:

- 1. adopts the Cairns Rectangular Pitch Stadium Needs Study (November 2011);**
- 2. agrees in principle with the Study's conclusion that there is sufficient demand to support investment in the initial capital and ongoing operations of the Scenario B, Option 2 development option (broadly, a 20,000 capacity stadium, 10,000 seat and 10,000 standing) based on the identified potential for broader economic and social benefits;**
- 3. agrees to investigate further the basis on which the outcomes of Scenario B, Option 2 could be delivered by undertaking the Cairns Rectangular Pitch Stadium Development Study;**
- 4. approves the appointment, under Local Buy Contract BUS162-0108 and in accordance with Section 183 of the *Local Government (Finance, Plan and Reporting) Regulations 2010*, of Coffey Commercial Advisory Pty Ltd to undertake the Cairns Rectangular Pitch Stadium Development Study for the amount of \$149,016 excluding GST;**
- 5. encourages staff to source other funding steams from all levels of government; and**
- 5. delegates authority to the Mayor and Chief Executive Officer, pursuant to Section 257 of the Local Government Act 2009, to finalise any and all matters in relation to the contract.**

carried

12. LIVEABLE CITIES INFRASTRUCTURE FUNDING PROGRAM.... 204
Malcolm Robertson: 1/59/3-01: #3386357

LESINA / FORSYTH

That Council progresses with two funding applications under the Liveable Cities Program as follows :

- Stream 1 Planning and Design - ‘Cairns City Centre Master Plan Detail Design’**
- Stream 2 Demonstration Projects – Implementation of Cairns Cycling & Walking Strategy.**

carried

13. MULTICULTURAL ADVISORY GROUP MINUTES 209
Hala Kattab: 1/3/22-21 #3392922

LEU / FORSYTH

That Council notes the minutes of the Multicultural Advisory Group meetings held on 5 July, 2 August and 6 September 2011.

carried

14. GENERAL POLICY – MARKETS223
Malcolm Robertson: 1/59/3-01: #3244550v3

LEU / LANSKEY

That Council adopts the attached Markets Policy 1:06:15 and resolves to adjust the Port Douglas Markets Fees and Charges Schedule to reflect the revised stall size fee structure set out in Attachment 3.

carried

15. CHIEF EXECUTIVE OFFICER'S (CEO) MONTHLY REPORT - NOVEMBER 2011 244
Lyn Russell :jel: 1/3/37-30: #3278759v3

PYNE / COOPER

That Council endorse the Chief Executive Officer's report for November 2011

carried

16. LOCAL GOVERNMENT LOCAL ASSOCIATION QUEENSLAND (LGAQ) - MOTIONS 258
Darryl Crees: 1/3/87-08: #3392563

LANSKEY / LEU

That Council endorse this report and resolves to vote in favour of the motions to be considered at the Special General Meeting of the Local Government Association of Queensland.

That Council delegates authority to the Chief Executive Officer in accordance with Section 257 of the *Local Government Act 2009* to finalise all matters associated with postal voting for the Special General Meeting of the Local Government Association of Queensland.

carried

17. SERVICE QUALITY STRATEGY 2011-2014 274
Mike Cole: 1/3/116: #3390440

COOPER / LEU

That Council adopt the Cairns Regional Council's Service Quality Strategy 2011-2014.

carried

18. ANNUAL REPORT FOR CAIRNS REGIONAL COUNCIL - 26 JUNE 2010 - 30 JUNE 2011 285
D Crees : 1/3/87-08 : #3340049

BLAKE / COOPER

That Council adopt the annual report (including the Audited Financial Statements) for the period 26 June 2010 to 30 June 2011 for the Cairns Regional Council in accordance with the requirements of the *Local Government Act 2009* and associated regulations.

That the Report now be posted on Council's web page and that this be the primary method of distribution.

Furthermore, Council delegate authority to the Chief Executive Officer in accordance with Section 257 of the Local Government Act 2009 to finalise all matters associated with publishing this report.

carried

19. INVESTMENT ATTRACTION (INTERIM) GENERAL POLICY..... 288
Fiona Wilson : 1/8/2-06: #3394673

COOPER / FORSYTH

That Council:

- 1. adopts the new Investment Attraction (Interim) General Policy; and**
- 2. notes that the Investment Attraction (Interim) General Policy will be re-presented to Council prior to June 30 2012, following finalisation of the financial provisions of the policy in Council's 2012/2013 budget process, and the update of the policy to remove its interim status; and**
- 3. delegates authority to the Chief Executive Officer, pursuant to Section 257 of the *Local Government Act 2009*, to negotiate with potential investors on investment support packages, including financial support.**

carried

Cr Cooper left the meeting 11:38 a.m.
Cr Cooper returned 11:39 a.m.

