



ORDINARY MEETING

24 JUNE 2026

9 A.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
R Stone	Acting 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
A Patterson	Executive Manager Licensing & Compliance
P Rogato	Public Affairs Coordinator
J West	Coordinator Community Development
L Vigar	Public Affairs Advisor
S Cottrell	Minute Secretary

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1. APOLOGY

Nil

2. PRESCRIBED CONFLICT OF INTEREST / DECLARABLE CONFLICT OF INTEREST

Councillor Middleton informed the meeting that:

I, Cr Anna Middleton, declare that I have a prescribed conflict of interest in Item 6.10 Cairns Art Gallery Precinct Ltd Transitional Resource and Performance Agreement, as I am an Independent Board Director on the Cairns Art Gallery Precinct Board. The matter before council relates to the 12 month extension of the Resource and Performance Agreement with Cairns Art Gallery and associated permits.

As a current Board Director, this creates a conflict between my role as Councillor making a decision about the R&P agreement and my position as a Director of that same entity, which could be perceived to affect my impartiality in the decision-making process.

In view of this prescribed conflict of interest, I will leave the meeting and will not participate in the discussion or vote on this matter.

Councillor Moller informed the meeting that:

I, Cr Brett Moller, declare a Declarable Conflict of Interest in Agenda Item 6.19 of the Ordinary Meeting Agenda, in that I am the Chair of the Regional Engagement Committee of CQ University, who are the Applicant in this matter.

The Regional Engagement Committee is an advisory Committee only with no decision-making powers within the University.

In my role as Chair, I have received the benefit of \$900 worth of tickets to the Cairns Taipans Basketball games over the last two terms of Council, to entertain stakeholders and supporters of the University at those games.

Whilst such tickets are over the threshold of \$500 for a Declarable conflict, they are well short of the \$2,000 threshold making such a Prescribed conflict.

In the circumstances I wish to stay and participate in this matter as I do not believe any reasonable person would consider that I would not act in the public interest by participating in this matter, but I will leave it to my fellow Councillors to decide as to whether I should stay or go.

Councillor Eden informed the meeting that:

I, Cr Amy Eden, am writing to advise that I will be declaring a conflict of interest in relation to Item 6.10 – Cairns Art Gallery Precinct Ltd Transitional Resource and Performance Agreement at tomorrow’s Ordinary Meeting of Council.

I am a Director on the board of Cairns Art Gallery Precinct Ltd and, given this interest, a conflict of interest exists in relation to this matter.

Accordingly, I will declare the conflict, leave the meeting while the matter is discussed and voted on.

3. MAYORAL MINUTE

Nil

**4. CONFIRMATION OF MINUTES OF ORDINARY MEETING
27 MAY 2026**

OLDS / MOLLER

That the Minutes of the Ordinary Meeting held on Wednesday, 27 May 2026 be confirmed.

carried unanimously

**5. CONFIRMATION OF MINUTES OF THE SPECIAL BUDGET
MEETING 17 JUNE 2026**

MOLLER / COGHLAN

That the Minutes of the Special Budget Meeting held on Wednesday, 17 June 2026 be confirmed.

carried unanimously

6. OPEN SESSION – OFFICERS’ REPORTS

6.1 CEO MONTHLY REPORT 87
EO | 93/1/2 | #7890716

MOLLER / OLDS

That Council notes:

1. The status of Council Resolutions;
2. The CEO Monthly Update; and
3. The Monthly Activity Review – May 2026.

carried unanimously

6.2 PREFERRED SUPPLIER ARRANGEMENT (PSA) 3071 – BITUMEN SEALING WORKS 100
 CIA | 63/1/489 | #7864351

TICKNER / OLDS

That Council:

1. Awards Preferred Supplier Arrangement (PSA) 3071 – Bitumen sealing Works and appoints the following four contractors: Boral Resources (QLD) Pty Ltd, FGF Bitumen Pty Ltd, Koppen Construction Pty Ltd and Pioneer North Queensland Pty Ltd for a term of two years commencing 1 July 2026, with two extension options of up to 12 months each, 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 subject to Council’s normal procurement policies and practices.

carried unanimously

6.3 2026/27 ANNUAL ROAD RENEWAL PROGRAMS – PROJECT LAUNCH APPROVAL 104
 CIA | #50/5/68 | #7880084

MOLLER / OLDS

That Council:

1. Approves the Project Launch Approval (PLA) for the 2026/27 – Pavement Rehabilitation Program (601261) with a Project Launch Budget of \$4,655,000 and an Approved End Date (AED) of 30 June 2027; and
2. Approves the Project Launch Approval (PLA) for the 2026/27 – Asphalt Overlay Program (601267) with a Project Launch Budget of \$3,600,000 and an Approved End Date (AED) of 30 June 2027; and
3. Approves the Project Launch Approval (PLA) for the 2026/27 – Kerb and Channel Renewal Program (601260) with a Project Launch Budget of \$2,500,000 and an Approved End Date (AED) of 30 June 2027; and

- 4. Approves the Project Launch Approval (PLA) for the 2026/27 – Road Reseal Program (601262) with a Project Launch Budget of \$2,655,000 and an Approved End Date (AED) of 30 June 2027; and
- 5. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to enter into contracts, negotiate, finalise and execute any and all matters relating to all of the above programs subject to Council’s procurement practices and policies.

carried unanimously

6.4 MINUTES CAIRNS WATER SECURITY (CWS) STEERING COMMITTEE MEETING HELD 26 MAY 2026..... 112
 CIA | 63/5/3-03 | #7497390v22

TICKNER / MOLLER

That Council endorses the minutes of the Cairns Water Security (CWS) Steering Committee meeting held 26 May 2026.

carried unanimously

6.5 FINANCIAL PERFORMANCE REPORT FOR THE PERIOD ENDED 29 MAY 2026..... 125
 F&BS | 63/17/2-01 | #7883675

MOLLER / COGHLAN

That Council notes the financial performance report for the period ended 29 May 2026.

carried unanimously / carried with Councillor...voting against the motion

6.6 ARTIFICIAL INTELLIGENCE – GENERAL POLICY 148
 F&BS | 63/19/1-02 | #7890122

ZEIGER / VALLELY

That Council adopts the Artificial Intelligence General Policy.

carried unanimously

6.7 CAIRNS SOCIAL RESILIENCE STRATEGY..... 160
L&C | 52/2/4-02 | #7894620

EDEN / VALLELY

That Council endorses the Cairns Social Resilience Strategy 2026–2030.

carried unanimously

**6.8 REGIONAL ARTS DEVELOPMENT FUND (RADF) 2025-2026 MAJOR
ROUND TWO 258**
L&C | 79/6/8 | #7891197

MIDDLETON / PYNE

That Council:

- Approves establishing RADF Major Round Two agreements for a total of \$116,825 (ex GST) from the 2025/26 RADF budget for the following applicants and amounts:**

Applicant	Amount (ex GST)
Molly Pointing	\$11,700
Leon Tussie	\$6,800
Cristina Bevilacqua	\$12,000
John Eaton	\$12,000
Emma Rehn	\$5,500
Bus Stop Films	\$12,000
Kathryn Laughton	\$11,978
Album Registry PTY LTD trading as Yarner	\$12,000
JUTE Theatre Company	\$12,000
Monica Stevens	\$8,847
India Collins	\$12,000
Total	\$116,825

- 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 agreements.**

carried unanimously

**6.9 THE HISTORICAL SOCIETY CAIRNS NORTH QUEENSLAND INC. 2026-27
TRANSITIONAL RESOURCE AND PERFORMANCE AGREEMENT 274
L&C | 79/5/43-01 | #7889538**

ZEIGER / TIM

That Council:

- 1. Endorses a one-year Resource and Performance Agreement with The Historical Society Cairns North Queensland Inc. (Cairns Museum) for the 2026/27 financial year; and**
- 2. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to negotiate and finalise any and all matters in relation to the execution of the agreement subject but not limited to the terms and conditions of the report.**

carried unanimously

Cr Eden and Cr Middleton left the meeting at 9.36 a.m.

Cr Olds assumed the chair 9.37 a.m.

**6.10 CAIRNS ART GALLERY PRECINCT LTD TRANSITIONAL RESOURCE AND
PERFORMANCE AGREEMENT 298
L&C | 79/5/46-01 | #7874528**

VALLELY / TICKNER

That Council:

- 1. Endorses a 12-month extension of the Resource and Performance Agreement with Cairns Art Gallery Precinct Ltd (Previously known as Cairns Art Gallery Limited) at the current rate for the 2026/27 financial year;**
- 2. Extends the existing freehold permit over lot 101 on SP118926 (Court House Gallery) for the 2026/27 financial year;**
- 3. Extends the existing trustee permit over lot 834 on NR808254 (Mulgrave Gallery) for the 2026/27 financial year; and**
- 4. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to finalise all matters in relation to the above.**

carried unanimously

Cr Eden and Cr Middleton returned to the meeting at 9.38 a.m.

Cr Eden resumed the Chair at 9.38 a.m.

6.11 CAIRNS CELEBRATES 150 YEARS ADVISORY COMMITTEE MINUTES 303
L&C | 79/4/1-01 | #7891002

ZEIGER / COGHLAN

That Council notes the minutes of the Cairns Celebrates 150 Years Advisory Committee Meeting held 29 May 2026.

carried unanimously

6.12 CAIRNS CELEBRATES 150 YEARS OFFICIAL PROGRAM UPDATE..... 308
L&C | 63/18/1-01 | #7893663

ZEIGER / EDEN

That Council:

- 1. Notes the update to the Cairns Celebrates 150 Years Official Program.**
- 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 matters.**

carried unanimously

6.13 NORTH QUEENSLAND SPORTS FOUNDATION - 2026 NQ SPORT STAR AWARDS - RESOURCE AND PERFORMANCE AGREEMENT..... 320
L&C | 52/8/4 | #7885117

COGHLAN / OLDS

That Council:

- 1. Approves an amendment to the Resource and Performance Agreement with the North Queensland Sports Foundation (NQSF) to include an additional \$45,000 (\$16,092 in kind and \$28,908 in cash) (ex GST) for the delivery of the 36th North Queensland Sport Star Awards (NQSSA) at Tanks Arts Centre on 17 October 2026; and**
- 2. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to negotiate and finalise any and all matters relating to the Resource and Performance Agreement.**

carried unanimously

6.14 FRIENDS OF THE BOTANIC GARDENS – RESOURCE AND PERFORMANCE AGREEMENT 328
L&C | 52/8/1 | #7881072

MIDDLETON / EDEN

That Council:

1. Approves a Resource and Performance Agreement with the Friends of the Botanic Gardens for five years ending 30 June 2031; and
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 agreement.

carried unanimously

6.15 SUBMISSION TO JUSTICE, INTEGRITY AND COMMUNITY SAFETY – SUMMARY OFFENCES (PROTECTION OF THE AUSTRALIAN FLAG) AMENDMENT BILL 2026..... 334
L&C | 71/2/1-02 | #7889829

OLDS / ZEIGER

That Council retrospectively endorses the submission to the Queensland Parliament’s Justice, Integrity and Community Safety Committee regarding the introduction of new specific offences and provisions within the *Summary Offences Act 2005* related to the burning of an Australian Flag in public places.

carried on the casting vote of the Mayor with Councillors Middleton, Pyne, Tim, Tickner and Moller voting against the motion

6.16 CONTRACTUAL MATTER - CONTRACT 3035 - LEASE AND OPERATION OF COMINOS HOUSE, 27-29 GREENSLOPES STREET MANUNDA – DIVISION 5 339
PGS | 63/1/481 | #7861855

PYNE / MIDDLETON

That Council:

1. Approves the award of Contract 3035 – ‘Lease and Operation of Cominos House, 27-29 Greenslopes Street Manunda’ over part of Council reserve being lot 13 on NR843558 to Cairns and Far North Environment Centre Inc for a lease period of 10 years, commencing 1 July 2026, subject but not limited to the terms and conditions herein; and

- 2. **Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to enter into contracts, negotiate, finalise and execute any and all matters associated with or in relation to the contract and the trustee lease.**

carried unanimously

6.17 CONTRACT 2924 – REQUEST FOR AMENDMENT TO LEASE TERM AND FREEHOLD LEASE FOR LOT 11 ON SP346748, 271 GATTON ST, WESTCOURT- DIVISION 5..... 348
 PG&S | 63/1/453-01 | #7863578

PYNE / ZEIGER

That Council:

- 1. **Approves and supports the proposed amendment to the Agreement to Grant Lease dated 12 September 2025 over part of lot 11 on SP346748, 271 Gatton Street, Westcourt, to Access Community Housing Company Ltd to:**
 - a. **include two (2) options for further freehold lease terms of ten (10) years each;**
- 2. **Supports a freehold lease with Access Community Housing Company Ltd upon meeting the terms and conditions of the Agreement to Grant Lease conditions by applying an exception in accordance with section 236 of the *Local Government Regulation 2012* for the disposal of a valuable non-current asset other than by tender or auction pursuant to section 236(1)(b)(ii) of the *Local Government Regulation 2012*, over part of lot 11 on SP346748, 271 Gatton Street, Westcourt; 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 negotiation and finalisation of the land dealing with Access Community Housing Company Ltd subject to but not limited to the terms and conditions contained within.**

carried unanimously

6.18 LIQUOR LICENSING, GAMING MACHINE LICENSING AND ADULT ENTERTAINMENT PERMITS – GENERAL POLICY 357
 PGS | 65/9/1 | #7895125

ZEIGER / EDEN

That Council adopts the updated General Policy – Liquor Licensing, Gaming Machine Licencing and Adult Entertainment Permits.

carried with Councillor Olds voting against the motion

6.19 MATERIAL CHANGE OF USE FOR EDUCATIONAL ESTABLISHMENT – 20-30 HARTLEY STREET CAIRNS CITY – DIVISION 5 366
PGS | 8/7/6093 | #7884304

OLDS / COGHLAN

I move that it is in the public interest that Cr Moller participates and votes on this item on the rationale outline in his declaration being:

The Regional Engagement Committee is an advisory Committee only with no decision-making powers within the University.

In my role as Chair, I have received the benefit of \$900 worth of tickets to the Cairns Taipans Basketball games over the last two terms of Council, to entertain stakeholders and supporters of the University at those games.

Whilst such tickets are over the threshold of \$500 for a Declarable conflict, they are well short of the \$2,000 threshold making such a Prescribed conflict.

Therefore, a reasonable person would trust that the final decision is made in the public interest

carried with Cr Moller not participating in the vote

PYNE / MOLLER

That Council approves the Development Application for a Material Change of Use (Educational Establishment) over land formally described as Lot 10 on RP889748 situated at 20-30 Hartley Street, Cairns City, subject to the conditions provided below.

PART A: MATERIAL CHANGE OF USE

Approved Plan(s) and Document(s)

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

Drawing Document	or	Reference	Date
Site Plan		Dwg. No CQU-CNS-010-00-ARC-100, Revision D, prepared by Wilsons Architects, Clark and Prince	15 May 2026

	Architects and Besix Watpac	
Ground Level	Dwg. No. CQU-CNS-010-GN-ARC-130, Revision K, prepared by Wilsons Architects, Clark and Prince Architects and Besix Watpac	15 May 2026
Level 1	Dwg. No. CQU-CNS-010-01-ARC-131, Revision J, prepared by Wilsons Architects, Clark and Prince Architects and Besix Watpac	15 May 2026
Level 2	Dwg. No. CQU-CNS-010-02-ARC-132, Revision I, prepared by Wilsons Architects, Clark and Prince Architects and Besix Watpac	15 May 2026
Level 3	Dwg. No. CQU-CNS-010-03-ARC-133, Revision I, prepared by Wilsons Architects, Clark and Prince Architects and Besix Watpac	15 May 2026
Roof Plan	Dwg. No. CQU-CNS-010-RF-ARC-134, Revision H, prepared by Wilsons Architects, Clark and Prince Architects and Besix Watpac	15 May 2026
Elevations	Dwg. No. CQU-CNS-010-00-ARC-200, Revision D, prepared by Wilsons Architects, Clark and Prince Architects and Besix Watpac	15 May 2026
Building Sections	Dwg. No. CQU-CNS-010-00-ARC-300, Revision E, prepared by Wilsons Architects, Clark and Prince Architects and Besix Watpac	15 May 2026
Site Sections	Dwg. No. CQU-CNS-010-00-ARC-310, Revision C, prepared by Wilsons Architects, Clark and Prince Architects and Besix Watpac	15 May 2026
Perspectives	Dwg. No. CQU-CNS-010-00-ARC-250, Revision E, prepared by Wilsons Architects, Clark and Prince Architects and Besix Watpac	15 May 2026
Perspectives	Dwg. No. CQU-CNS-010-00-ARC-251, Revision D, prepared by Wilsons Architects, Clark and Prince Architects and Besix Watpac	15 May 2026
Landscape Concept Design - Cover	Doc. No. 26046, Issue F, prepared by CUSP	18 May 2026
Landscape Concept Design – Contents	Doc. No. 26046, Issue F, prepared by CUSP	18 May 2026
Landscape Concept Design – Landscape Design Intent	Doc. No. 26046, Issue F, prepared by CUSP	18 May 2026
Landscape Concept	Doc. No. 26046, Issue F, prepared by	18 May 2026

Design – Landscape Masterplan	CUSP	
Landscape Concept Design – Elevations & Sections (A – Grafton Street Elevation)	Doc. No. 26046, Issue F, prepared by CUSP	18 May 2026
Landscape Concept Design – Elevations & Sections (B – Hartley Street Elevation)	Doc. No. 26046, Issue F, prepared by CUSP	18 May 2026
Landscape Concept Design – Elevations & Sections (Section A & B)	Doc. No. 26046, Issue F, prepared by CUSP	18 May 2026
Landscape Concept Design – Materials and Finishes	Doc. No. 26046, Issue F, prepared by CUSP	18 May 2026
Landscape Concept Design – Planting Palette	Doc. No. 26046, Issue F, prepared by CUSP	18 May 2026
Acid Sulfate Soils Management Plan	T067, Version 03, prepared by BESIX Watpac	11 March 2026
Acoustic Development Application Report	Project No. BNE1512, Doc. No. CQU-CNS-010-ACO-RPT-ADP-0001, Revision A, prepared by ADP Consulting Pty Ltd	11 March 2026
Serviceability Report	Project No. 25196, Revision D, prepared by Bornhorst & Ward Pty Ltd	11 March 2026

Assessment Manager Conditions

General Requirements		Timing
1.	<p>Approved Plan(s) and Document(s)</p> <p>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.</p>	At all times.
2.	<p>Maintain the Approved Development</p> <p>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.</p>	At all times.

3.	<p>Currency Period</p> <p>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).</p>	As stated.
4.	<p>Notice of Intention to Commence Use</p> <p>Written notice must be given to Council that the development fully complies with this Development Permit.</p> <p>Return the attached “Notice of Intention to Commence Use” (attached at Appendix 2).</p>	Prior to Commencement of Use.
5.	<p>Building Design and Façade</p> <p>Design and construct the development generally in accordance with the Approved Plan(s), including the materials, colours, finishes and façade treatments as shown on CQU-CNS-010-00-ARC-250 Rev E & CQU-CNS-010-00-ARC-251 Rev D (dated 15 May 26, Wilsons Architects, Besix Watpac & CQUniversity).</p>	Prior to Commencement of Use.
6.	<p>Acid Sulfate Soils Management Plan (Site & Project Specific)</p> <p>Provide a project-specific Acid Sulfate Soils Management Plan (ASSMP) prepared by a suitably qualified person, as recommended by the submitted Acid Sulfate Soils Management Plan (T067, prepared by BESIX Watpac, dated 10 March 2026).</p> <p>It must include the following:</p> <ol style="list-style-type: none"> a. site plan showing the location of proposed ASS treatment and stockpile areas; b. detail of the monitoring and validation program for soil and water quality during construction; c. copy of ASS laboratory testing results, including net acidity calculations and confirmation of the ASS action criteria exceedance in accordance with the Queensland ASS Technical Manual. d. details of groundwater levels and their relationship to ASS/PASS layers and confirm whether dewatering is required and the proposed methodology. e. Describe measures to manage groundwater drawdown and potential acid generation, including treatment of any discharge, and provide a monitoring program and discharge management measures to ensure no adverse impacts on receiving waters. <p>The project-specific ASSMP must be provided to Council for endorsement prior to commencement of works.</p>	<p>Prior to the issue of a Development Permit for Operational Work;</p> <p>AND</p> <p>As stated.</p>

	<p>Construct all works in accordance with the recommendations of the endorsed Acid Sulfate Soils Management Plan.</p> <p>The works must be supervised by an appropriately qualified professional, with all work detailed on a certificate of supervision. A copy of the certificate of supervision must be provided to Council upon completion.</p>	
7.	<p>Acoustic Attenuation</p> <p>Provide the following acoustic attenuation and/or acoustic operation limitations, as recommended by the Acoustic Development Application Report (Project No. BNE1512, Revision A, prepared by ADP Consulting Pty Ltd, dated 11 March 2026):</p> <ol style="list-style-type: none"> a. Acoustic louvers must be provided to the plant deck in accordance with the specifications of Appendix B – Rooftop Chiller Acoustic Amelioration prior to Commencement of Use, and b. Mechanical plant on ground level and level 1 is limited to a maximum allowable sound power level of 85 dBA, at all times. <p>Any exceedance in these levels will require additional acoustic amelioration, which must be assessed and detailed in additional Acoustic Reporting prepared by a suitably qualified professional and provided to Council for endorsement prior to installation.</p>	<p>Prior to Commencement of Use; and At all times.</p>
8.	<p>Water and Sewer Network Analysis Report</p> <p>Submit for endorsement by Council a Water Supply and Sewer Network Analysis report prepared by a suitably qualified RPEQ for the development that addresses the following items, including but not limited to:</p> <p>Water</p> <ol style="list-style-type: none"> a. A hydraulic analysis of the surrounding water network is to be undertaken by the Applicant to determine if any infrastructure upgrades are required to ensure there is adequate flow and pressure for the development. <p><i>NOTE: If pressures issues are experienced from the development, it is recommended that the 150AC on Grafton Street be connected to the 300AC to create a closer connection to the distribution main. It seems historically this main was connected, however has become abandoned. This advice has not been confirmed, and modelling will need to be conducted for confirmation.</i></p>	<p>Prior to the issue of a Development Permit for Building Work.</p>

	<p>Sewer</p> <p>c. A hydraulic analysis of the surrounding sewer network is to be undertaken by the Applicant to determine if any infrastructure upgrades are required to ensure that the proposed development does not result in surcharging. A minimum freeboard of 1.0 m below the manhole lid is required under design conditions as per Councils request.</p> <p><i>NOTE: Should capacity constraints persist following assessment, it is recommended that the Applicant connect the development to the existing sewer main located on Hartley Street.</i></p>	
9.	<p>External Water Supply and Sewerage Works</p> <p>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 connect the land to existing water supply and sewerage infrastructure:</p> <p>a. Any upgrades to water and sewerage infrastructure identified in the endorsed Water and Sewerage Hydraulic Analysis Reports,</p> <p>b. Replace all water reticulation mains within the footpath replacement work that are made of obsolete pipe material i.e. AC or CI pipe, and</p> <p>c. Any redundant water reticulation is to be decommissioned.</p> <p>Details of the above works must be approved by Council as part of the first application for Operational Work.</p>	<p>Prior to the issue of a Development Permit for Operational Work.</p>
10.	<p>Internal Water Supply and Sewerage Works</p> <p>Design and construct the following water supply and sewerage works in accordance with Sections D6 and D7 of the FNQROC Development Manual internal to the premises:</p> <p>a. The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures;</p> <p>b. Any redundant sewer property connection and water connection must be decommissioned and removed,</p> <p>c. Any direct pumping for fire-fighting purposes is not permitted, and</p> <p>d. Any fire booster assembly, cabinet and water meters are to be located within the property.</p> <p><i>NOTE: Council does not guarantee a minimum service standard for fire-fighting from Council's water network. It is</i></p>	<p>Prior to Commencement of Use.</p>

	<i>the responsibility of the property owner to ensure adequate supply for the development.</i>	
11.	<p>Trade Waste</p> <p>Trade waste discharge to sewer must meet the requirements of Council's Trade Waste Plan.</p> <p>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.</p> <p>All measures for pre-treatment, if required by the Trade Waste Approval, must be installed prior to Commencement of Use.</p> <p><i>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></p>	As Stated.
12.	<p>Refuse Storage & Private Waste Collection</p> <p>The development must be serviced by a private waste collection contractor and is not entitled to Council's collection service.</p> <p>Private Waste Collection service vehicles must not obstruct the pedestrian footpath in the verge during waste collection at any time.</p> <p>Refuse storage must be provided on site to service the development, located generally in accordance with the Approved Plan(s) and achieve the following requirements:</p> <ol style="list-style-type: none"> a. Provide an area of sufficient size to accommodate the required Bulk Bins to service the development, b. Designed to be unobtrusive and screened from view from the street frontage, c. Imperviously sealed, roofed and bunded and contains a hose down area connected to the internal wastewater system. <p>The bin enclosure must be constructed in accordance with the above requirements.</p> <p><i>NOTE: It is the developer's responsibility to ensure compliance with this condition as Council will not be providing a service this development.</i></p>	Prior to Commencement of use.

13.	<p>Vehicle Parking and Access</p> <p>The development must provide a minimum of 48 off-street parking spaces, inclusive of one (1) accessible parking space.</p> <p>The access and off-street car park designed in accordance with <i>AS 2890.1 Parking facilities – Off-street car parking</i>, <i>AS2890.2 Parking Facilities –Off Street Commercial Vehicle Facilities</i> and <i>AS2890.6 Off-Street Car Parking for People with Disabilities</i>.</p> <p>If design aspects deviate from the Australian standards these must be noted on the design drawings and certified by an RPEQ that the provisions are suitable and do not compromise vehicle and pedestrian safety.</p>	Prior to Commencement of Use.
14.	<p>Internal Awnings and Weather Protection</p> <p>Provide weather protection internal to the site generally as shown on the Approved Plan(s), including to:</p> <ol style="list-style-type: none"> a. the full length of the internal accessibility ramp from Grafton Street and Hartley Street to the building entrance, b. the main front building entry, including entry stairs, c. the rear building entry, including accessibility space and bike rack, and d. the roof overhang shown to the side and rear of the building 	Prior to Commencement of Use.
15.	<p>External Street Awning – Grafton Street & Hartley Street</p> <p>Provide a street canopy over the footpath of the site's frontage to Grafton Street and Hartley Street generally in accordance with the Approved Plan(s) and which achieves the following:</p> <ol style="list-style-type: none"> a. Provides sun and rain shelter for weather protection commensurate with its orientation on the street frontage to the extent as shown on the plans, being: <ol style="list-style-type: none"> i. northernmost extent of building to main entrance of building and internal footpath entry on Grafton Street, ii. easternmost extent of building to westernmost extent of building on Hartley Street, b. Has a minimum height of two (2) storeys above the finished footpath level measured to the underside of the canopy, and c. Has a minimum width of three (3) metres width. <p>Details of the proposed materials and construction method must be provided to Council for endorsement.</p>	Prior to Commencement of Use.

16.	<p>Footpath Network</p> <p>The existing footpath network to the frontage of the land (both Hartley Street and Grafton Street) must be reconstructed for the full verge width in accordance with FNQROC Development Manual CRC Standard Drawing 1035D – CBD footpath.</p> <p>This new section of footpath must match neatly with the existing footpath network on Grafton and Hartley Street in relation to alignment and grade.</p> <p>Details of the above works, including crossfall and longitudinal grades, must be approved by Council as part of the first application for Operational Work.</p> <p><i>NOTE: This may include variations for landscaping provisions as endorsed by the Detailed Landscaping Plan approved by Council.</i></p>	Prior to Commencement of Use.
17.	<p>External Road Works</p> <p>Road Works must be constructed in accordance with relevant design and specifications of the Australian Standards, FNQROC Development Manual, and the following requirements:</p> <ol style="list-style-type: none"> a. The pavement shoulder between the lip of channel and traffic lane along the Grafton Street must be reconstructed with asphalt for the full frontage of land along Grafton Street. This upgrade must be 50mm milling the pavement and replacing with a layer of 50mm dense-graded 14mm asphalt, restoring the road profile and the upgraded pavement be line marked. b. The tree island on Grafton Street located adjacent to Grafton/Hartley Street intersection must be fully reconstructed such that its condition gets improved and no longer encroaches onto adjacent parking bay. c. The existing kerb and channel (including the lip) to the full frontage of Grafton Street and Hartley Street must be reconstructed to ensure it is fit for purpose. d. Railing and the concrete lintel of the kerb inlet pit located at the corner of Grafton/Hartley Street intersection must be reconstructed in accordance with relevant standards. e. Both kerb ramps located at the corner of Grafton/Hartley Street, that are part of Hartley Street and Grafton Street pedestrian crossings must be reconstructed in accordance with FNQROC Development Manual Standard Drawing S1016E. <p>Details of the above works must be approved by Council as part of the first application for Operational Work.</p>	Prior to Commencement of Use.

18.	<p>Gates and Fencing</p> <p>All gates and fencing must be generally in accordance with the Approved Plan(s) and ensure that any gates to the road frontage must be sliding or open inwardly only to the site.</p> <p>Alternatively, if gates are not provided to the frontage, then the following must be achieved:</p> <p>a. the driveway serving the parking area must incorporate a physical speed control measure (such as a speed hump) located within 1 metre of the exit onto the frontage and fully contained within the subject land.</p>	At all times.
19.	<p>Existing Footpath and Kerb Ramp</p> <p>Where existing footpaths or kerb ramps are damaged as a result of development and any associated works, footpaths and kerb ramps are reinstated ensuring:</p> <p>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 S1035E, d. Provide safe pedestrian crossing point(s) by constructing kerb ramps in accordance with FNQROC Development Manual Standard Drawing S1016E to the new intersection.</p> <p><i>NOTE: For clarity, existing footpath or kerb ramps in this instance refers to those that are existing and which interface with the footpaths or kerb ramps that are required to be upgraded in accordance with the conditions of this approval.</i></p>	As stated.
20.	<p>Pedestrian Sight Lines</p> <p>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.</p>	Prior to Commencement of Use.
21.	<p>Grade Change – Public Road Reserve</p> <p>Any ramping, stairs or other features used to bridge the variation in level between building floor level and existing ground level must be contained wholly within the property boundary.</p>	At all times.

	<p>Any grades located in the public road verge must be in accordance with FNQROC Development Manual Standard Drawing 1035D.</p>	
22.	<p>Minimum Floor Levels</p> <p>All finished floor levels (excluding Class 10 structures) must be a minimum of 300mm above the 1% defined inundation event level.</p> <p>Prior to commencement of use, certification by a suitably qualified RPEQ must be submitted to Council confirming that the finished floor levels have been constructed in accordance with the approved plans and achieve the required flood immunity level.</p>	<p>Prior to Commencement of Use.</p>
23.	<p>Flood Emergency Management Plan</p> <p>Prepare and implement a Flood Emergency Management Plan.</p> <p>The plan must include, but not be limited to:</p> <ol style="list-style-type: none"> a. Details of the roles and responsibilities of relevant parties for managing an emergency response to a flood and/or storm tide inundation hazard scenario, b. Warning and evacuation procedures and routes, c. Details of all management procedures and arrangements to be enacted during a natural hazard event and recovery after an event to ensure the safety of patrons and staff. <p>The Flood Emergency Management Plan must be prepared prior to Commencement of Use and kept at the premises at all times.</p>	<p>As stated.</p>
24.	<p>Stormwater Quality Management</p> <p>Stormwater quality treatment measures must be installed and maintained in accordance with the approved Stormwater Quality Management Plan (Serviceability Report, Project No. 25196, Revision D, dated 11 March 2026, prepared by Bornhorst & Ward Pty Ltd).</p> <p>The approved stormwater quality treatment devices, including gross pollutant traps and proprietary treatment systems, must be installed prior to commencement of use and maintained for the life of the development.</p>	<p>As stated.</p>
25.	<p>Stormwater - Point of Discharge</p> <p>Stormwater from the development must be collected and discharged to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).</p>	<p>At all times.</p>

	<p>Stormwater directed to the lawful point of discharge must ensure:</p> <ul style="list-style-type: none"> 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. <p>NOTE: The Queensland Urban Drainage Manual provides guidance on lawful points of discharge (Section 3.0, 5.0 and 7.0).</p>	
26.	<p>Stormwater - Nuisances</p> <p>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:</p> <ul style="list-style-type: none"> 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.
27.	<p>Copy of Approval</p> <p>The Development Approval condition(s) relating to the supply of electricity must be provided to Ergon Energy with the application for power supply.</p>	As stated.
28.	<p>Electricity Supply</p> <p>Underground electricity reticulation must be designed and provided including any requirement for a padmount transformer to service the development in accordance with the requirements of Section D8.04 and D8.06 of the FNQROC Development Manual.</p> <p>Where there is no requirement for a padmount transformer all new consumer mains connection to the development must be supplied from a pillar as referenced in the FNQROC Development Manual D8.04.7.</p> <p>Any road crossings for the conveyance of HV/LV reticulation must be tunnel bored.</p> <p>The minimum clearance between a light pole and a driveway should be 1.0m in accordance with the current version of FNQROC Standard Drawing S1015.</p> <p>The Development Approval condition(s) relating to the supply of electricity must be provided to Ergon Energy with the application for power supply.</p>	Prior to Commencement of Use.

29.	<p>Electrical Transformer</p> <p>If required by the development's electricity supply requirements, a padmount transformer must be installed on site and positioned generally in accordance with the Approved Plan(s) and the following requirements:</p> <ol style="list-style-type: none"> 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. 	Prior to Commencement of Use.
30.	<p>Telecommunications Services</p> <p>The development must be connected to the telecommunications network in accordance with section D8.05 of the FNQROC Development Manual.</p>	Prior to Commencement of Use.
31.	<p>External Lighting</p> <p>Install and maintain a suitable system of security lighting to operate from dusk to dawn within all areas where the public or patrons may gain access, including car parking areas, building entrances, footpaths under permanent awnings and vegetated areas.</p> <p>Development must not emit a light source that will exceed a maximum light intensity of 450 Candela, in accordance with the Airport Environs - Light Restriction Zone (Zone D) criteria.</p> <p>External lighting within the development site must be installed in accordance with AS/NZS 4282:2019 – Control of the obtrusive effects of outdoor lighting, subject to the above maximum light intensity requirements. The installation of external lighting must be certified by a suitably qualified person in accordance with the Australian Standard.</p>	Prior to Commencement of Use; and At all times.
32.	<p>Street Lighting</p> <p>The Applicant must arrange with Ergon Energy the upgrade of street lighting which must be designed in accordance with AS/NZS 1158 and the FNQROC Development Manual along the extent of the development's Street frontage/s.</p> <p>The Development Approval condition(s) relating to the street lighting must be provided to Ergon Energy with the application for power supply.</p>	Prior to Commencement of Use.

33.	<p>Street Awning - Lighting</p> <p>Provide lighting to the underside of all awnings that cantilever over the footpath.</p> <p>The lighting must illuminate continuously in hours of darkness and should be evenly placed to ensure that the entire awning is sufficiently lit, and black spots are avoided.</p>	Prior to the commencement of Use.
34.	<p>Detailed Landscape Plan – Internal</p> <p>Submit a Detailed Landscape Plan for the internal areas of the site in accordance with the approved Landscape Concept Design plans (Issue F, prepared by CUSP, dated 18 May 2026) to Council for endorsement.</p> <p>The Detailed Landscape Plan (Internal) must be prepared by a suitably qualified Landscape Architect or Landscape Designer in accordance with the FNQROC Development Manual, and the following requirements:</p> <ol style="list-style-type: none"> a. A planting schedule including species, quantities, and container sizes, and b. Dimensions of landscaped areas, including planting locations and spacing, <i>NOTE: This must include all landscaped areas as shown on the approved Concept Landscaping Plan, inclusive of all deep planting areas, including but not limited to shade trees within the car parking areas.</i> c. Details and specifications for planting, soil mixture, mulching, permanent irrigation, maintenance, and establishment, d. Details and specifications for any turfing/grassing, e. Details and specifications for weed management, f. Any proposed planter boxes, podium and/or vertical walls must be designed in consultation with the building designer and structural engineer to ensure the building is capable of accommodating these landscape features and be sustained through the life of the development. The detailed landscape design must include relevant engineering, soil medium, mulching and irrigation specifications to demonstrate the species selected is appropriate and will achieve the desired visual outcome, and g. Inclusion of all requirements as detailed in other relevant conditions included in this Approval, with a copy of this Development Approval to be given to the relevantly qualified person. 	Prior to Commencement of Works.
35.	<p>Detailed Landscape Plan – External</p> <p>Provide a Detailed Landscape Plan for the external areas to the site in accordance with the approved Landscape Concept Design plans (Issue F, prepared by CUSP, dated 18 May 2026) to Council for endorsement.</p>	As stated.

	<p>The Detailed Landscape Plan (External) must be prepared by a suitably qualified Landscape Architect or Landscape Designer in accordance with the FNQROC Development Manual, and the following requirements:</p> <ol style="list-style-type: none"> a. A planting schedule including species, quantities, and container sizes for street trees, shrubs, and ground covers, b. Dimensioned plans of landscaped areas external to the subject site, including planting locations and spacing for street trees, shrubs, and ground covers, verges, road/s, and pathways, c. Details for the locations of existing infrastructure, including street lighting, footpaths, services and other relative to the proposed street tree planting and landscaping, d. Planting of the footpath with street trees / replacement of street trees in accordance with the FNQROC Development Manual Standard Drawing for S2410 and Street Tree Planting and Design Manual D9 Landscaping and the FNQROC Development Manual, Cairns Regional Council Specific Requirements, e. Details and specifications for planting, soil mixture, mulching, permanent irrigation, maintenance, and establishment, f. Details and specifications for turfing/grassing; and g. Details and specifications for weed management. <p>The Detailed Landscape Plan (External) must be submitted to Council for endorsement prior to the issue of any Development Permit for Operational Works and prior to any works commencing.</p>	
36.	<p>Landscape Maintenance and Management Plan</p> <p>In conjunction with the submission of a Detailed Landscape Plan (Internal and External), provide to Council for endorsement a Landscape Maintenance and Management Plan.</p> <p>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.</p>	<p>Prior to Council approval of the Detailed Landscape Plans.</p> <p>AND</p> <p>At all times.</p>
37.	<p>Landscaping Protection</p> <p>Landscaped areas adjoining parking and manoeuvring areas must be protected from vehicular encroachment by a 150mm high vertical concrete kerb or similar obstruction.</p>	<p>Prior to Commencement of Use.</p>

38.	<p>Landscaping Installation and Maintenance</p> <p>Provide landscaping in accordance with the endorsed Detailed Landscaping Plan (Internal & External).</p> <p>The landscaping, including all plants, materials, hardscape and watering systems identified on the approved plan(s) and document(s) must be installed in a manner consistent with FNQROC Development Manual and the conditions stated in this approval.</p>	<p>Prior to Commencement of Use.</p>
39.	<p>Necessary Amendments or Variations – Landscaping</p> <p>If at any stage it is considered necessary to vary the work, approval must be sought in writing prior to commencing the work.</p> <p>Any Council endorsed changes to the landscaping must be noted (preferably in red ink) and submitted as an amendment so that Council has an accurate record of as-constructed drawings.</p> <p><i>NOTE: Variations can be sent to PlanningAdmin@cairns.qld.gov.au.</i></p>	<p>At any time.</p>
40.	<p>Landscaping Works – Inspection and Maintenance</p> <p>Landscaping associated with this Development Permit for a Material Change of Use must be inspected by Council at the time of landscaping completion.</p> <p>At all times, the property owner is responsible for the maintenance of the landscaping associated with the subject site and development.</p>	<p>Prior to Commencement of Use</p> <p>AND</p> <p>As stated.</p>
41.	<p>Damage to Infrastructure and Land</p> <p>Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>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.</p> <p><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></p> <p><i>NOTE: The existing public infrastructure refers to all existing, except that which is required to be upgraded in accordance</i></p>	<p>As stated.</p>

	<i>with the conditions of approval.</i>	
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PART B: INFRASTRUCTURE CHARGES

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

PART C: REFERRAL AGENCY CONDITIONS & REQUIREMENTS

Referral Agency	Referral Agency Reference	Date	Council Electronic Reference
State Assessment and Referral Agency (SARA)	2603-51559 SRA	7 May 2026	#7875017
Ergon Energy (Advice Agency Only)	ECM 39564246 - 39808363	21 April 2026	#7862864

Refer to Attachment 4: Referral Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

ADVICE

1.	<p>Planning Laws</p> <p>Information relating to the <i>Planning Act 2016 (Qld)</i>, <i>Planning Regulation 2017 (Qld)</i> and Development Assessment Rules is located on the Queensland Government's planning website.</p>
2.	<p>Definitions</p> <p>All terms used in this development approval have those definitions as defined under the <i>Planning Act 2016 (Qld)</i> and <i>Planning Regulation 2017 (Qld)</i> (as at the date of the approval), Queensland Development Code and CairnsPlan 2016.</p> <p>To the extent of any inconsistency, the order of precedence of the above instruments is as follows:</p> <ol style="list-style-type: none"> a. <i>Planning Act 2016 (Qld)</i>; b. <i>Planning Regulation 2017 (Qld)</i>; c. Queensland Development Code; d. CairnsPlan 2016; and e. FNQROC Development Manual.
3.	<p>Further Approvals Required to Carry out the Development</p> <p>The following further approvals are required prior to carrying out the development generally in accordance with the approved plan(s) and drawings:</p>

	<ul style="list-style-type: none"> • Development Permit for Building Work, • Development Permit for Operational Work; and • Permit for Plumbing Work.
4.	<p>FNQROC Regional Development Manual</p> <p>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.</p>
5.	<p>Infrastructure Charges Notice</p> <p>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.</p> <p>The original Infrastructure Charges Notice will be provided under cover of a separate letter.</p> <p>The amount in the Infrastructure Charges Notice has been calculated according to Council's Infrastructure Charges Resolution.</p> <p>Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The <i>Planning Act 2016</i> (Qld) confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately.</p> <p>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.</p> <p>The time when payment is due is contained within the Infrastructure Charges Notice.</p>
6.	<p>Weeds, Pest Animals and Ants</p> <p>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.</p>
7.	<p>Native Wildlife</p> <p>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 <i>Nature Conservation (Wildlife Management) Regulation 2006</i> (Qld). The Department of Environment and Science must be contacted where any</p>

