ORDINARY MEETING

14 OCTOBER 2026

9:38 A.M.

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

APOLOGY: Cr Vallely

OFFICERS:

K Gouldthorp	Chief Executive Officer
H McBride	Director People and Organisational Performance
S Lisle	Acting Director Planning, Growth and Sustainability
G Kang	Acting Director Cairns Infrastructure & Assets
T Dendle	Acting Director Lifestyle and Community
L Whitton	Chief Financial Officer
N Masasso	Director Economic Development and Advocacy
C Simmons	Executive Manager Development & Planning
A Patterson	Executive Manager Licensing & Compliance

J Perry	Acting Public Affairs Coordinator
L Vigar	Public Affairs Advisor
J Conway	Executive Officer
N Sproles	Minute Secretary

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1. APOLOGY

Council notes the apology of Councillor Vallely.

2. CONFLICT OF INTEREST

Nil

3. MAYORAL MINUTE

3.1 PASSING OF MARION PYNE

EDEN / MOLLER

That Council:

1. **Acknowledge the passing of Joann Marion Pyne, known as Marion, former Mayoress of Cairns.**
2. **Extend its sincere condolences to Councillor Rob Pyne, Joann and the extended Pyne family.**

carried unanimously

3.2 DISASTER RECOVERY FUNDING ARRANGEMENTS

EDEN / COGHLAN

That Council:

1. **welcomes the Australian Government's decision not to proceed with the proposed 50:50 disaster recovery cost-sharing model and to retain the existing Disaster Recovery Funding Arrangements;**
2. **formally acknowledges and thanks the Member for Leichhardt, Matt Smith MP, and Senator Nita Green for their support and advocacy on behalf of Cairns and disaster-affected communities; and**
3. **acknowledges the Australian Government for listening to the concerns raised by local governments and communities and responding accordingly.**

carried unanimously

4. CONFIRMATION OF MINUTES OF ORDINARY MEETING 30/09/26

TICKNER / MOLLER

That the Minutes of the Ordinary Meeting held on Wednesday, 30 September 2026 be confirmed.

carried unanimously

5. OPEN SESSION – OFFICERS' REPORTS

5.1 CAIRNS REGIONAL COUNCIL ANNUAL REPORT FOR 1 JULY 2025 30 JUNE 2026 14
POP | 65/9/2 | # 7762399

EDEN / MIDDLETON

That Council:

1. Adopts the 2025-2026 Cairns Regional Council Annual Report in accordance with the *Local Government Regulation 2012* and publishes the report on Council's website.

carried unanimously

5.2 MODEL MEETING PROCEDURES AND STANDING ORDERS..... 126
EXE | 93/1/2 | #7958606

MOLLER / TICKNER

That Council:

1. Adopt the new Model Meeting Procedures and Standing Orders General Policy (2026)

2. Rescind the Council Standing Orders and Model Meeting Procedures General Policy (2024)

3. Rescind the Ordinary Meeting – Terms of Reference General Policy (2023)

carried with Councillor Eden voting against the motion

5.3 AUDITOR-GENERAL'S OBSERVATION REPORT ON THE AUDIT OF THE 2025/26 CAIRNS REGIONAL COUNCIL FINANCIAL STATEMENTS..... 181
FBS | 63/17/2-01 | #7958237

MOLLER / OLDS

That Council notes the Auditor-General's Observation Report on the audit of the 2025/26 Cairns Regional Council Financial Statements.

carried unanimously

5.4 MINUTES CAIRNS WATER SECURITY (CWS) STEERING COMMITTEE MEETING HELD 29 SEPTEMBER 2026 186
CIA | 63/5/3-03 | #7497390v26

TICKNER / OLDS

That Council endorses the minutes of the Cairns Water Security (CWS) Steering Committee meeting held 29 September 2026.

carried unanimously

5.5 PROJECT LAUNCH APPROVAL 601334 – 2026/27 ACTIVE TRAVEL PROGRAM (NEW FOOTPATHS) 193
LC | 79/7/1-01 | #7953332

COGHLAN / PYNE

That Council:

1. **Approves the 2026/27 Active Travel Program (New Footpaths) with an overall Project Launch Budget of $1,500,000 excluding GST and an approved end date of 30 June 2027.**

2. **Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to enter into 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

5.6 CONTRACT 75689 – EDMONTON WASTE WATER TREATMENT PLANT REFURBISHMENT OF CLARIFIER #1 (AS4902 DESIGN & CONSTRUCT) 197
CIA | 63/6/96-02 | #7957344

TICKNER / MOLLER

That Council:

1. **Awards Contract No. 75689 – Edmonton Waste Water Treatment Plant Refurbishment of Clarifier #1 to Dawsons Engineering Pty Ltd for a Lump Sum price of $2,085,445 excluding GST.**

2. **Approves the Project Launch Approval for Project with a Project Launch Budget (PLB) of $3,173,649.60 excluding GST, and an Approved End Date (AED) of 30 October 2028; and**

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 contract subject to Council's normal procurement policies and practices.**

carried unanimously

5.7 REGISTER OF PREQUALIFIED (ROPS) CT005370 – INFRASTRUCTURE WORKS (MINOR AND MAJOR PROJECTS)..... 204
CIA | 63/1/488-01 | #7949723

TICKNER / ZEIGER

That Council:

1. **Awards Register of Prequalified Suppliers (ROPS) CT005370 – Infrastructure Works (Minor and Major Projects) and appoints the list of Contractors in Attachment 1, for a period of five years commencing on the date indicated on the Notice of Appointment or as otherwise advised in writing, with an extension option of up to five years, available at Council's discretion.**

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, including conducting panel refresh processes and appointing additional Suppliers to the panel, subject to Council's normal procurement policies and practices.**

carried unanimously

5.8 ROADS TO RECOVERY PROGRAM GRANT ALLOCATION..... 214
CIA | 85/5/1-01 | #7951692

ZEIGER / MOLLER

That Council:

1. **Approves the submission of applications for funding under the Department of Infrastructure, Transport, Regional Development, Communications, and the Arts, Community Infrastructure Program for the projects identified in the report.**

2. **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 application.**

carried unanimously

5.9 CAIRNS TRAFFIC ADVISORY COMMITTEE 10 SEPTEMBER 2026 218
CIA | 87/15/1 | #7953074

OLDS / TIM

That Council notes the minutes of the Cairns Traffic Advisory Committee (CTAC) of the 10 September 2026

carried unanimously

5.10 DISPOSAL OF VALUABLE NON-CURRENT ASSET BEING LOT 2 ON RP717642, BOULDERS ROAD, BABINDA – DIVISION 1 232
PGS | 55/2/3 | #7930147

MOLLER / TICKNER

That Council:

1. **Applies an exception in section 236(1)(c)(iv) of the *Local Government Regulation 2012* for the disposal of a valuable non-current asset being whole of Council freehold lot 2 on RP717642, Boulders Road, Babinda, other than by tender or auction, to an adjoining landowner of lot 2 on RP747240, 827R Boulders Road, Babinda; and**

2. **Supports the disposal of land for the reasons outlined in Table 1 of this report which satisfy the following requirements:**

    a. **The land is not suitable to be offered for disposal by tender or auction;**
    b. **There is not another person who owns other adjoining land who wishes to acquire the land;**
    c. **It is in the public interest to dispose the land without tender or auction; and**
    d. **The disposal is otherwise in accordance with sound contracting principles; and**

3. **Delegates authority to the Chief Executive Officer pursuant to section 257 of the *Local Government Act 2009,* to negotiate and finalise any and all matters associated with the land dealing subject but not limited to the terms and conditions of the report.**

carried unanimously

5.11 MOUNT PETER PRIORITY DEVELOPMENT AREA – SUBMISSION ON THE PROPOSED DEVELOPMENT SCHEME..... 241
PGS | 57/8/18-01 | #7952764

EDEN / MOLLER

That Council endorses the lodgement of a formal submission to Economic Development Queensland (EDQ) in response to the Mount Peter Priority Development Area proposed Development Scheme; and delegates authority to the Chief Executive Officer to finalise and lodge the submission on behalf of Council.

carried unanimously

5.12 COMBINED APPLICATION FOR A PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE FOR LOW-MEDIUM DENSITY RESIDENTIAL ZONE (VARIATION REQUEST) AND A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 16 LOTS AND COMMON PROPERTY) – 12L CORAL COAST DRIVE, PALM COVE – DIVISION 9..... 262
PGS | 8/39/25 | #7946384

OLDS / TICKNER

That Council approves the development application for a Preliminary Approval for a Material Change of Use for residential activities that includes a variation request to introduce the Coral Coast Drive – Low-Medium Density Residential zone and a Development Permit for Reconfiguring a Lot (1 Lot into 16 Lots, New road and Common Property) over land described as 12L Coral Coast Drive Palm Cove, located at Lot 12 on SP189716, subject to the following:

PART A: PRELIMINARY APPROVAL FOR A VARIATION TO THE PLANNING SCHEME TO INTRODUCE THE LOW-MEDIUM DENSITY RESIDENTIAL ZONE

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 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
Coral Coast Drive – Low Medium Density Residential Zone	Drawing AU17593-11, Prepared by RPS a Tetra Tech Company	11 September 2026
Coral Coast Drive – Low-Medium Density Residential Zone	Prepared by Urban Sync Pty Ltd	30 March 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 *Planning Act 2016* (Qld), lapses ten (10) years from the day the development approval takes effect, in accordance with the provisions of section 85 of the *Planning Act 2016* (Qld).**	**As stated.**
4.	**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.**
5.	**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:** **a. The level of assessment for a Material Change of Use on the land shall be determined in accordance with the approved 'Coral Coast Drive – Low-Medium Density Residential' Table of Assessment which replaces the 'Table of Assessment for Tourist Accommodation Zone and Open Space Zone' as contained within Part 5 – Tables of Assessment of the CRC Planning Scheme, to the extent of any inconsistency.** **b. The level of assessment for Reconfiguring a Lot on the land shall be determined in accordance with the approved 'Coral Coast Drive – Low-Medium Density Residential' Table of Assessment which replaces the 'Table of Assessment for Tourist Accommodation Zone and Open Space Zone' as contained within Part 5 – Tables of Assessment of the CRC Planning Scheme, to**	**As stated.**

	the extent of any inconsistency. **c. The level of assessment for Operational Work on the land shall be determined in accordance with the approved 'Coral Coast Drive – Low-Medium Density Residential' Table of Assessment which replaces the 'Table of Assessment for Tourist Accommodation Zone and Open Space 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 'Coral Coast Drive – Low-Medium Density Residential' Table of Assessment which replaces the 'Table of Assessment for Tourist Accommodation Zone and Open Space Zone' as contained within Part 5 – Tables of Assessment of the CRC Planning Scheme, to the extent of any inconsistency.**	
6.	**Planning Scheme applicability** **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.**
7.	**Conditions of Approval** **If there is an inconsistency between conditions of this approval and the approved 'Coral Coast Drive – Low-Medium Density Residential' Table of Assessment, the conditions of this approval prevail to the extent of the inconsistency.**	**As stated.**
8.	**Tables of Assessment** **If there is an inconsistency between the approved 'Coral Coast Drive – Low-Medium Density Residential' Table of Assessment and the Cairns Regional Council Planning Scheme, the approved 'Coral Coast Drive – Low-Medium Density Residential' Table of Assessment prevail to the extent of the inconsistency.**	**As stated.**
9.	**Future Development Applications** **All Development Applications made pursuant to this Development Approval over parent Lot 12 on SP189716 must demonstrate that they comply with the requirements of the approved 'Coral Coast Drive – Low-Medium Density Residential' Table of Assessment, the relevant assessment benchmarks of the planning scheme identified, and the conditions of this Development Approval.**	**As stated.**

PART B: DEVELOPMENT PERMIT FOR RECONFIGURING A LOT

Note: This part applies to the aspect of development relating to a Reconfiguring a Lot only.

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

Plan or Document	Reference	Date
Proposed Boundary Lots 1 to 16 & Common Property	Drawing No. AU17593-5 E, Prepared by RPS a Tetra Tech Company	29 July 2026
Proposed Lots 1 to 16 & Common Property – Temp Veg Clearing Calc Plan	Drawing No. AU17593-5 E, Prepared by RPS a Tetra Tech Company	29 July 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 Permit.	At all times.
2.	**Currency Period** This development approval, granted under the provisions of the *Planning Act 2016* (Qld), lapses six (6) years from the day the development approval takes effect, in accordance with the provisions of section 85 of the *Planning Act 2016* (Qld).	As stated.
3.	**Bushfire Management Plan** Prepare and provide to Council a land specific Bushfire Management Plan (BMP), prepared by a suitably qualified BPAD Accredited Practitioner, in accordance with Planning Scheme Policy – Natural hazards, that addresses the following matters: a. Identifies the nature and severity of the bushfire hazard affecting the land, including specific risk factors associated with the nature of activities and materials used (e.g. increase in flammable buildings, increase of people living on site); b. Details of the vegetation type, flammable rating and slope; c. Likely direction of bushfire attack, environmental values that may limit mitigation options, location	Prior to Survey Plan Endorsement.

	of evacuation routes and/or safety zones; **d. Requirements for firebreaks that provide adequate setbacks between building/structures and hazardous vegetation;** **e. Identify the level of fire risk that will trigger evacuation of the land and activation of the plan (e.g. nature and/or severity of the fire hazard, weather, landscape scale of fire risk, potential fire paths, etc.);** **f. Pre-emptive, primary, secondary and contingency actions during a bushfire event;** **g. Time required to alert, muster and relocate persons using the land, the availability of evacuation transport (if required) and define roles and responsibilities. Consideration must be given to the potential of increased risk of exposing persons to a bushfire event during relocation or evacuation;** **h. Review and monitoring schedule for the plan; and,** **i. The ongoing fire management practices which occur on the land including scheduled burns or other management techniques.** **The Bushfire Management Plan is to be, at all times, kept and made available on site and implemented, at no cost to Council, for the duration of the approved development.** ***Advice Note: Council is not responsible for implementing or auditing the Bushfire Management Plan.***	
4.	**Private Infrastructure** **Ownership, operation and maintenance of the following private infrastructure is to vest at all times with Body Corporate:** **a. All private road, bridge and driveway infrastructure;** **b. All internal stormwater drainage infrastructure;** **c. All internal sewer infrastructure beyond the connection point to the Council sewer network;** **d. Any stormwater quality management devices;** **e. All internal water infrastructure beyond the single district water meter.** **f. Private pump station and private rising main** ***Note: If, at any time, Council's corresponding infrastructure network is altered, the private***	**At all times.**

	infrastructure must be altered to be commensurate with Council's network, at no cost to Council.	
5.	**External Water Supply Works** **Design and construct the following water supply work external in accordance with Sections D6 and D7 of the FNQROC Development Manual to the premises to connect the land to existing water supply infrastructure:** **a. Extend water infrastructure to connect the land to Council's existing water infrastructure at a point that has sufficient capacity to service the development.**	**Prior to Council Survey Plan Endorsement.**
6.	**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 Survey Plan Endorsement.**
7.	**Sewer Easement** **Prepare for lodgement for registration at the Queensland Titles Registry, a Sewer Easement in favour of Council, subject to Council's relevant standard terms document Registered Dealing Number 721329134, over Council sewers within the land.** **The easement documents required must be:** **a. in the approved form (Form 9) for lodgement to the Titles Registry;** **b. executed by each relevant landowner; and** **c. endorsed by Council prior to Council approval of the Plan of Subdivision and lodgement to the Titles Registry**	**Prior to Commencement of Use;** **And** **As stated.**

8.	**Installation of Private Infrastructure (Water)** **Private infrastructure within the development must be certified for completion with the approved plans by an RPEQ engineer.** **Private water infrastructure must be installed by a licenced Plumber and Drainer.** ***NOTE: This application will be assessed in accordance with the Operational Works process, however as this work is regulated plumbing and drainage work a Form 1 and single fixture inspection fee will be required.***	**As stated.**
9.	**Private Waste Collection** **The development must be serviced by a private waste collection contractor and is not entitled to Council's kerbside collection service.** ***Note: It is the developer's responsibility to ensure compliance with this condition as Council will not be providing a service this development.***	**As stated.**
10.	**Access Intersection** **Intersection of private road with Coral Coast Drive must be constructed as at-grade intersection with a minimum turning radius of 9 m and as per approved plans. The intersection must be designed in accordance with FNQROC development manual requirements and relevant Austroads standards and certified by an RPEQ.** **In addition, a sufficient distance must be allowed for queuing of vehicles between the gate and property boundary such that traffic and pedestrian movements on Coral Cost Drive are not impacted or obstructed.** ***Advice Note: The intersection and internal private road must be imperviously sealed, and their surface treatment is recommended to be of different colour/material to differentiate it as a private asset from public asset.***	**Prior to Survey Plan Endorsement.**
11.	**Private Road** **Ownership, operation and maintenance of the private road and its intersection with public road is the sole responsibility of Body Corporate/ landowner and would not become an asset of Council.**	**At all times.**

	Any future application of Operational works with the council must include drawings labelling the private assets from public assets.	
12.	**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:** **a. the damaged panel (not less than a 1.2 metre section) is replaced;** **b. similar surface finishes are used;** **c. it is to the relevant standards contained in Planning Scheme Policy – FNQROC Regional Development Manual – Standard Drawing S1035; and,** **d. Provide safe pedestrian crossing point(s) by constructing kerb ramps in accordance with FNQROC Development Manual Standard Drawing S1016 to the new intersection.**	**As stated.**
13.	**Internal Footpath** **Provide a continuous pedestrian footpath along at least one side of the internal private road.** **The footpath must connect to the kerb ramps at the Coral Coast Drive intersection required by Condition 12, and be designed and constructed in accordance with the FNQROC Development Manual and approved Operational Works plans.**	**Prior to Survey Plan Endorsement.**
14.	**Internal Manoeuvring** **All parking, queuing, loading, servicing, unloading and vehicle manoeuvring areas associated with the approved use(s) must be undertaken on the land.** **All vehicles must enter and exit the development in a forward gear.**	**At all times.**
15.	**Ramping** **Development and any associated works must not alter the grade of public road verge by more than 2.5%.**	**Prior to Survey Plan Endorsement.**

16.	**Stormwater Quantity Management Plan** **The applicant is requested to submit for approval a stormwater quantity management plan for the development in accordance with the requirements of the Queensland Urban Drainage Manual (QUDM), current edition and FNQROC Regional Development Manual, Section D4:** **The stormwater quantity management plan must include:** **a. Supporting calculations for stormwater drainage design, including:** **i. Hydrologic and hydraulic calculations in line with QUDM and using either the Rational Method or other hydraulic models as appropriate.** **1. The assessment of both the "minor" (frequent events) and "major" (rare/extreme events) drainage systems, consistent with the major/minor system principles described in the QUDM.** **2. Calculation of peak flows for relevant Average Recurrence Intervals (ARI), pre- and post-development scenarios, ensuring post-development peak flow rates do not exceed pre-development levels at the receiving minor system.** **b. Detailed plans showing:** **i. The layout of the proposed stormwater drainage system, including all pipes, pits, channels, and overland flow paths.** **ii. The proposed point(s) of discharge and stormwater flow paths through and from the site.** **iii. The existing and proposed catchment areas contributing to the site's drainage system.** **iv. Locations and sizing of stormwater management structures or devices.** **c. Design objectives and compliance:** **i. Confirmation that the design mitigates the risk of nuisance or flooding to upstream, onsite, and downstream properties in accordance with QUDM design objectives.** **ii. Consideration of waterway stability and frequent-flow management objectives, as outlined in the QUDM.**	**Prior to Survey Plan Endorsement.**

	d. Supporting documentation: **i. Certification and verification of the calculations and plans by a Registered Professional Engineer of Queensland (RPEQ).** **ii. References to all modelling, standards, and guidelines applied in the calculations (e.g., QUDM, Australian Rainfall and Runoff).** **iii. Details of works required as a result of the Stormwater quantity management plan must be approved by Council.**	
16.	**Stormwater Quality Management** **A Stormwater Quality Management Plan (SQMP) must be prepared and certified by a Registered Professional Engineer of Queensland (RPEQ – Civil/Stormwater) and submitted with the first Operational Works application. The SQMP must:** **a. Be in accordance with FNQROC Development Manual Section D5, Queensland Urban Drainage Manual (QUDM), and the CairnsPlan 2016 Environmental Performance Code design objectives (Table 9.3.5.3.b).** **b. Demonstrate that all stormwater is treated before leaving the site, and prior to discharge to any downstream gutter, pipe network, or waterway.** **c. Nominate and size treatment measures to achieve at least: TSS ≥ 80%, TP ≥ 60%, TN ≥ 40%, GP ≥ 90% (or superior).** **d. Include device schedules, MUSIC modelling files, layout plans, access/maintenance clearances, bypass and high-flow provisions, and integration with the overall site drainage system.** **e. Provide an Operations and Maintenance (O&M) Plan detailing inspection frequencies, sediment/litter removal, replacement intervals, and maintenance responsibilities (including Body Corporate obligations, where applicable).** **f. Provide detailed confirmation that the proposed stormwater management solution can accommodate the installation of a Gross Pollutant Trap (GPT). This confirmation must include relevant design details, sizing, and location considerations demonstrating the feasibility and effectiveness of integrating the GPT within the proposed stormwater infrastructure.**	**As stated.**

	The approved stormwater quality treatment measures must be constructed and made operational prior to Plan Sealing or Commencement of Use (whichever occurs first) and must be maintained in effective working order for the life of the development. ***Note: A Gross Pollutant Trap (GPT) (or approved equivalent) must be provided upstream of other treatment devices, where practicable, consistent with FNQROC D5.08.***	
17.	**Private Infrastructure** **All stormwater drainage infrastructure associated with the development is to remain private infrastructure and must not become a Council asset.** **Ownership, operation, and maintenance responsibilities must vest with the Body Corporate (for Common Property) or the respective lot owner (for assets within private lots).** **Private infrastructure includes, but is not limited to:** **a. Stormwater pipes, pits, and culverts (including the culvert under the new internal road);** **b. Stormwater quality management devices such as Gross Pollutant Traps (GPTs);** **c. All private road, bridge and driveway infrastructure.** **d. Subsoil and retaining wall drainage systems;** **e. Drainage infrastructure within Common Property (CP – Drainage) or individual lot boundaries; and** **f. Any pumps or mechanical stormwater systems located within the property they serve.** **All rear-allotment drainage pits and pipework contained within lot boundaries must remain private.** ***Note: If Council's corresponding drainage network is modified in future, the private infrastructure must be altered to remain compatible, at no cost to Council.***	**At all times.**
18.	**Allotment Drainage and Gradient** **All proposed Lots 1 to 16 must be constructed with a minimum finished surface gradient of 0.5%, including any necessary catch drains, to ensure each allotment is self-draining to a lawful point of discharge as shown on the approved engineering plans.**	**At all times.**

	All drainage must be designed and constructed to prevent ponding within lots and ensure effective conveyance to the site drainage system.	
19.	**Nuisances** **Stormwater discharge must have a no worsening effect on downstream or upstream properties, associated with the following:** **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.**
20.	**Point of Discharge** **All stormwater from the land must be directed to a point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual.**	**Prior to Survey Plan Endorsement.**
21.	**Private Drainage Easement** **Prepare for lodgement and registration at the Queensland Titles Registry and in accordance with Council's standard terms where relevant:** **a. Private Drainage Easements proposed within Lot 4 to cater for body corporate and privately owned infrastructure; and** **b. Maintenance of the easement within the property is the responsibility of the property owner.** **The easement documents required must be:** **a. In the approved form (Form 9) for lodgement to the Titles Registry;** **b. Executed by each relevant landowner; and** **c. A copy provided to Council prior to Council approval of the Plan of Subdivision.** **All private Easements must be registered at the time of lodgement of the survey plan to the Titles Registry.**	**Prior to Survey Plan Endorsement.**

22.	**Copy of Approval** **The Development Approval condition(s) relating to the supply of electricity must be provided to Ergon Energy with the application for power supply.**	**Prior to Survey Plan Endorsement.**
23.	**Electricity Supply** **An underground electricity reticulation must be provided to the development in accordance with the requirements of the FNQROC Development Manual.** **Each lot must be connected to the electricity network in accordance with the FNQROC Development Manual and the relevant electricity providers standards.** **All existing overhead electricity reticulation within the subdivision must be recovered or placed underground. Any road crossings for the conveyance of HV/LV reticulation across Coral Coast Drive must be tunnel bored.**	**Prior to Survey Plan Endorsement.**
24.	**Telecommunications Services** **The development must be connected to the telecommunications network in accordance with section D8.05 of the FNQROC Development Manual.**	**Prior to Survey Plan Endorsement.**
25.	**Evidence of Electrical and Telecommunication Connection** **Provide Council with evidence of the agreement to provide an electricity supply and telecommunication services for each new lot shown on the approved plan. Such evidence must be in the form of a "Certificate of Electricity Supply" or "Certificate of Electrical Acceptance".** **The confirmation from the telecommunications provider must be in the form of a receipt for the full payment of the telecommunications "Development Application" or alternatively, a copy of the telecommunications provider "Council Letter".**	**Prior to Survey Plan Endorsement.**
26.	**Electrical and Street Lighting Plans** **Design and provide for approval by Council, layout plans for telecommunication, electrical services and road lighting generally in accordance with Section D8 of the FNQROC Development Manual.**	**Prior to Survey Plan Endorsement.**

	The application must include evidence in the form of detailed plans which show the locations of all existing and proposed civil infrastructure, including water, sewer, drainage, road, footpaths and any existing or proposed telecommunication, lighting and electrical services. ***Note: Fees and charges apply as per the Council fees and charges schedule.***	
27.	**Street Lighting** **Provide the following arrangements for the installation of public street lighting for the entrance intersection on Coral Coast Drive:** **a. A Rate 2 lighting scheme is to be designed in accordance with the relevant current Road Lighting Standard AS/NZS 1158 and the FNQROC Development Manual. The Rate 2 lighting scheme must be certified by a suitably qualified electrical/lighting Registered Professional Engineer Queensland;** **b. Where the new intersection is formed on Coral Coast Drive for the purpose of accessing the new subdivision development, the intersection and existing road approaches must be provided with street lighting for a distance equivalent to at least two (2) spans either side of the intersection to the relevant lighting category.** **c. All new lighting columns are to be of steel construction with LED luminaires installed at a zero-degree upcast and have an underground service, and all existing Ergon Energy timber street light poles are to be recovered.** **d. The approved street lighting scheme must be fully constructed and completed.** **Within the development the Applicant is to provide street lighting designed in accordance with the Road Lighting Standards AS/NZS 1158. If non-compliant with the Standard provide Council with a statement prepared by a suitably qualified RPEQ stating the street lighting design is of a suitable and safe standard for the development.**	**Prior to Survey Plan Endorsement.**
28.	**Damage to Infrastructure and Land** **a. Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.**	**As stated.**

	b. 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. ***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.***	
29.	**Amended Arborist Report and Plans** **Prepare and provide to Council for approval an amended Arborist Report and vegetation clearing plan(s) that aligns with the approved plans, including the retention of all vegetation within the approved Environmental Covenant and drainage areas.**	**Prior to Survey Plan Endorsement;** **AND** **Prior to the issue of a Development Permit for Operational Works.**
30.	**Vegetation Protection** **All vegetation on the site and within the approved Environmental Covenant areas and drainage lots must be protected and retained in accordance with the AS 4970-2025 Protection of trees on development sites and the approved plans, unless otherwise approved.** **The following measures must be undertaken and implemented along the boundary of the Environmental Covenant Area and any other vegetation approved for retention:** **a. The attachment or placement of construction fencing, signs, services, or temporary works to retained trees or within the Tree Protection Zones must not occur;** **b. A non-destructive root investigation by a suitably qualified Arborist must be undertaken prior to commencement of works for the trees to be retained where the footings of retaining walls proposed occur within a Notional Root Zone (NRZ) and directly adjacent to a Structural Root Zone (SRZ), in accordance with the approved plans for Proposed Retaining Wall Alignment, prepared by Civil Walker Consulting Engineers;**	**At all times;** **AND** **As stated.**

	c. Ensure the placement of fill against the root collar does not occur and the depth of excavation encroaching within the Notional Root Zone (NRZ) is minimal; **d. Installation of tree protection fencing around the Structural Root Zones (SRZ) must be implemented prior to the commencement of any works and maintained at all times during works, including, but not limited to, the following trees in accordance with the approved plans for Proposed Retaining Wall Alignment, prepared by Civil Walker Consulting Engineers:** **i. Tree 161;** **ii. Tree 186;** **iii. Tree 187;** **iv. Tree 225;** **v. Tree 238; and** **vi. Tree 245.** **e. No storing of machinery or materials, vehicle access or manoeuvrability, stockpiling, or compaction is to occur within the protected NRZ; and** **f. Where major roots or unavoidable encroachment into the SRZ is to occur, works must cease and the protection and retention of the tree is to be reevaluated by the Project Arborist. In the instance the tree is identified as unviable for retention, Council must be notified in writing as soon as practical.** ***Any further vegetation damage may require a Development Permit for Operational Work.*** ***Note: No damage of protected plants is approved under this development permit. Any damage of vegetation within 100 metres of any identified Protected Plant may require a permit under the Nature Conservation Act 1992 prior to the commencement of any vegetation damage.***	
31.	**Vegetation Damage** **All vegetation damage must be undertaken in accordance with the approved amended Arborist Report and vegetation clearing plan(s) pursuant to the conditions of this Development Permit.** **The following requirements must be implemented, in addition to any other requirements pursuant to the conditions of this Development Permit:**	**As stated.**

	a. The approved trees for removal and retention, including the full extent of the approved Environmental Covenant area boundary, must be clearly demarcated on site for inspection by Council at a Hold Point Inspection/Pre-Start meeting prior to the commencement of any works and must be maintained at all times for the duration of works; **b. The Project Arborist or Ecologist must be present at the Hold Point Inspection/Pre-start meeting and available for consultation with Council throughout the works;** **c. A certified Arborist must undertake the vegetation damage works in accordance with any required recommendations provided in the approved plan(s) and document(s) and the conditions of this Development Permit;** **d. All works occurring with NRZ of trees to be retained, in accordance with the approved documents, must be limited to the approved design and completed using the least-disturbing practical method;** **e. Where roots of trees to be retained and protected are exposed, use controlled hand excavation or non-destructive excavation methods, and retain roots where practical, ensuring avoidance of tearing or crushing, and backfill as soon as practical with suitable material;** **f. Measures to ensure there is no further disturbance to tree protection zones of trees to be retained, including the excavation of soil or roots must be undertaken; and** **g. Any other requirements as determined by approved amended reporting pursuant to the requirements of the conditions of this Development Permit.**	
32.	**Hold Point Inspection** **The approved tree(s) to be removed and retained must be clearly demarcated on site for a Council Hold Point Inspection/Pre-start meeting prior to any vegetation damage work.** **A suitably qualified Arborist must be present at the Hold Point Inspection/Pre-start meeting and available for consultation with Council throughout the works**	**As stated.**

33.	**Management of Damaged Vegetation** **The vegetation must be either removed and disposed of at an approved site or mulched/chipped and used on site.** **All soil and woodchip material must be removed from pathways, roads, kerb and channel following the completion of work.**	**As stated.**
34.	**Damage of Trees** **Damage must not occur to any retained trees as a result of the development, including removal, cutting down, ring bark, push over, poison or destroy in any way including by burning, flooding or draining, topping, lopping, spur or spike climbing.** **Where pruning of trees is required to be undertaken, such pruning works must be carried out by a suitable qualified person in accordance with the requirements of AS 4373-2007 Pruning of amenity trees.**	**At all times.**
35.	**Notification of Clearing** **Council must be notified two (2) business days prior to the proposed date of commencement of any approved vegetation damage to facilitate community awareness of such works.**	**As stated.**
36.	**Weed and Pest Management** **Weeds and Invasive Species detected on a development site must be removed prior to any works occurring on site and before any material is removed from the site to ensure all weeds and invasive species including environmental weeds as listed within the Cairns Region Biosecurity Plan 2025–2030, and the Cairns Regional Council Local Government Specific Requirements FNQROC Development Manual (Version 9) Extended Environmental Weed List do not reinfest the site and nearby premises.** ***Note: Under section 23 (the General Biosecurity Obligation) of the Biosecurity Act 2014 (Qld), persons who carry out activities on the listed land are required to take all reasonable measures to prevent or minimise any biosecurity risk and avoid actions that make worse or increase the risk, such as failing to manage the***	**At all times.**

	impact of invasive plants and animals on the subject land.	
37.	**Wildlife** **Prior to commencement of vegetation clearing, an inspection and pre-clearing report to determine the possible presence of native wildlife and particular animal breeding places must be undertaken by a suitably qualified and experienced Fauna Spotter Catcher. The assessment and report must include the identification of any breeding places for any native animal species and observations of any fauna, 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 or relocated, a Fauna 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 or been relocated from the area of immediate danger, a post-clearing assessment and report must be provided to Council for record 10 business days after the conclusion of clearing works.** ***Note: Inspection reports must be emailed to planningadmin@cairns.qld.gov.au.*** ***Note: The Department of Environment, Tourism, Science & Innovation must be contacted if native wildlife is found to be present. The suitably qualified and experienced Fauna Spotter Catcher must be present during the clearing of vegetation at all times.***	**As stated.**
38.	**Environmental Covenant** **Register an instrument of Covenant for Environmental Purposes pursuant to Section 97A of the *Land Title Act 1994* (Qld) in accordance with the approved plans.** **The purpose of the Covenant is to ensure the protection and preservation of the area and the vegetation communities present within the area at all times, with the exception of overgrown grass and dangerous or diseased plants or branches.**	**Prior to Survey Plan Endorsement.**

	The Covenant is required to include the following clauses: **a. The covenantor must not use the land or undertake operational works or building works in a way that interferes with or destroys any vegetation, including undergrowth and regrowth, in the covenant area;** **b. The perimeter of the covenant area must be fenced with association to the retaining walls, to allow the natural area to not be fragmented and disturbed;** **c. The covenantor must not use the covenant area for construction of improvements or the erection of buildings or for storage of materials;** **d. The covenant area must be maintained in its natural state. Garden (or any other) waste must not be disposed of or stored within this area. Overgrown grass and weeds may be removed to minimise fire risk and the spread of weed and pest species. Other plant material, dead or alive must not be removed as this performs a habitat function in the ecosystem;** **e. The covenantor must not alter the drainage patterns of stormwater across the land or impede natural flows;** **f. The covenantor must not carry out any landscaping within the covenant area or allow the introduction of non-endemic plant species into the area;** **g. The covenantor must allow free movement of all-natural wildlife in the covenant area and not allow household pets to enter the area. For the movement of native fauna and for stormwater purposes, fences must have an eighty (80) per cent permeable area (such as post and rail or post and wire strand type fencing). No fencing is permitted within the Covenant area, other than the approved retaining walls and fence on the common boundary;** **h. When fencing for domestic animals, pool type fencing must be constructed along the boundary between the rear of the garden and the front of the covenant area. The entrance and use of pedestrians and vehicles must be restricted;** **i. The covenantor may apply to the Council for a Development Permit for Operational Work to remove vegetation that poses an immediate and severe hazard to the dwelling or the occupants of the lot; and**	

	j. Existing native and mature vegetation must only be removed in accordance with a Development Permit. ***Note: A Rates Notation to this effect will be placed on the property file.***	
39.	**Third Party Agreement** **The developer must obtain written agreement from third parties and/or Referral Agencies for any work proposed on adjacent properties. A copy of all necessary written agreements is required to be given to Council.** ***Any further vegetation damage may require a Development Permit for Operational Work.***	**Prior to Commencement of Works.**
40.	**Waterway Pollution** **All reasonable and practicable measures must be taken to prevent pollution entering existing creeks, waterways or drainage lines as a result of silt run-off, oil and grease spills from any machinery. Wastewater as a result of cleaning equipment must not be discharged directly or in-directly to any watercourses, stormwater systems or private properties (in accordance with the requirements of the *Environmental Protection Act 1994* (Qld) and the FNQROC Development Manual).**	**At all times.**
41.	**Detailed Landscape Plan** **Provide a Detailed Landscape Plan prepared by a suitably qualified Landscape Designer or Landscape Architect to Council for approval in accordance with the FNQROC Development Manual and the Planning Scheme Policy - Landscaping, and generally in accordance with the approved Landscape Concept Plans that includes the following:** **a. Detail how the proposed landscape treatments respond to the design principles of tropical urbanism as detailed within Planning Scheme Policy – Tropical Urbanism;** **b. The retention of all existing significant trees, except where otherwise approved;** **c. The location and species of trees to be removed and retained and their root zones;** **d. The approved environmental covenant areas in accordance with the approved plans;**	**Prior to the issue of a Development Permit for Operational Works.**

	e. A planting schedule including species, quantities, and container sizes; **f. Details and specifications for the planting of internal/external roads with street trees located at a maximum of 1 tree per 15 metres each side of a new road and no more than 20 of the same species planted in a row;** **g. Details and specifications for planting, mulching, permanent irrigation, and turfing/grassing, including within road verges for both internal and/or external roads;** **h. Landscaped areas adjoining parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical concrete kerb or similar;** **i. Details and specifications for weed eradication and management;** **j. Details for any proposed Natural Area Restoration in accordance with the FNQROC Development Manual D9 Landscaping and S9 Natural Area Restoration;** **k. Any proposed bench seating, fencing, retaining walls, communal gardens, and other embellishments associated with the development;** **l. Details for treatments to boundaries to provide vehicle access restriction and to provide Council access for maintenance machinery adjacent to natural areas to natural areas, including drainage, open space, and covenant areas; and** **m. Details of locations of existing / proposed infrastructure services associated with the development, including street lighting, footpaths, services and infrastructure.**	
42.	**Landscape Maintenance and Management Plan** **In conjunction with the submission of a Detailed Landscape Plan, provide to Council for endorsement a Landscape Maintenance and Management Plan.** **This plan must detail the maintenance and management regime(s) that are to be implemented to ensure the landscape features of the development are retained for the life of the development.** **The approved Landscape Maintenance and Management Plan must be referenced within the Community Management Statement for the development.**	**Prior to Survey Plan Endorsement;** **AND** **At all times.**

43.	**Acid Sulfate Soils Investigation** **Prepare and provide to Council an Acid Sulfate Soils Investigation Report for the area to be affected by this approval. The report must be prepared in accordance with the requirements of the Planning Scheme Policy – Acid Sulfate Soils and Queensland Acid Sulfate Soils Technical Manual (QASSTM)**	**Prior to the issue of a Development Permit for Operational Work.**

PART C: 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 (8/39/25) introducing the Coral Coast Drive – Low-Medium Density Residential, which prevails over and replaces the Tourist Accommodation Zone and Open Space Zone designated under CairnsPlan 2016. All development over this site is subject to the Variation Approval (8/39/25). A copy of this approval can be obtained by request by email from townplanner@cairns.qld.gov.au

PART D: 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 *Planning Act 2016* (Qld), *Planning Regulation 2017* (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 *Planning Act 2016* (Qld) and *Planning Regulation 2017* (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 Building Work;** • **Development Permit for Operational Work; and** • **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.	**Environmental Protection and Biodiversity Conservation Act 1999 (Cth) Lowland Tropical Rainforest of the Wet Tropics Ecological Community** **EPBC Act approval may be required for projects that may have a significant impact on the rainforest, typically projects involving significant vegetation damage and/or hydrological changes from new roads and large residential subdivisions.**
11.	**Protected Plants** **The site is identified as or is adjacent to a high risk area identified on the Protected Plants Flora Survey Trigger map. Provisions of the *Nature Conservation Act 1992* may apply to the clearing of protected plants and additional permits may be required. Further information may be obtained by contacting the Department of Environment, Tourism, Science and Innovation & Science (DETSI).**
12.	**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.** **To meet your general biosecurity obligations, refer to the Cairns Region Biosecurity Plan 2025–2030. This strategic document guides the management of invasive biosecurity matters within the Council's area, supported by ongoing Surveillance and Prevention and Control Programs for invasive plants and animals.** **To determine if you are working in an invasive ant zone, check AntZone, a user-friendly online map showing you where yellow crazy ant and electric ant infestations are found.**
13.	**Electric Ants** **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 Electric ants in Queensland | Business Queensland or contact Biosecurity Queensland 13 25 23.**
14.	**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.**
15.	**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.**
16.	**Bushfire** **The Building Certifier is responsible for assessing whether the proposed development meets the relevant construction requirements in accordance with AS 3959-2009 Construction of buildings in bushfire-prone areas.**
17.	**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.**
18.	**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.

carried unanimously

6. URGENT BUSINESS NOT ON THE AGENDA

6.1 PASSING OF REVEREND DR FRANCIS MICHAEL DIGBY HOYAL

6.2 ACKNOWLEDGE RECEIPT OF A PROCLAMATION OF FRIENDSHIP AND GOODWILL. FROM THE TOWN OF SMITHFIELD, NORTH CAROLINA, USA TO THE MAYOR AND PEOPLE OF SMITHFIELD, CAIRNS, QUEENSLAND, AUSTRALIA, SEPTEMBER 17, 2026.

7. CLOSED SESSION – OFFICERS' REPORTS

COGHLAN / TICKNER

AT 10:58AM COUNCIL RESOLVED TO GO INTO CLOSED SESSION TO DISCUSS THE FOLLOWING ITEMS FOR THE REASONS INDICATED UNDER THE *LOCAL GOVERNMENT REGULATIONS 2012* (LGR).

Item	Reason	LGR section
BUDGETARY MATTER – OUTSTANDING DEBT REPORT **FBS | 63/8/31-01 | #7956746**	*Matter relates to the local government's budget*	*254J(3)(c)*

carried unanimously

AT 11:00AM COUNCIL RESOLVED TO MOVE OUT OF CLOSED SESSION

OLDS / MOLLER

carried unanimously

RESOLUTIONS ARISING FROM MATTERS DISCUSSED IN CLOSED SESSION.

7.1 BUDGETARY MATTER – OUTSTANDING DEBT REPORT 344
FBS | 63/8/31-01 | #7956746

MOLLER / OLDS

That Council notes the status of the outstanding debt owed to Council as at 25 September 2026.

carried unanimously

THE MEETING CLOSED AT 11:01 AM

CONFIRMED THIS DAY OF 2026

…… ……
MAYOR/CHAIR CHIEF EXECUTIVE OFFICER