GENERAL BUSINESS

1. BOTANIC GARDENS CAFE

BLAKE / BONNEAU

That Council amend the trading hours of the Botanic Gardens Café lease to allow closure on the following days:

- ***Christmas trading: closed from 23/12/11 – 3/1/12, 25/12/12 – 2/1/13***
- ***Good Friday***
- ***ANZAC Day***

And that these changes be amended for the balance of the lease.

lost with Councillors Leu, Forsyth, Cooper, Lesina, Pyne, Lanskey and Gregory voting against the motion.

Cr Gregory left the meeting 11:51 a.m.
Cr Gregory returned 11:53 a.m.

Cr Lesina left the meeting 12:06 p.m.
Cr Lesina returned 12:09 p.m.

CLOSED SESSION

LANSKEY / FORSYTH

COUNCIL RESOLVE INTO CLOSED SESSION TO DISCUSS THE FOLLOWING MATTERS AS LISTED IN THE AGENDA:

1. PREJUDICIAL MATTER - ISSUE NOTICE TO REMEDY BREACH, LOT 197 ON RP748699, LEISURE PARK ROAD, SMITHFIELD - DIV. 8 1
Liam Nicholas : 19/3/3-103: #3378639

2. CONTRACTUAL MATTER - CONSULTANCY NO. CW19/2010 - TRUNK WATER SUPPLY INFRASTRUCTURE AT DRAPER ROAD, REDLYNCH, CARAVONICA AND COOYA BEACH (DESIGN AND DOCUMENTATION) 13
M. Matthews : 24/20/128-01: #3377674-v3

3. PREJUDICIAL MATTER - REQUESTS FOR APPROVAL TO PROCEED WITH THE CONSTRUCTION OF A NETWORK ROAD - SMITHFIELD VILLAGE DRIVE - PHASE 3 WORKS. 24
Rudd Rankine: 8/20/11: #3390644

4. PREJUDICIAL MATTER - PROPOSED LEASES - OVER PARTS OF MOSSMAN SHIRE HALL, LOT 2 ON RP706269, MILL STREET, MOSSMAN. - DIVISION 10..... 47
Liam Nicholas : 19/3/3-102: #3355791

5. CONTRACTUAL MATTER - CONSULTANCY CW30/2011 - COMMUNICATION & EDUCATION CAMPAIGN FOR WASTE & RECYCLING..... 58
N. Crumpton: 24/20/179-01: #3384782

6. CONTRACTUAL MATTER - CONTRACT 2328 - LEASE OF PREMISES FOR THE OPERATION OF THE CAFE WITHIN THE VISITORS CENTRE AT THE CAIRNS REGIONAL COUNCIL BOTANIC GARDENS 68
Lisa Giacomi: 19/3/135-01: #3371392

carried

OUT OF CLOSED SESSION

COUNCIL RESOLVE TO MOVE OUT OF CLOSED SESSION

FORSYTH / LANSKEY

carried

RESOLUTIONS ARISING FROM MATTERS DISCUSSED IN CLOSED SESSION.

1. PREJUDICIAL MATTER - ISSUE NOTICE TO REMEDY BREACH, LOT 197 ON RP748699, LEISURE PARK ROAD, SMITHFIELD - DIV. 8 1
Liam Nicholas : 19/3/3-103: #3378639

BONNEAU / BLAKE

That Council:

- Issue a Notice to Remedy Breach (“Notice”) in accordance with the *Property Law Act 1974* to the Lessee for building defect issues (as detailed in the below table) in regard to their lease over part of Lot 197 on RP748699, Leisure Park Road, Smithfield.
- Council delegates authority to the Chief Executive Officer in accordance with Section 257 of the *Local Government Act 2009* to determine and finalise any and all matters associated with the Notice.

carried

2. CONTRACTUAL MATTER - CONSULTANCY NO. CW19/2010 - TRUNK WATER SUPPLY INFRASTRUCTURE AT DRAPER ROAD, REDLYNCH, CARAVONICA AND COOYA BEACH (DESIGN AND DOCUMENTATION) 13
M. Matthews : 24/20/128-01: #3377674-v3