	Endangered, Vulnerable or Near Threatened native wildlife is found to be present in any area subject to works.
8.	<p>Yellow Crazy Ants</p> <p>Yellow crazy ants are designated as invasive biosecurity matter under the <i>Biosecurity Act 2014</i> (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.</p>
9.	<p>Electric Ant Quarantine Area</p> <p>Electric ants are designated as restricted biosecurity matter under the <i>Biosecurity Act 2014</i>.</p> <p>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 <i>Biosecurity Regulation 2016</i>. 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.</p> <p>All persons within and outside the electric ant biosecurity zone have an obligation (<i>a general biosecurity obligation</i>) 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.</p> <p>For more information please visit the electric ant website at www.daf.qld.gov.au/anthunt or contact Biosecurity Queensland 13 25 23.</p>
10.	<p>Cyclone Watch Site Management</p> <p>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.</p>
11.	<p>Connections to, Alteration or Realignment of Council Infrastructure</p> <p>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.</p> <p>All connections or disconnection of water infrastructure must be undertaken by Council at the Applicant's cost.</p> <p>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</p>

	channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
12.	<p>Building Works Near Sewer Mains</p> <p>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.</p>
13.	<p>Before You Dig</p> <p>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.</p>
14.	<p>Building Work</p> <p>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.</p>
15.	<p>Future Compliance</p> <p>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.</p>

LAND USE DEFINITIONS*

In accordance with Schedule 24 of the *Planning Regulation 2017*, and CairnsPlan 2016 the approved land use of 'Educational Establishment' is defined as:

Educational Establishment

“means the use of premises for—

- (a) training and instruction to impart knowledge and develop skills; or*
- (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).”*

*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.

carried with Councillors Tickner and Tim voting against the motion

6.20 LOCAL RESILIENCE ACTION PLAN..... 540
 POP | 59/4/2 | #7893760

OLDS / COGHLAN

That Council:

- 1. Approves the draft Local Resilience Action Plan (LRAP) for submission to the Queensland Reconstruction Authority (QRA) to enable access to disaster risk reduction and resilience funding;**
- 2. Endorses securing external grant funding to support the construction of the University 2 Reservoir as a High Advocacy Priority of Council; and**
- 3. Delegates authority to the Chief Executive Officer pursuant to section 257 of the Local Government Act 2009, to approve future LRAP modifications endorsed by Cairns Region Local Disaster Recovery and Resilience Group (LDRRG).**

carried unanimously

6.21 DISASTER READY FUND – ROUND 4 551
 EDA | 58/6/3-01 | #7898561

COGHLAN / OLDS

That Council approves the submission of an application under the Disaster Ready Fund Round 4 for the Master Mitigation and Adaptation Plan – Stage 1.

carried unanimously

**6.22 ECONOMIC DEVELOPMENT STRATEGY 2022-2026 PROGRESS UPDATE
 FOR THE PERIOD 1 JULY 2025 TO 30 JUNE 2026, AND ENDORSEMENT
 OF NEW ECONOMIC DEVELOPMENT STRATEGY 2026-2030 555**
 ED&A | 58/6/3 | #7884105

VALLELY / ZEIGER

That Council:

- 1) Notes the progress of delivery of the Economic Development Strategy 2022-2026 during the period 1 July 2025 to 30 June 2026;**
- 2) Endorses the new Cairns Regional Council Economic Development Strategy 2026-2030; 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 Councillor Moller voting against the motion

7. URGENT BUSINESS NOT ON THE AGENDA

7.1 INDEPENDENT ASSESSOR V EDEN [2026] CCT 3

Mayor Eden advised the meeting:

“In accordance with the directions of the Council Tribunal make the following public admission. The tribunal found my conduct in relation to two matters from the previous term of council constituted to misconduct and I accept the Tribunal’s decision. In reaching the decision the Tribunal noted that I was a first time councillor and at the time of the conduct and determined that no pecuniary penalty was appropriate.”

8. CLOSED SESSION – OFFICERS’ REPORTS

MOLLER / COGHLAN

AT 11.29 AM 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 F&BS 63/8/31-01 #7872837	<i>Matter relates to the local government's budget</i>	254J(3)(c)

carried unanimously

AT 11.35 AM COUNCIL RESOLVED TO MOVE OUT OF CLOSED SESSION

MOLLER / OLDS

carried unanimously

RESOLUTIONS ARISING FROM MATTERS DISCUSSED IN CLOSED SESSION.

8.1 BUDGETARY MATTER – OUTSTANDING DEBT REPORT 588

MOLLER / OLDS

That Council:

- 1. Notes the status of the outstanding debt owed to Council as at 29 May 2026;**
- 2. Approves the write-off of:**
 - a. Regulated Parking Infringement Notice fines totalling \$387,186.95 issued to 31 May 2026 that are considered unrecoverable;**
 - b. Regulated Parking Infringement Notice fines totalling \$104,720.81 that have been issued prior to 30 June 2021 and sent to the State Penalties Enforcement Registry and now considered unlikely to be recovered;**
 - c. Other Infringement Notice fines totalling \$40,186.45 that have been issued prior to 30 June 2021 and sent to the State Penalties Enforcement Registry and now considered unlikely to be recovered; and**
 - d. Other Infringements totalling \$531,088.70 issued to 31 May 2026 that are considered unrecoverable;**
- 3. Notes the update in relation to Debtor 24189;**
- 4. Nominates that the Mayor and/or Deputy Mayor, along with the Chief Executive Officer represent Council in required negotiations with respect to Debtor 24189; and**
- 5. Delegates authority to the Chief Executive Officer in accordance with the Local Government Act 2009 to negotiate, finalise and execute any and all matters associated with or in relation to the outstanding debt for Debtor 24189.**

carried unanimously

THE MEETING CLOSED AT 11.36 AM

CONFIRMED THIS DAY OF 2026

.....
MAYOR/CHAIR

.....
CHIEF EXECUTIVE OFFICER