



ORDINARY MEETING

15 JULY 2026

9:00A.M.

PRESENT: Cr A Eden (Chairperson)
 Cr B Moller
 Cr M Tickner
 Cr C Zeiger
 Cr T Tim
 Cr R Pyne
 Cr K Vallely
 Cr A Middleton
 Cr R Coghlan
 Cr B Olds

APOLOGY:

OFFICERS:

K Gouldthorp	Chief Executive Officer
H McBride	Director People and Organisational Performance
M Davey	Director Planning, Growth and Sustainability
M Wuth	Director Cairns Infrastructure and Assets
D Puia	Director Lifestyle and Community
L Whitton	Chief Financial Officer
N Masasso	Director Economic Development and Advocacy
C Simmons	Executive Manager Development & Planning
S Lisle	Executive Manager Growth & Sustainability
P Rogato	Public Affairs Coordinator
L Vigar	Public Affairs Advisor
J Conway	Executive Officer
S Barrett	Coordinator Sustainability
N Sproles	Minute Secretary

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1. APOLOGY

NIL

2. PRESCRIBED CONFLICT OF INTEREST / DECLARABLE CONFLICT OF INTEREST

Councillor Eden informed the meeting that:

I, Cr Amy Eden advise that I am declaring a material personal interest in relation to Item 6.9 – Reimbursement of legal fees.

I will manage this interest by leaving the meeting while the matter is discussed and voted on.

3. MAYORAL MINUTE

NIL

4. CONFIRMATION OF MINUTES OF ORDINARY MEETING 24/06/2026

TICKNER / COGHLAN

That the Minutes of the Ordinary Meeting held on Wednesday 24 June 2026 be confirmed.

carried unanimously

5. PUBLIC ADMISSION – INDEPENDENT ASSESSOR V EDEN [2026] CCT 4

Mayor Eden advised the meeting:

“This item is included solely to comply with an order of the Councillor conduct tribunal requiring me to make a public admission at a general meeting of council open to the public. This is not a matter for Councils consideration and subsequently no decision is required by Council in line with standing orders there will be no questions or debate on this matter. The tribunal found that my conduct in relation to the management of conflict of interest three years ago as a first term councillor constitutes misconduct. Having the benefit of progressing this matter I accept that my judgement that I was not conflicted was not correct and I

acknowledge the tribunals findings and will continue to ensure my obligations under the local government act are met.”

Point of Order

Cr Tickner called a point of order on the Mayor ruling that no questions were allowed.

The Mayor stood by the ruling.

Motion of Dissent

Cr Tickner moved a motion of dissent against the Mayor’s ruling.

The Mayor refused to accept / put the motion of dissent

Motion of unsuitable Meeting Conduct

MOLLER / OLDS moved a motion of unsuitable meeting conduct by Mayor Eden

Carried unanimously (with the Mayor not participating in the vote)

Sanction, unsuitable Meeting Conduct – Mayor Eden.

In accordance with clause 3.6 of the Model Meeting Proceedings the Mayor was therefore reprimanded for unsuitable meeting conduct.

6. OPEN SESSION – OFFICERS’ REPORTS

6.1 MINUTES CAIRNS WATER SECURITY (CWS) STEERING COMMITTEE MEETING HELD 30 JUNE 2026 40

CIA | 63/5/3-03 | #7497390v23

TICKNER / MOLLER

That Council endorses the minutes of the Cairns Water Security (CWS) Steering Committee meeting held 30 June 2026.

carried unanimously

6.2 RFQ-0443 – KERBSIDE 240 LITRE BIN LID REPLACEMENT (PART OF GROW FOGO FUND, STREAM 3: BIN HARMONISATION - EXCHANGE GREEN LIDS FOR RED LIDS)	47
CIA 63/14/4 #7903311	

MOLLER / ZEIGER

That Council:

- 1. Awards Contract for the Kerbside 240 Litre Bin Lid Replacement to SULO MGB Australia Pty Ltd for an agreed Lump Sum price of \$1,005,500 excluding GST.**
- 2. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to enter into a contract, negotiate, finalise and execute any and all matters associated with or in relation to this contract subject to Council's normal procurement policies and practices.**

carried unanimously

6.3 CLIMATE CHANGE STRATEGY 2030 MID-TERM REVIEW AND ENERGY AND EMISSIONS MANAGEMENT POLICY UPDATES).....	52
PGS 61/7/2-01 #7848219	

MIDDLETON / TIM

That Council:

- 1. Adopts the Cairns Climate Change Strategy 2030 Mid-Term Update;**
- 2. Adopts the updated Energy and Emissions Management General Policy; and**
- 3. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to finalise any and all matters relating to the above.**

carried with Councillors Tickner and Olds voting against the motion

6.4 STREET NAMING POLICY	81
PGS 83/4/4-01 #7901278	

MOLLER / COGHLAN

That Council adopts the proposed Street Naming Policy (Attachment 1) with the below amendment to the assessment criteria clause 2:

“The local councillor representing their division and community is cognisant of local values, culture, history, flora, fauna, natural icons etc, that can contribute to the appropriateness relevance, and connections to community in the selection of street names”

carried unanimously

6.5 COMBINED APPLICATION FOR PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE FOR CENTRE ACTIVITIES (INCLUDING A VARIATION REQUEST) AND A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR FOOD AND DRINK OUTLET, HEALTH CARE SERVICES, INDOOR SPORT & RECREATION, OFFICE AND SHOP – REED ROAD, TRINITY PARK – DIVISION 8..... 96
 PGS | 8/39/19 | #7904636

COGHLAN / OLDS

That Council approves the Combined Application for a Preliminary Approval for a Material Change of Use for Centre Activities that includes a Variation Request to introduce the Reed Road Convenience Retailing – Neighbourhood Centre Table of Assessment; and a Development Permit for a Material Change of Use for a Food and Drink Outlet, Health Care Services, Indoor Sport & Recreation, Office and Shop over land formally described as Lot 10 on SP123049 situated at Reed Road, Trinity Park subject to the following conditions:

PART A: Preliminary Approval for a Material Change of Use for Centre Activities including a Variation Request to introduce the Reed Road Convenience Retailing – Neighbourhood Centre Precinct

Note: This part applies to the aspect of development relating to a Preliminary Approval for a Material Change of Use (including a Variation Request).

Approved Plan(s) and Document(s)

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

Drawing or Document	Reference	Date
Variation Request – Precinct Plan	Prepared by Stantec, amended by Urban Sync Pty Ltd	June 2026
Reed Road Convenience Retailing – Neighbourhood Centre	Prepared by Urban Sync Pty Ltd	16 July 2025

Assessment Manager Conditions

General Requirements		Timing
1.	Approved Plan(s) and Document(s) The development is to be completed and carried out generally in accordance with the approved plan(s) and document(s) above, except where modified by the conditions of this Development Approval.	At all times.
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plan(s) and document(s), and any relevant	At all times.

	approval required by these conditions of approval.	
3.	Currency Period This development approval, granted under the provisions of the <i>Planning Act 2016</i> (Qld), lapses ten (10) years from the day the development approval takes effect, in accordance with the provisions of section 85 of the <i>Planning Act 2016</i> (Qld).	As stated.
4.	Amended Table of Assessment The Table of Assessment must be amended to refer to the Neighbourhood Centre Zone Code as a relevant benchmark rather than the Local Centre Zone Code. The amended Table of Assessment must be submitted to Council within 20 Business Days of the approval taking effect.	As stated.
5.	Interpretation A benchmark referred to in the Table of Assessment is a benchmark as identified in the CairnsPlan 2016 v3.1, as amended from time to time.	As stated.
6.	Variation to the Local Planning Instrument Pursuant to s61(3)(a) of the Planning Act 2016, the Variation Approval varies the effect of the CairnsPlan 2016 v3.1, or any subsequent Planning Scheme in effect for the Cairns Regional Council local government area as at a date a future development application is made in respect of land to which the Variation Approval applies (“CRC Planning Scheme”), as identified in the Variation Request – Precinct Plan, as follows: - The level of assessment for a Material Change of Use on the land shall be determined in accordance with the approved ‘Reed Road Convenience Retailing – Neighbourhood Centre’ Table of Assessment which replaces the ‘Table of Assessment for Low-medium Density Residential Zone’ as contained within Part 5 – Tables of Assessment of the CRC Planning Scheme, to the extent of any inconsistency. - The level of assessment for Reconfiguring a Lot on the land shall be determined in accordance with the approved ‘Reed Road Convenience Retailing – Neighbourhood Centre’ Table of Assessment which replaces the ‘Table of Assessment for Low-Medium Density Residential Zone’ as contained within Part 5 – Tables of Assessment of the CRC Planning Scheme, to the extent of any inconsistency. - The level of assessment for Operational Work on the land shall be determined in accordance with the approved ‘Reed Road Convenience Retailing – Neighbourhood Centre’ Table of Assessment which replaces the ‘Table of Assessment for Low-Medium	As stated

	Density Residential Zone' as contained within Part 5 – Tables of Assessment of the CRC Planning Scheme, to the extent of any inconsistency. d. The level of assessment for Building Work on the land shall be determined in accordance with the approved 'Reed Road Convenience Retailing – Neighbourhood Centre' Table of Assessment which replaces the 'Table of Assessment for Low-Medium Density Residential Zone' as contained within Part 5 – Tables of Assessment of the CRC Planning Scheme, to the extent of any inconsistency.	
7.	Where the conditions of the approval and/or the approved plans and documents are 'silent' in respect of how an aspect of development should be treated, the provisions of the Cairns Regional Council Planning Scheme in effect at the time shall apply to that aspect of development.	As stated; AND At all times.
8.	If there is an inconsistency between conditions of this approval and the approved 'Reed Road Convenience Retailing – Neighbourhood Centre' Table of Assessment, the conditions of this approval prevail to the extent of the inconsistency.	As stated
9.	If there is an inconsistency between the approved 'Reed Road Convenience Retailing – Neighbourhood Centre' Table of Assessment and the Cairns Regional Council Planning Scheme, the approved 'Reed Road Convenience Retailing – Neighbourhood Centre' Table of Assessment prevail to the extent of the inconsistency.	As stated.
10.	Future Development Applications All Development Applications made pursuant to this Development Approval over proposed Lot 100 must demonstrate that they comply with the requirements of the approved 'Reed Road Convenience Retailing – Neighbourhood Centre' Table of Assessment, the relevant assessment benchmarks of the planning scheme identified, and the conditions of this Development Approval.	As stated.

PART B: DEVELOPMENT APPROVAL FOR MATERIAL CHANGE OF USE

Note: This part applies to the aspect of development relating to a Material Change of Use.

Approved Plan(s) and Document(s)

The term 'approved plan(s) and document(s)' or similar expression means:

Plan or Document	Reference	Date
Coverage	Drawing No. 1901-SK-100, Revision M, Prepared by humacgroup.	29 April 2026

Site Plan	Drawing No. 1901-SK-101, Revision S, Prepared by humacgroup.	29 April 2026
Ground Floor Plan	Drawing No. 1901-SK-103, Revision P, Prepared by humacgroup.	29 April 2026
Roof Plan	Drawing No. 1901-SK-104, Revision P, Prepared by humacgroup.	29 April 2026

Elevations	Drawing No. 1901-SK-105, Revision P, Prepared by humacgroup.	29 April 2026
Area Plan	Drawing No. 1901-SK-106, Revision F, Prepared by humacgroup.	29 April 2026
Area Plan	Drawing No. 1901-SK-107, Revision G, Prepared by humacgroup.	29 April 2026
Perspectives	Drawing No. 1901-SK-108, Revision H, Prepared by humacgroup.	29 April 2026
Overall Site Plan	Drawing No. 1901-SK-110, Revision B, Prepared by humacgroup.	29 April 2026
First Floor Plan	Drawing No. 1901-SK-111, Revision A, Prepared by humacgroup.	29 April 2026

Assessment Manager Conditions

General Requirements		Timing
1.	Approved Plan(s) and Document(s) The development is to be completed and carried out generally in accordance with the approved plan(s) and document(s) above, except where modified by the conditions of this Development Approval.	At all times.
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plan(s) and document(s), and any relevant approval required by these conditions of approval.	At all times.
3.	Currency Period This development approval, granted under the provisions of the <i>Planning Act 2016</i> (Qld), lapses six (6) years from the day the development approval takes effect, in accordance with the provisions of section 85 of the <i>Planning Act 2016</i> (Qld).	As stated.
4.	Notice of Intention to Commence Use	Prior to Commencement of

	Written notice must be given to Council that the development fully complies with this Development Permit. Return the attached “Notice of Intention to Commence Use” (attached at Appendix 4).	Use.
5.	Area Limitations Tenancies 1-9, as shown in the Approved Plan(s) and Document(s), are limited to the following land-uses: a. Tenancy 1 – 4: Food & Drink outlet; b. Tenancy 5-7 & 9: Health Care Services and Office; and, c. Tenancy 8: Indoor Sport & Recreation and Shop. Where proposed land-uses inconsistent with the abovementioned limitations, they are required to be assessed in accordance with the Reed Road Convenience Retailing – Neighbourhood Centre Tables of Assessment.	
6.	Hours of Operation Land-uses are restricted to the following operational hours: a. Food and drink outlet: 6:00am to 9:00pm; b. Health Care Services: 6:00am to 12:00am; c. Office: 6:00am to 12:00am; d. Indoor Sport and Recreation: 8:00am to 8:00pm; and, e. Shop: 6:00am to 12:00am. <i>Note: To operate outside the abovementioned hours of operation would require a Change Application supported by an acoustic report.</i>	At all times.
7.	Illumination of use Illumination must be provided within all parking and pedestrian areas during night time hours of operation in accordance with AS4282:2023.	Prior to Commencement of Use AND At all times.
8.	Amplified Noise Amplified noise must not exceed three (3) decibels above background noise between 9:00pm to 8:00am.	At all times.
9.	External Water Supply and Sewerage Works Design and construct the following water supply and sewerage work external in accordance with Sections D6 and D7 of the FNQROC Development Manual to the premises to	Prior to Commencement of Use.

	connect the land to existing water supply and sewerage infrastructure: a. If necessary, 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. If necessary, augment existing sewers downstream of the site, to the extent required to accommodate the increased flows generated by the development; c. Extend water and sewer infrastructure to connect the development/Lot 100 to Council's existing water infrastructure at a point that has sufficient capacity to service the development; d. Provide a 100mm DICL road crossing such that the site can be provided with a water service connection to the lot frontage. All the above work must be designed and constructed in accordance with the FNQROC Development Manual.	
10.	Water Supply and Sewerage Works Internal Undertake the following water supply and sewerage works internal to the premises: 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 2018 (Qld) and the Water Supply (Safety and Reliability) Act 2008 (Qld); All the above works must be designed and constructed in accordance with the FNQROC Development Manual. All works must be carried out generally in accordance with the approved plan(s), to the requirements and satisfaction of Council.	Prior to Commencement of use.
11.	Trade Waste Trade waste discharge to sewer must meet the requirements of Council's Trade Waste Plan. A Trade Waste Approval will be required to be obtained and must be approved by Council prior to the issue of a Development Permit for Building Work. All measures for pre-treatment, if required by the Trade Waste Approval, must be installed prior to Commencement of Use.	As Stated.

	<i>Advice Note: Please also see Council Website: Trade waste Cairns Regional Council for more details about Trade Waste, contact details to discuss further and how to apply for a Trade Waste Approval.</i>	
12.	Access design An RPEQ must certify that the design provisions of the access crossover are in accordance with AS/NZS 2890.1:2004 – Parking Facilities, Part 1 –Off-street car parking and AS2890.2 Parking Facilities –Off Street Commercial Vehicle Facilities, in particular site distance requirements as detailed in Section 3.2.4 of the standard. If design aspects deviate from above Australian standards, those must be noted on the design drawing and certified by an RPEQ that the provisions are suitable and do not compromise vehicle and pedestrian safety.	Prior to issue of a Development Permit for Operational Work.
13.	Pedestrian Sight Lines Fences, walls and landscaping within 2.5 m of the access driveway must comply with Figure 3.3 of Australian Standard AS 2890.1 Parking Facilities, Part 1: Off-Street Car Parking. At a minimum, any structures or vegetation located within the clear sight visibility triangle must achieve at least 50% transparency between a driver's eye height of 1.15 m and the location of potential pedestrians near the property boundary.	Prior to commencement of use.
14.	Access Limitation Vehicular access to the development is allowed only via one single crossover from Derwent Street. No additional crossover or access is permitted from Reed Road or Navigation Drive.	At all times.
15.	Ramping Any ramping of the driveway to meet with the finished surface level of car parking areas must occur within the property. No grade change for vehicular access is permitted within the road reserve/ verge.	At all times.
16.	Derwent Street – Road works Upgrade Derwent Street for its full length to a Major Collector Road Standard with a 11 metre wide reconstructed carriageway, new kerb & channel, footpath, landscaping, required verge width and lighting, as defined in Council's FNQROC Development Manual Section D1 – Road Geometry, Section D3 – Road Pavements and S2 – Site Regrading.	Prior to Commencement of Use.

	RPEQ certified detailed design drawings for the above must be submitted to Council for approval as part of the first application for Operational Works. All approved works must be fully completed and constructed prior to commencement of use. <i>This condition is imposed under Section 145 of the Planning Act 2016 (QLD).</i>	
17.	Intersection of Derwent Street and Reed Road The intersection of Derwent Street and Reed Road must be upgraded to a roundabout and be designed in accordance with relevant Austroad Standards. In addition, the roundabout must be designed with the following requirements/ amendments below: - The central island radius must be provided in accordance with Austroad Guide to road design- part 4B, with a minimum central island radius of 8 metres. - Criterion 1 and Criterion 2 sight distances be provided in accordance with Figure 3.1 of Austroad Guide to road design- Part 4B. - All the approach legs must be designed in accordance with Austroad Guide to road design- Part 4B, with horizontal deterrence to reduce approaching vehicle speed. - The approach leg proposed on Reed Road East needs revision to meet the above requirement. - Terracotta epoxy concrete median treatment must be provided on all approaches of the roundabout instead of proposed chevron line markings. Chevron markings are considered only for check vehicle encroachment areas, where practical. - Off road cycle crossing facilities must be provided on the road verge with a minimum width of 2.5m, instead of BAZ treatments. - In addition, street lighting must be provided accordingly for the above requirement. - Safe pedestrian crossings be provided on all roundabout legs with safe pedestrian sight lines, minimum 2 metre wide pedestrian refugee island in accordance with Austroad standards. - The intersection must be constructed and delivered in ultimate form with interim treatment in place, such that council require minimal works in establishing the ultimate layout. - The roundabout design layout must be checked by swept path analysis for the appropriate design vehicle and check vehicle as required by Austroads Design Vehicles and Turning Path Templates, and provided to council for review. - Lighting must be provided at the roundabout in accordance with the development approval conditions and AS 1158 "Lighting for Roads and Public Spaces".	Prior to Commencement of Use; AND As stated.

	<i>Advice note: - The swept path analysis must demonstrate that the roundabout is sufficient for the design vehicle, and appropriate clearances have been allowed to the kerbs and other road infrastructure, as detailed in section 3.4 of the Austroads guideline. The swept paths must specifically indicate the wheel tracks, edge of the vehicle body and the 500mm clearance envelope etc., A tangential turn must be used in the analysis with a design speed for the swept path of no less than 5km/hr.</i> If additional road widening is required to comply with the requirements of this condition, the land must be dedicated with no cost to council as road and a revised plan be submitted to Council for approval. A detailed compliance and demonstration of the above requirements must be provided to council for review as part of the first application of Operational Works. <i>This condition is imposed under Section 145 of the Planning Act 2016 (QLD).</i>	
18.	Road Opening – Reed Road A Road Opening, generally as shown on the plans prepared by Humac, must be provided and be in accordance with the following requirements below: a. A road opening must be provided at the corner of Reed Road and Derwent Street in accordance with the requirements of the roundabout specified in condition 17 above; and b. A road opening must be provided for an indented bus bay on Reed Road with the design requirements of 15 metre length stopping bay, 3 metre width, 1 in 5 exit taper, 1 in 7 entry taper and still maintaining the 4.5 metre verge width requirement. As part of the first application for Operational Works, compliance for the above must be provided with dimensions. This condition is imposed under Section 145 of the Planning Act 2016 (QLD).	Prior to Commencement of Use.
19.	Road Opening (Trunk Road Opening) A Road Opening, generally as shown on the plans prepared by Humac, must be provided and be in accordance with the following requirements below: a. An approximate of 16m² truncation must be provided at the corner of Navigation Drive and Reed Road. As part of the first application for Operational Works,	Prior to Commencement of Use; AND As stated.

	compliance for the above must be provided with dimensions. <i>This condition is imposed under Section 128 of the Planning Act 2016 (QLD).</i>	
20.	Footpath A minimum 2.0 metre wide footpath must be constructed for the full frontage of the development along Reed Road and Derwent Street in accordance with FNQROC Development Manual Standard Drawing 1035D. In addition, the above new footpath section must connect with the existing kerb ramp on Navigation Drive. This new section of footpath must match neatly to the existing footpath network infrastructure in relation to alignment and grade. Design details for the above must be submitted to council for approval as part of the first application for Operational Works.	Prior to Commencement of Use. AND As stated.
21.	Car Parking Requirements The amount of car parking must be as per the approved plan(s), being 69 spaces inclusive of two (2) accessible spaces. The car parking layout must comply with the AS 2890.1:2004 Parking facilities – Off-street car parking and be constructed in accordance with Austroads and good engineering design. The disability off-street car parking must be designed in accordance with AS 2890.6:2009 Parking facilities, Part 6: Off-Street parking for people with disabilities, including parking bay dimensions and shared area. The vehicle access and parking design must be approved by a suitably qualified RPEQ Engineer. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.	Prior to Certificate of Occupancy.
22.	Speed Control The driveway serving the parking area must incorporate a physical speed control measure (such as a speed hump) located within 1m of the exit onto Derwent Street, and fully contained within the subject land.	Prior to Commencement of Use.
23.	Internal Manoeuvring All parking, queuing, loading, servicing, unloading and vehicle manoeuvring areas must be undertaken on the land.	At all times.

	All vehicles accessing the development must enter and exit in a forward direction.	
24.	On-Street Parking The development must place no reliance on on-street parking to accommodate any of its commercial use parking requirements or service vehicle parking requirements.	At all times.
25.	Kerb and Channel Existing current kerb and channel to the full frontage of the land must be checked to ensure it is fit for purpose. Any sections showing ponding, significant cracking, etc, must be deemed as not fit for purpose and are to be replaced.	Prior to Commencement of Use.
26.	Existing Footpath and Kerb Ramp Where existing footpaths or kerb ramps are damaged or required to be modified as a result of development and any associated works, footpaths and kerb ramps are reinstated ensuring: the damaged panel (not less than a 1.2 metre section) is replaced; similar surface finishes are used; it is to the relevant standards contained in Planning Scheme Policy – FNQROC Regional Development Manual – Standard Drawing S1035; and, Safe pedestrian crossing point(s) by constructing kerb ramps in accordance with FNQROC Development Manual Standard Drawing S1016 to the new roundabout.	As stated.
27.	Minimum Fill and Floor Levels All finished floor levels must be a minimum of 300mm above the defined inundation event, in accordance with the requirements of the CairnsPlan 2016 and the FNQROC Development Manual.	Prior to the issue of a Development Permit for Building Works.
28.	Car Parking Levels Finished surface levels of car parking areas are to be constructed at a minimum of the 5% AEP defined inundation event level.	At all times.
29.	Flood Hazard Management in Development Any components of the development that are likely to fail to function or may result in contamination when inundated (e.g. electrical switch gear and motors, water supply pipeline air valves) are:	At all times.

	a. located above the defined inundation event; - OR b. designed and constructed to tolerate inundation.	
30.	Stormwater Management Plan Prepare a Stormwater Management Plan to detail how the development will manage stormwater as a result of the development. The Stormwater Management Plan must provide a design in accordance with the following: a. be prepared in accordance with the Queensland Urban Drainage Manual as the basis for the design, except as modified by Section D4 of the FNQROC Development; b. connect the development to the Council minor drainage network by a piped drainage solution; c. major storm overland flow paths; d. provides a stormwater drainage system that is of sufficient capacity to convey flows (minor and major) to a lawful point of discharge, being Arthur Street; e. pre-development and post-development catchment plans. f. that the peak flow rate from the site for the design average recurrence interval (ARI) of the receiving minor system is no greater than that which would be expected from the existing development and is not concentrated in such a way as to cause nuisance to downstream properties (and including ARR2024 SSP3-7.0 climate change scenario to year 2100). g. confirmation of the lawful point of discharge for the development; h. proposed internal pit, pipe, roofwater and pavement drainage layout; i. hydraulic grade line assessment; j. blockage assumptions where relevant; and, k. Where required, assessing the existing and future developed flow regime entering the development site from upstream catchments. The Stormwater Drainage Plan must be certified by an RPEQ and a copy submitted to Council prior to issue of a Development Permit for Building Works. The works shown on the certified Stormwater Drainage Plan must be constructed prior to commencement of use and maintained at all times. <i>Note: Council will record the RPEQ (Stormwater) report and plans as a Property Note for each developed lot.</i>	As stated.

31.	Point of Discharge Stormwater from the development must be collected and discharged to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM). Stormwater directed to the lawful point of discharge must ensure: a. no worsening of stormwater quantity or quality to adjoining properties; b. no increase in flood risk, nuisance, or erosion; c. safe, controlled conveyance of stormwater during minor and major storm events. <i>Note – The Queensland Urban Drainage Manual provides guidance on lawful points of discharge (Section 3.0, 5.0 and 7.0).</i>	At all times.
32.	Nuisances Stormwater discharge as a result of the development must not create a nuisance or cause damage to downstream or upstream properties as a result of: a. diversion of stormwater; b. concentration of stormwater flows; c. changes in other flow characteristics; and, d. changes that affect the future use of land.	At all times.
33.	Stormwater Quality Management The applicant must prepare a Stormwater Quality Management Plan (SQMP) and submit a copy to Council prior to issue of a Development Permit for Building Works. The plan must be certified by a Registered Professional Engineer of Queensland (RPEQ) and achieve the following requirements: a. Provide the treatment of identified stormwater pollutants from the development before it discharges across the boundary of the land to the Council drainage system; b. Installation of stormwater quality treatment system that achieves the stormwater quality treatment of identified stormwater pollutants from the site and stormwater quality design objectives of Section D5 of FNQROC Development Manual and the Water By Design Bio-Retention Technical Design Guidelines; and, c. Include details of ongoing maintenance and frequency by the lot owner. The design from Stormwater Quality Management Plan must be constructed and be maintained at all times.	As stated.

	<i>NOTE: Propriety devices in private ownership may be selected from evaluated devices from SQIDEP.</i>	
34.	Major Storm Overland Flow Paths The applicant must identify and maintain major storm overland flow paths through and around the development site. The development must not obstruct, divert or concentrate overland flow in a manner that causes adverse impacts to adjoining land, Council road reserves or Council drainage infrastructure. Overland flow paths must remain free of obstruction from buildings, fencing, retaining walls, landscaping, kerbing, car parking works and other structures unless an alternative flow path is provided and certified by an RPEQ.	At all times.
35.	Outlet Protection and Scour Control All stormwater discharge points must be provided with suitable erosion and scour protection. Outlet protection must be designed and certified by an RPEQ and must account for design discharge, outlet velocity, tailwater conditions and downstream surface conditions. Stormwater must not discharge in a manner that causes erosion, scour, sediment movement, instability or nuisance to Council road reserves, drainage infrastructure, open drains, swales or adjoining land.	Prior to Commencement of Use.
36.	Electrical Transformer Any padmount transformer must be installed on site and positioned in accordance with the following requirements: a. screened from view by landscaping, sightscreens and/or fencing; b. accessible for maintenance in accordance with the relevant utility provider; c. must be located clear of footpaths; and, d. must not be located over existing infrastructure.	As stated.
37.	Street Lighting Prepare and provide for approval a Streetlighting Scheme for the installation of public street lighting, including connections (minimum two spans from intersections at the frontage of the land) and energising to Reed Road and Derwent Street, including the new roundabout on Reed Road.	

The street lighting network must meet the following: a. Be designed in accordance with Section D8 of the FNQROC Development Manual; b. must include evidence in the form of detailed plans which show the locations of all existing and approved civil infrastructure, including water, sewer, drainage, road, footpaths and any existing or proposed telecommunication, lighting and electrical services; c. Street light poles are to be evenly spaced along a road to achieve a uniform lighting layout and distribution; d. Be prepared and certified by a suitably qualified electrical/lighting Registered Professional Engineer Queensland; e. Be a Category Lighting scheme in accordance with FNQROC Development Manual – Design Guidelines, D8 Utilities, section D8.07 Road Lighting – Table D8.1 Lighting Categories and meet the relevant Road Lighting Standard AS/NZS 1158; Associated wiring must be installed underground; g. At least two spans of lighting on each approach leg of an existing road leading to an access driveway or intersection constructed to provide the ingress/egress; h. Lighting columns are to be of steel construction with LED Aeroscreen luminaries installed at zero-degree upcast angle; i. Be acceptable to the electricity supplier (e.g. Ergon Energy) as ‘metered and unmetered lighting’; j. Be acceptable to the electricity supplier as ‘Rate 2 Public Lighting’; k. Meet the requirements of the electricity supplier for acceptance of the street lighting asset; l. The lighting scheme must demonstrate that light pole locations align with common property boundaries, represent the permitted design spacing, and that there are no conflicts with vegetation to be retained, stormwater, driveways, kerb inlet pits and other services; and m. Pedestrian crossings must be lit in accordance with AS 1158.4 – 2015, “Lighting for Roads and Public Spaces - Lighting of Pedestrian Crossings. The approved Streetlighting Scheme must be fully constructed and completed. <i>This condition is imposed under Section 145 of the Planning Act 2016 (QLD).</i>	
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38.

Amended Plans and Documents (Landscape Documentation)

Amended plans must be submitted generally in accordance with the following plans submitted with the application, being:

Drawing Description	No.	Date
Landscape Plan	1901-SK-102	7 July 2025

But modified to provide:

a.

Remove the small landscape strip between the driveway and northern boundary (adjacent car parking spaces 59 to 69 inclusive) and incorporate with landscaping areas along the south, west and east boundaries.

b.

Specifications for planting, mulching, edging, permanent irrigation and establishment.

c.

Details and specifications for planting of carparking shade trees within the street front setback area fronting Navigation Drive, Reed Road and Derwent Street at a maximum spacing of one (1) tree per 15 metres or per 6 carparking spaces in accordance with the FNQROC Development Manual Standard Drawing S4210-CRC Street Tree Planting.

d.

Carparking shade tree species must be selected in accordance with Cairns Regional Council FNQROC Development Manual Specific Requirements Appendix D Tree selection for purpose of Median, Tree Islands, Roundabouts, Shoulders, Car Park Trees and demonstrated as successfully established in the locality.

e.

Carparking Shade trees must be supplied in a minimum 45L / 400mm container size.

f.

Details and specifications for street tree planting in accordance with the FNQROC Development Manual Landscaping Design Guidelines, the Standard Drawing CRC-S4210 Street Tree Planting and species selected in accordance with the Cairns Regional Council FNQROC Development Manual Specific Requirements Appendix D Verge and demonstrated as successfully established in the locality.

g.

Street trees must be spaced at 10-20 metre centres in accordance with Standard Drawing Verge Landscaping Guidelines Tree Planting Setout S4200-CRC.

h.

Grassing of the verge in accordance with the FNQROC Development Manual S8.

i.

Details and specifications for planting allowing for visual surveillance utilising a mixture of shade and feature trees and accent plants and a low tiered planting of a variety of tropical hardy shrubs along the street front setback areas.

Prior to the issue of a Combined Development Permit for Operational Works (Landscaping and Vegetation Clearing).

	j. Substitute the proposed <i>Acmena smithii</i> species with a suitable Lily Pilly Species for the Cairns Tropical Coast such as <i>Syzygium australe</i> varieties. k. Details and specifications for fencing.					
39.	Amended Plans and Documents (Vegetation Clearing) Amended Tree Audit Report must be submitted generally in accordance with the following plans submitted with the application, being: <table><tr><th>Drawing Description</th><th>Rev</th></tr><tr><td>Tree Audit Report Reed Road Commercial Concept</td><td>10 November 2024</td></tr></table> The plans and specifications must provide: a. Demonstrate compliance with PO1 of the Vegetation Management Code that vegetation is protected to ensure that: i. the character and amenity of the local area is maintained; ii. vegetation damage does not result in fragmentation of habitats; iii. vegetation damage is undertaken in a sustainable manner; and iv. the regions biodiversity and ecological values are maintained and protected. b. Demonstrate compliance with PO3 of the Vegetation Management Code that vegetation damage does not result in the removal of a healthy, significant tree from the streetscape. c. Demonstrate compliance with PO3 of the Landscaping Code that Development provides landscaping that, as far as practical, is consistent with the existing desirable landscape character and elements of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value. d. Recommendations for carparking shade tree species and street tree (verge) species selected in accordance with Cairns Regional Council FNQROC Development Manual Specific Requirements Appendix D and demonstrated as successfully established in the locality and suitable for the constraints of the development to inform the Amended Landscape Documentation.	Drawing Description	Rev	Tree Audit Report Reed Road Commercial Concept	10 November 2024	Prior to the issue of a Combined Development Permit for Operational Works (Landscaping and Vegetation Clearing).
Drawing Description	Rev					
Tree Audit Report Reed Road Commercial Concept	10 November 2024					

40.	Vegetation Clearing – Private Trees Vegetation damage associated with the removal of mature native trees as demonstrated within the Tree Audit Report - Reed Road Commercial Concept prepared by Advanced Vegetation Management, dated 10 November 2024 is not permitted prior to the issue of a Combined Operational Works (Landscaping and Vegetation Clearing) Development Permit. <i>Note: The subject lot is affected by the Vegetation Management Code PO1 & PO3 and the Landscaping Code PO3. Vegetation damage to a native tree where the reason for the damage does not satisfy the assessment benchmarks is not accepted vegetation clearing.</i>	As stated.
41.	Wildlife Prior to commencement of vegetation clearing, an inspection to determine the possible presence of native wildlife and particular animal breeding places must be undertaken by a suitably qualified and experienced person. The assessment must include the identification of any breeding places for any native animal species, prior to the removal of any tree and/or vegetation. A person must not, without a reasonable excuse, tamper with an animal breeding place that is being used by a protected animal to incubate or rear the animal's offspring. Where native wildlife is found, a spotter/catcher must be present on site for the duration of tree and vegetation removal works. Should any recent wildlife activity be identified, removal of the tree(s) must not occur until the animal has vacated the area of immediate danger. <i>Note: The Department of Environment, Tourism, Science and Innovation must be contacted where any endangered, vulnerable or near threatened native wildlife breeding place is found to be present.</i>	As stated.
42.	Landscape Maintenance and Management Plan Submit to Council for approval 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.	Prior to the issue of a Combined Development Permit for Operational Works (Landscaping and Vegetation Clearing) AND As stated.

43.	Landscape Practical Completion Inspection Council must be advised in writing via Planningadmin@cairns.qld.gov.au on the completion of the landscaping to request for the Landscape Practical Completion Inspection. Landscaping must be inspected by Council and a Landscaping Practical Endorsement obtained. Advice for Landscaping Practical Completion can be found via this link.	Prior to Commencement of Use.
44.	Acid Sulfate Soils Management Plan If any Acid Sulfate Soils are detected on site in excess of the action levels nominated in the Queensland Acid Sulfate Soils Technical Manual (QASSTM) prepare, provide for approval and comply with an Acid Sulfate Soils Management Plan. The Acid Sulfate Soils Management Plan must be prepared by a suitably qualified person. Construct all works in accordance with the recommendations of the Acid Sulfate Soils Management Plan.	At all times
45.	Street and Unit Numbering The development is to provide clear and legible street numbering and must be maintained at all times while the use is occurring on the site.	As stated.
46.	Air-Conditioning, Plant and Machinery Screens Air-Conditioning, Plant and Machinery units located above ground level and visible from external properties or the street at the frontage of the land must be screened from view with appropriate materials or landscaping.	Prior to Commencement of Use.
47.	Air Conditioning, Plant and Machinery Certification Following the installation of all mechanical plant and equipment, provide to Council evidence in the form of RPEQ certification that the plant and equipment is adequately noise-attenuated. Provide RPEQ certification that demonstrates the Air-Conditioning, Plant and Machinery units are designed, sited and acoustically attenuated to achieve the specified noise limits.	Prior to issue of a Building Approval

48.	Mechanical Ventilation RPEQ Certification must demonstrate that mechanical ventilation in accordance with version AS1668.2:2024 is achieved.	Prior to issue of Building Approval
49.	Private Waste Collection The development must be serviced by a private waste collection contractor and is not entitled to Council's collection service. Refuse storage is required to service the land generally as shown on the approved plans and in accordance with the following requirements: a. Be at an accessible on-site location, at or near, the road frontage; b. Provide sufficient manoeuvrability for collection services without obstructing the pedestrian footpath in the verge; c. Provide an area of sufficient size to accommodate the required bins Bulk Bins to service the development; d. Be sited and designed to be unobtrusive and screened from view from the street frontage; and e. Provides a bin area which is imperviously sealed, roofed and bunded and contains a hose down area connected to the internal wastewater system. The bin enclosure must be constructed in accordance with the above requirements. Refuse collection must occur between the hours of 6:00am to 6:00pm. Note: It is the developer's responsibility to ensure compliance with this condition as Council will not be providing a service this development.	Prior to Commencement of Use.
50.	Transportation of Material Transportation of fill or spoil to and from the land 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; d. On Sunday or a Public Holiday.	As stated.

51.	Construction Management Plan A Construction Management Plan must be prepared and submitted to Council. The Construction Management Plan must address all activities/operations associated with the construction including: a. Hours of construction; b. Location(s) of construction access; c. Parking of vehicles (including construction site employees and delivery vehicles); d. Traffic management and control (including loading and unloading); e. On-site dust and noise management, so as to not cause a nuisance to the amenity of the surrounding area; f. Tree protection management; g. Site safety and security after hours to prevent public entry; and h. Location and details of construction signage including any signage that is to be illuminated. The CMP must be provided to Council and made available to all onsite workers at all times. The CMP must be implemented at all times for the duration of approved work.	Prior to Commencement of Work.
52.	Damage to Infrastructure and Land Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>Note: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	Prior to Commencement of Use; AND At all times.

PART C: INFRASTRUCTURE CHARGES

1. That an Infrastructure Charges Notice be issued for the development.

PART D: RATES NOTATION

1. The following attributes are notated to each of the new lots as follows:
 - a. This site is subject to a Variation Approval (8/39/19) introducing the Reed Road Convenience Retailing – Neighbourhood Centre, which prevails over and replaces the Low-medium density residential zone designated under CairnsPlan 2016. All development over this site is subject to the Variation Approval (8/39/19). A copy of this approval can be obtained by request by email from townplanner@cairns.qld.gov.au

PART E: PLANNING SCHEME NOTATION

1. Pursuant to Section 89(2)(a) of the *Planning Act 2016*, the following note be placed in Schedule 4 of the CairnsPlan 2016 Planning Scheme to reflect the Variation Approval.

ADVICE

1.	Planning Laws Information relating to the <i>Planning Act 2016</i> (Qld), <i>Planning Regulation 2017</i> (Qld) and Development Assessment Rules is located on the Queensland Government's planning website.
2.	Definitions All terms used in this development approval have those definitions as defined under the <i>Planning Act 2016</i> (Qld) and <i>Planning Regulation 2017</i> (Qld) (as at the date of the approval), Queensland Development Code and CairnsPlan 2016. To the extent of any inconsistency, the order of precedence of the above instruments is as follows: a. Planning Act 2016 (Qld); b. Planning Regulation 2017 (Qld); c. Queensland Development Code; d. CairnsPlan 2016; and e. FNQROC Development Manual.
3.	Further Approvals Required to Carry out the Development The following further approvals are required prior to carrying out the development generally in accordance with the approved plan(s) and drawings: • Development Permit for Operational Work; • Development Permit for Building Work; • Permit for Plumbing Work.

4.	FNQROC Regional Development Manual Access to FNQROC Development Manual, Local Laws, CairnsPlan 2016 and other referenced planning scheme policies are located on Council's website – www.cairns.qld.gov.au.
5.	Infrastructure Charges Notice A charge levied for the supply of trunk infrastructure is payable to Council in accordance with Council's Infrastructure Charges Resolution No. 2 of 2021 and the Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Infrastructure Charges Notice will be provided under cover of a separate letter. The amount in the Infrastructure Charges Notice has been calculated according to Council's Infrastructure Charges Resolution. Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The Planning Act 2016 (Qld) confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately. The amount in the Infrastructure Charges Notice is subject to index adjustments and may differ at the time of payment. Please contact Council's Development Assessment Team for review of the charge amount prior to payment. The time when payment is due is contained within the Infrastructure Charges Notice.
6.	Weeds, Pest Animals and Ants Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Queensland Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
7.	Removal of Protected Vegetation This development approval does not approve or authorise the removal of vegetation that is otherwise protected under separate State or Federal legislation, including under the following: a. Environment Protection and Biodiversity Conservation Act 1999 (Cth); b. Nature Conservation Act 1999 (Qld); and c. Vegetation Management Act 1999 (Qld). For further information see: https://www.qld.gov.au/environment/land/management/vegetation/damage.

8.	Native Wildlife Prior to any vegetation damage, an inspection to determine the possible presence of native wildlife and animal breeding places must be undertaken by a suitably qualified and experienced spotter/catcher. The assessment must include the identification of any breeding places for any Endangered/Vulnerable or Near Threatened animal species, special least concern or colonial breeding species prior to the removal of any trees and/or vegetation as per the requirements of section 332 of the Nature Conservation (Wildlife Management) Regulation 2006 (Qld). The Department of Environment and Science must be contacted where any Endangered, Vulnerable or Near Threatened native wildlife is found to be present in any area subject to works.
9.	Environmental Protection and Biodiversity Act (Cth) The Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) applies to an action that has, will have, or is likely to have a significant impact on matters of national environmental significance. Further information on the EPBC Act and a copy of the Significant Impact Guidelines 1.1 – Matters of Environmental Significance (2013) can be obtained from the Department of Agriculture, Water and Environment at https://www.awe.gov.au/environment/epbc/publications/significant-impact-guidelines-11-matters-national-environmental-significance. This approval does not negate the requirement for compliance with other relevant State and Federal statutory requirements, particularly with respect to the disturbance of Spectacled Flying Fox communities. For further information consult with the Queensland State Department of Environment and Science and the Federal Department of Agriculture, Water and Environment.
10.	Yellow Crazy Ants Yellow crazy ants are designated as invasive biosecurity matter under the Biosecurity Act 2014 (Qld). All parties (whether landholders or not) are required to take all reasonable measures to prevent the movement of yellow crazy ants. This includes restrictions on the movement of any materials deemed to be infested with yellow crazy ants. For further information contact the Department of Environment and Science – https://www.daf.qld.gov.au/business-priorities/biosecurity/policy-legislation-regulation/biosecurity-act-2014/biosecurity-matter-report/restricted-matter.
11.	Electric Ant Quarantine Area Electric ants are designated as restricted biosecurity matter under the Biosecurity Act 2014. Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the Biosecurity Regulation 2016. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone. All persons within and outside the electric ant biosecurity zone have an obligation (a general biosecurity obligation) to manage biosecurity risks and threats that are

	under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation. For more information please visit the electric ant website at www.daf.qld.gov.au/anthunt or contact Biosecurity Queensland 13 25 23.
12.	Cyclone Watch Site Management 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.
13.	Connections to, Alteration or Realignment of Council Infrastructure Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), obtain the necessary approvals from the relevant public utility authority prior to works commencing. All connections or disconnection of water infrastructure must be undertaken by Council at the Applicant's cost. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage, reinstatement of maintenance hole covers, stormwater drainage, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
14.	Building Works Near Sewer Mains Any building works located over or near an existing sewer is subject to a Plumbing Application for Permission to Build over/and or Adjacent to Sewer Mains unless the works are not referable under the Queensland Development Code MP1.4. The design of the building and footings over or near the sewer are to comply with the performance criteria in section MP.1.4 of the Queensland Development Code where relevant.
15.	Before You Dig Undertake a 'Before You Dig' search and all information is to be verified and services located on site. Council accepts no responsibility for damaged assets as a result of these works. All damaged Council infrastructure is to be returned/replaced to an as-new state before works acceptance is issued.
16.	Building Work This approval does not approve or authorise the construction of building work. A Development Permit for Building Work must be obtained in order for construction to commence.

17.	Future Compliance This approval does not negate the requirement for compliance of any future use with CairnsPlan 2016 or any future in force planning schemes, all other relevant Local Laws and other statutory requirements.
18.	Cultural Heritage Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003 (Qld). Under the Act, a person who carries out an activity must take all reasonable and practicable measures to ensure that the activity is properly managed to avoid or minimise harm to Aboriginal cultural heritage. The Duty of Care Guidelines provide further guidance on identifying and protecting Aboriginal cultural heritage and can be accessed at the following webpage – https://www.qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care.

LAND USE DEFINITIONS*

In accordance with Schedule 24 of the Planning Regulation 2017, and CairnsPlan 2016 the approved land use of Food and Drink Outlet, Health Care Services, Indoor Sport & Recreation, Office and Shop are defined as follows:

Food and Drink Outlet means the use of premises for –

- (a) *Preparing and selling food and drink for consumption on or off the premises; or*
- (b) *Providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).*

Health Care Services means the use of premises for –

medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.

Indoor Sport & Recreation means –

- (a) *a food and drink outlet; or*
- (b) *a hotel; or*
- (c) *indoor sport and recreation; or*
- (d) *major sport, recreation and entertainment facility at which events are carried out mainly indoors; or*
- (e) *tourist accommodation, or accommodation for employees, that is ancillary to a use stated in paragraphs (a) to (d); or*
- (f) *a commercial use that is ancillary to a use stated in paragraphs (a) to (d).*

Office means –

- (a) means the use of premises for—**
 - (i) providing an administrative, financial, management or secretarial service or function; or**
 - (ii) the practice of a profession; or**
 - (iii) providing business or professional advice or services; but**
- (b) does not include the use of premises for making, selling or hiring goods.**

Shop means the use of premises for—

- (a) displaying, selling or hiring goods; or**
- (b) providing personal services or betting to the public.**

**This definition is 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.*

Questions taken on notice (Director Planning, Growth & Sustainability):

- 1. When did the traffic survey take place?**
- 2. Why were bicycle parking requirements conditioned in the approval?**

carried unanimously

6.6 GENERAL POLICY UPDATES – RATES BASED FINANCIAL ASSISTANCE FOR NOT FOR PROFIT RECREATION, SPORTING AND COMMUNITY GROUPS AND INTEREST ON TRUST FUNDS 177 F&BS | 63/19/1 | #7894775

OLDS / VALLELY

That Council adopts:

- 1. the Rates Based Financial Assistance for Not-for-Profit Recreation, Sporting and Community Groups General Policy; and**
- 2. the Interest on Trust Funds General Policy**

carried unanimously

6.7 INVESTMENT HOLDINGS AS AT 30 JUNE 2026..... 184
F&BS | 63/8/32-01 | #7884156

MOLLER / VALLELY

That Council note the performance of invested funds for the year ended 30 June 2026.

carried unanimously

**6.8 CONTRACTUAL MATTER – PROJECT LAUNCH APPROVAL AND AWARD
 OF CONTRACT 3016 FOR THE MARTYN STREET DEPOT FUEL SERVICE
 RENEWAL 600119..... 187**
CIA | 75/3/1-01 | #7852588

TICKNER / OLDS

That Council:

- 1. Approves the Project Launch Approval for the Martyn Street Depot Fuel Service Renewal Project with an overall Project Launch Budget of \$2,689,197 excluding GST and an Approved End Date of 20 March 2027.**
- 2. Awards Contract 3016 – Martyn Street Depot Fuel Service Renewal to NQPetro Pty Ltd for a Lump Sum price of \$1,505,080.18 excluding GST.**
- 3. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to enter into a contract, negotiate, finalise and execute any and all matters associated with or in relation to this project subject to Council's normal procurement policies and practices.**

carried unanimously

Mayor Eden left the meeting 10:33am Cr Olds assumed the Chair

6.9 REIMBURSEMENT OF LEGAL ASSISTANCE FEES..... 199
POP | 65/4/1-07 | #7910136

MOLLER / VALLELY

That Council:

- 1. Determines, pursuant to Council's *Legal Assistance for Councillors and Employees General Policy and Expense Reimbursement and Support for Elected Members General Policy*, that Mayor Eden is required to reimburse Council the amount of \$15,000; and**

2. Authorises the Chief Executive Officer, to take the necessary steps to collect the reimbursement from Mayor Eden.

carried unanimously

Mayor Eden returned to the meeting at 10:54AM and resumed the Chair

6.10 COUNCIL MOTIONS TO BE CONSIDERED AT THE 2026 LGAQ ANNUAL CONFERENCE IN CAIRNS 19-21 OCTOBER 2026..... 202
ED&A | 58/6/1 | #7885955

ZEIGER / OLDS

That Council:

1. Endorses motions 1 and 2 as outlined in this report for submission to LGAQ and consideration at the 2026 LGAQ Annual Conference;
2. Appoints MAYOR EDEN and DEPUTY MAYOR OLDS as Cairns Regional Council's delegates for the 2026 LGAQ Annual Conference; and
3. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to make amendments, if required, to the motions.

carried unanimously

6.11 PROPOSED CHANGES TO THE DISASTER RECOVERY FUNDING ARRANGEMENTS 210
ED&A | 58/6/3-01 | #7909636

EDEN / COGHLAN

That Council:

1. Opposes the proposed changes to the Disaster Recovery Funding Arrangements that would reduce the Australian Government's contribution to disaster recovery funding to a standard 50/50 cost-sharing model with states and territories;
2. Supports the advocacy being led by the Queensland Government and Local Government Association of Queensland on these matters;
3. Approves a Council submission being made to the National Emergency Management Agency in relation to the proposed reforms to the Disaster

Recovery Funding Arrangements should the opportunity arise and on the basis of the matters outlined in this report; and

- 4. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to finalise any and all matters in relation to the above.**

carried unanimously

6.12 ANALYSIS OF QUEENSLAND GOVERNMENT BUDGETED CAPITAL EXPENDITURE BY REGION	217
ED&A 58/6/3 #7906558	

OLDS / EDEN

That Council notes this report on the analysis of Queensland Government budgeted capital expenditure by region.

carried unanimously

7. URGENT BUSINESS NOT ON THE AGENDA

NIL

THE MEETING CLOSED AT 11:23AM

The minutes of this meeting were confirmed at the Ordinary Meeting held on Wednesday 29th July 2026
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