LEU / LANSKEY

That Council:

1. Award Consultancy CW19/2010 – Design and Documentation for Trunk Water Supply infrastructure at Draper Road, Redlynch, Caravonica and Cooya Beach on a lump sum basis for a lump sum price of \$125,786 (ex GST) and a provisional sum value of \$90,000 (ex GST) for survey, geotechnical investigations to Cardno (Qld) Pty Ltd for the total value \$215,786 (ex GST); and
2. Delegate authority to the Chief Executive Officer in accordance with Section 257 of the *Local Government Act 2009* to negotiate and finalise any and all matters in relation to Consultancy CW19/2010.

carried

3. PREJUDICIAL MATTER - REQUESTS FOR APPROVAL TO PROCEED WITH THE CONSTRUCTION OF A NETWORK ROAD – SMITHFIELD VILLAGE DRIVE – PHASE 3 WORKS. 24
Rudd Rankine: 8/20/11: #3390644

FORSYTH / LANSKEY

That Council:

- 1) **Agree to the construction of new infrastructure by Satterley Property Group, ABN 38 009 054 979, ACN 009 054 979 in accordance with this report.**
- 2) **Delegates authority to the Mayor and Chief Executive Officer in accordance with *Section 257 of the Local Government Act 2009* to finalise negotiations.**

carried

4. PREJUDICIAL MATTER - PROPOSED LEASES – OVER PARTS OF MOSSMAN SHIRE HALL, LOT 2 ON RP706269, MILL STREET, MOSSMAN. - DIVISION 10..... 47
Liam Nicholas : 19/3/3-102: #3355791

Cr Leu declared a real conflict of interest (as per Section 173 of the *Local Government Act 2009*) on this matter due to being a Director of Terrain and left the meeting room, taking no part in the decision of the meeting.

Cr Gregory declared a real conflict of interest (as per Section 173 of the *Local Government Act 2009*) on this matter due to being the Chair of the Independent Selection Panel for Terrain and left the meeting room, taking no part in the decision of the meeting.

BONNEAU / COOPER

That Council:

1. **Offers a lease to Terrain (lessee) over an area described as part of Lot 2 on RP706269, (area shown shaded on Drawing 2, Attachment 3) first floor Mossman Shire Hall, Mill Street Mossman, subject but not limited to the following terms and conditions:**
 - **For a term of five (5) years from a date to be determined with the option of one (1) consecutive five (5) year term;**
 - **In accordance with Council’s “Tenures Policy for Not For Profit Recreation, Sporting and Community Groups – No 1.02.45”;**

- Rental for the first year of the lease to be \$684.60 (GST inclusive) per annum, and subject to annual review in accordance with the Brisbane All Groups Consumer Price Index (CPI);
 - The Lessee being responsible for all reasonable costs associated with the preparation, execution, stamping and registration (if required) of the lease;
 - In accordance with Council's mandatory Standard Terms Document for a lease over freehold land.
2. Offers a lease to Douglas Shire Community Services Association Inc (lessee) over an area described as part of Lot 2 on RP706269, (area shown shaded on Drawing 3, Attachment 4) ground floor Mossman Shire Hall, Mill Street Mossman, subject but not limited to the following terms and conditions:
- For a term of five (5) years from a date to be determined with the option of one (1) consecutive five (5) year term;
 - In accordance with Council's Tenure Policy for Not For Profit Recreation and Community Groups – No 1.2.45;
 - At a base rental of \$684.60 (GST inclusive) per annum, and subject to annual review in accordance with the Brisbane All Groups Consumer Price Index (CPI);
 - The Lessee being responsible for all reasonable costs associated with the preparation, execution, stamping and registration (if required) of the lease;
 - In accordance with Council's mandatory Standard Terms Document for a lease over freehold land.
3. Advises that the current tenant (tenant) from the Imagine Shop is to vacate the area described as Lot 2 on RP706269 (area shown shaded on Drawing 1, Attachment 2) ground floor Mossman Shire Hall, Corner of Mill Street and Junction Road Mossman (Drawing 1) by 29 February 2012.
4. Ensures that the area described as part of Lot 2 on RP706269, (area shown shaded on Drawing 1, Attachment 2) ground floor Mossman Shire Hall, Corner of Mill Street and Junction Road Mossman is utilised by not for profit community groups on a booking arrangement through Council.
5. Delegates authority to the Chief Executive Officer in accordance with Section 257 of the *Local Government Act 2009* to negotiate, determine and finalise any and all matters associated with tenure arrangements for the Mossman Shire Hall, described as Lot 2 on RP706269, including any required amendments to the subject leases resulting from a review of Council's "*Tenures Policy for Not For Profit Recreation, Sporting and Community Groups – No 1:02:45*".

carried

Cr Gregory returned to the meeting

5. **CONTRACTUAL MATTER - CONSULTANCY CW30/2011 - COMMUNICATION & EDUCATION CAMPAIGN FOR WASTE & RECYCLING** 58
 N. Crumpton: 24/20/179-01: #3384782

BLAKE / PYNE

That Council:

1. **Award Consultancy CW30/2011 - Communication & Education Campaign for Waste & Recycling to Red Suit Advertising for the lump sum amount of \$100,000 exclusive of GST.**
2. **Notes the future potential commitment of up to \$200,000 exclusive of GST towards implementation of the Communication & Education Campaign for Waste & Recycling in the 2012-2013 financial year, subject to endorsement of the Communication and Education Campaign developed under clause 1.**
3. **Delegate authority to the Chief Executive Officer in accordance with Section 257 of the *Local Government Act 2009* to negotiate and finalise any and all matters in relation to Consultancy CW30/2011.**

carried

6. **CONTRACTUAL MATTER - CONTRACT 2328 - LEASE OF PREMISES FOR THE OPERATION OF THE CAFE WITHIN THE VISITORS CENTRE AT THE CAIRNS REGIONAL COUNCIL BOTANIC GARDENS** 68
 Lisa Giacomi: 19/3/135-01: #3371392

FORSYTH / LANSKEY

That Council:

- **Award Contract 2328 Lease of Premises for the operation of the cafe within the Visitors Centre at the Cairns Regional Council Botanic Gardens described as Lots 400 - 402 on SP201236 and Lot 545 on NR6086, 13 - 79 Collins Avenue, Edge Hill to Mr Gordon Keane and Mr Kamal Singh subject but not limited to;**
 - **the tenderer executing the design and fitout contract for Contract 2328;**

- the tenderer accepting that unless the lease states otherwise, the provisions contained in the tenderers submission including the invitation to tender, the tender form, design and fitout contract and any associated correspondence and the tender acceptance notice shall be binding upon the Council and the tenderer as if set out and repeated in full therein and such shall be read as one with the lease;
- Enter into a Trustee Lease with Mr Gordon Keane and Mr Kamal Singh for the operation of the café within the Visitors Centre at the Cairns Regional Council Botanic Gardens described as Lots 400 - 402 on SP201236 and Lot 545 on NR6086, 13 - 79 Collins Avenue, Edge Hill, and subject but not limited to the following terms and conditions:
 - the annual rent for the first Lease Year being \$21,000 + GST;
 - the lease term being a term of five (5) years to commence on a date yet to be agreed;
 - the annual rent increasing in accordance with the applicable CPI Adjustment for the relevant Lease Year;
 - the lessee trading during the Minimum Trading Hours set out in the lease; being 7.30am – 4.30pm daily including Public Holidays (excluding Christmas Day)
 - rent equivalent to six (6) calendar months being provided as a rent free period, to be allocated as six (6) full months rent free or twelve (12) months at half rent at the tenderers discretion to be provided only within year one (1) of the lease term;
 - the lessee providing an Bankers Undertaking equivalent to six (6) months commencing rent including GST:
 - lessee being responsible for rates and charges, including any costs of water usage on the premises;
 - lessee being responsible for all reasonable costs associated with the preparation, execution and registration of the lease, including survey costs to describe the lease area;
 - the terms and conditions of Council's Local Authority Standard Terms Document for Trustee Leasing registered under dealing number 713488911;
 - the terms and conditions of the State's Mandatory Standard Terms Document for a Trustee Lease registered under dealing number 711932933; and

- additional lease terms and conditions set out in the Schedule Form 20 contained within the tender specification;

Furthermore, Council delegate authority to the Chief Executive Officer in accordance with Section 257 of the *Local Government Act 2009* to negotiate, determine and approve any and all matters, including execution associated with the proposed lease.

carried with Councillors Cochrane, Blake and Gregory voting against the motion.

THE MEETING CLOSED AT 12:19 PM

CONFIRMED THIS DAY OF 2011

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER