

**COUNCIL RESOLUTION DELEGATED DUE TO THE REQUIREMENT OF SECTION 175E(6) OF THE LOCAL GOVERNMENT ACT 2009 TO THE CHIEF EXECUTIVE OFFICER
IN ACCORDANCE WITH SECTION 257(1)(B) OF THE LOCAL GOVERNMENT ACT 2009 – for 2019**

DATE OF MEETING & TYPE	MATERIAL PERSONAL INTEREST (MPI)	CONFLICT OF INTEREST (COI)	AGENDA ITEM	RESOLUTION NO.	OFFICER RECOMMENDATION	CHIEF EXECUTIVE OFFICER (CEO) APPROVAL	CEO CHANGE TO RECOMMENDATION – ALTERNATE RECOMMENDATION AND REASONS FOR CHANGE																								
23/1/2019 Ordinary Meeting Minutes #5977094		Unity Team	Change Application (Other Change) To The Preliminary Approval Overriding The Planning Scheme For A Material Change Of Use In Accordance With The Botanica Masterplan And Botanica Development Code – 11 Kamerunga Road, Caravonica – Division 8 Ian Elliott-Smith 8/30/185 #5876761	5981143	<p>It is recommended that Council:</p> <p>A. That Council approves the Change Application (Other Change) to the existing Preliminary Approval Overriding the Planning Scheme for a Material Change of Use in accordance with the Botanica Masterplan and Botanica Development Code (Ref: 8/30/185 #5530386), over land properly described as Lot 1 on SP121914, located at 11 Kamerunga Road, Caravonica, subject to the following:</p> <p>APPROVED DRAWING(S) AND / OR DOCUMENT(S)</p> <p>The term 'approved drawing(s) and / or document(s)' or other similar expressions means:</p> <table border="1"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Botanica Development Code</td> <td>Code prepared by Urban Sync Pty Ltd, Revision C (Council Reference #5494656 5876761)</td> <td>July 2017 9 January 2018</td> </tr> <tr> <td>Botanica Master Plan (Overall)</td> <td>Prepared by Contreras-Earl Architecture BDA Architecture, drawing No.: 435801 Sheet 2 Issue F (Council Reference #5494656 5876761)</td> <td>20 June 2017 11 September 2018</td> </tr> <tr> <td>Botanica Precinct Plan</td> <td>Prepared by Contreras-Earl Architecture BDA Architecture, drawing No. 435801 Sheet 3 Issue F (Council Reference #5494656 5876761)</td> <td>20 June 2017 11 September 2018</td> </tr> <tr> <td>Botanica Staging Plan</td> <td>Prepared by Contreras-Earl Architecture BDA Architecture, drawing No.: 435801 Sheet 4 Issue F (Council Reference #5494656 5876761)</td> <td>20 June 2017 11 September 2018</td> </tr> <tr> <td>Botanica Tenure Plan</td> <td>Prepared by Contreras-Earl Architecture (Council Reference #5494656)</td> <td>20 June 2017</td> </tr> <tr> <td>Botanica Landscaping Design Strategy</td> <td>Plan Reference 1148, prepared by Andrew Prowse Landscape Architect (Council Reference #4494928)</td> <td>18 Sept 2014</td> </tr> <tr> <td>Botanica Engineering Report</td> <td>Report IH015500-0000-UI-RPT-00023, Rev 0, prepared by Jacobs Group Pty Ltd, (Council Reference #5494656 5875285)</td> <td>12 June 2017 11 September 2018</td> </tr> </tbody> </table> <p>Assessment Manager Conditions</p> <p>1. <u>This approval, granted under the provisions of the Planning Act 2016, shall lapse on 15 March 2030, in accordance with the provisions of Sections 85 – 88 of the Planning Act 2016.</u></p> <p>24. Carry out the approved development generally in accordance with the approved document(s), and in accordance with:</p>	Drawing or Document	Reference	Date	Botanica Development Code	Code prepared by Urban Sync Pty Ltd, Revision C (Council Reference #5494656 5876761)	July 2017 9 January 2018	Botanica Master Plan (Overall)	Prepared by Contreras-Earl Architecture BDA Architecture, drawing No.: 435801 Sheet 2 Issue F (Council Reference #5494656 5876761)	20 June 2017 11 September 2018	Botanica Precinct Plan	Prepared by Contreras-Earl Architecture BDA Architecture, drawing No. 435801 Sheet 3 Issue F (Council Reference #5494656 5876761)	20 June 2017 11 September 2018	Botanica Staging Plan	Prepared by Contreras-Earl Architecture BDA Architecture, drawing No.: 435801 Sheet 4 Issue F (Council Reference #5494656 5876761)	20 June 2017 11 September 2018	Botanica Tenure Plan	Prepared by Contreras-Earl Architecture (Council Reference #5494656)	20 June 2017	Botanica Landscaping Design Strategy	Plan Reference 1148, prepared by Andrew Prowse Landscape Architect (Council Reference #4494928)	18 Sept 2014	Botanica Engineering Report	Report IH015500-0000-UI-RPT-00023, Rev 0, prepared by Jacobs Group Pty Ltd, (Council Reference #5494656 5875285)	12 June 2017 11 September 2018	23 Jan 2019	Approved by CEO as per officers recommendation
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					<p>a. The specifications, facts and circumstances as set out in the application submitted to Council;</p> <p>b. The following conditions of approval and the requirements of the Botanica Development Code, Council’s Planning Scheme and the FNQROC Development Manual.</p> <p>Except where modified by these conditions of approval.</p> <p>Staging and Delivery of Development</p> <p><u>32.</u> Provide a detailed staging plan that identifies the sequence of delivery of the Botanica development in an integrated and holistic approach.</p> <p><u>43.</u> Each stage (or sub-stage) of development is supported by plans that address integration of infrastructure and tenure between the proposed stage of development and prior approved stage(s).</p> <p>Tenure Master Plan</p> <p><u>54.</u> Provide a Tenure Master Plan that establishes intended areas of private land, public land, roads and areas under easement. The Tenure Master Plan must outline the following (at a minimum):</p> <p>a. Land under body corporate contains all areas of private roads, buildings and structures that would be used by residents of the Botanica development;</p> <p>b. Land which provides for a wider community benefit is to be included in Public Use Land, where agreement is reached between the applicant and Council about the standard of land and embellishment of the donated asset. Where agreement is not reached, the land (or part thereof) is to be included in body corporate;</p> <p>c. Road reserve accommodates trunk infrastructure and public car parking facility adjacent to the Caravonica State Primary School;</p> <p>d. Easements to accommodate any encumbrance over private or body corporate land.</p> <p>The Tenure Master Plan is to outline the ongoing maintenance and management objectives for each area and tenure over the development site.</p> <p>The Tenure Master Plan is to be submitted and endorsed by the Chief Executive Officer prior to the issue of a <u>the first related</u> development permit for operational works.</p> <p>Road and Access Network Master Plan</p> <p><u>65.</u> Provide a Road and Access Network Master Plan that establishes a hierarchy of private and public road and access infrastructure, including (but not limited to):</p> <p>a. A Major Collector Road (<u>future Trunk Road TRF371</u>) through the site between the intersection of Fig Tree Drive/Red Peak Boulevard and the Western Arterial Road;</p> <p>b. Internal road network, considering form, function and layout of development within each precinct and the carrying capacity of each road;</p>		

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					<ul style="list-style-type: none"> c. Turnaround facilities, including temporary turnaround facilities until connections are made through the site from Cairns Western Arterial Road to Fig Tree Drive; d. Pedestrian and cycle pathways through the site to provide active transport and recreational opportunities; e. Works external to the site, including connections to the external road, transport, pedestrian and bicycle network; f. Access to internal waste collection areas; and g. Staging, timing and delivery of each part of the infrastructure network internal and external to the site. <p>The Road and Access Network Master Plan <u>must be endorsed by the Chief Executive Officer</u> is to be submitted and endorsed prior to the issue of a <u>the first related</u> development permit for operational works.</p> <p><u>76.</u> The design and construction of the road and access infrastructure network is to be carried out by the applicant/owner to a standard that achieves a safe and efficient road and access network and must incorporate the following outcomes:</p> <ul style="list-style-type: none"> a. The Major Collector Road is to be constructed to a Major Collector standard in accordance with FNQROC Development Manual (with the exception that a 2m wide concrete footpath is to be provided on both sides of the road); b. Provision is made for widening at bends, bus indents, on-street parking, channelized turn treatments that may be required to service private property; <ul style="list-style-type: none"> i. <u>Bus indentations at the road/property boundary are to provide for a 4.5m verge width to allow for future bus shelters without impacting on the alignment of footpaths;</u> c. A two-way road connection must be provided between the Major Collector Road and Fig Tree Drive. The two-way connection shall enable traffic from the site to enter onto Fig Tree Drive. A Traffic Impact Assessment Study is to be undertaken to determine thresholds that will inform the timing for construction and opening of the two-way road connection. d. The use of trunk and non-trunk roads to convey stormwater is designed to achieve relevant immunity standards and continue to meet the need and road function throughout the site; e. Access to private property along the Major Collector road corridor must be avoided to reduce potential conflict points along the Major Collector Road. Analysis of the operation of these access locations is provided in each stage of development to determine any requirements for turn treatments; f. The Major Collector Road is to be illuminated to the applicable lighting category (Category V5) between Cairns Western Arterial Road and Fig Tree Drive <u>in accordance with Section D8 – Utilities of the FNQROC Development Manual and AS/NZS 1158 Lighting for Roads and Public Spaces;</u> g. At the time of the two-way road connection of the Major Collector Road to Fig Tree Drive the lighting category of Fig Tree Drive between Cairns Western Arterial Road and the roundabout must be upgraded to Category V5; 		

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					<p>h. The car parking area adjacent to the Caravonica State Primary School is designed and located to achieve a safe environment for all users of the road network and car park. An analysis must be undertaken by a suitably qualified professional with particular attention to internal circulation, accessibility, intersection location and capacity, considering peak demands on intersections pre and post the two-way connection of the major collector road to Fig Tree Drive;</p> <p>i. Intersections must be designed in accordance with relevant Austroads standards, providing an assessment that demonstrates that the overall safety and efficiency of the public and private road network is not detrimentally impacted. The assessment supports the Road and Access Network Master Plan at a conceptual level with detailed analysis provided for each stage (or aspect) of development.</p> <p>j. The design is to ensure that electricity infrastructure is not to be accessed directly from the Major Collector Road.</p> <p><u>87.</u> The Road and Access Network Master Plan is to be submitted and endorsed prior to the issue of the first development permit for operational works.</p> <p>Water Supply & Wastewater Infrastructure Master Plan</p> <p><u>98.</u> Provide a water supply and wastewater infrastructure master plan and supporting information demonstrating how the development will be serviced by water supply and wastewater infrastructure. The design and construction of the water supply and wastewater infrastructure network is to be carried out by the applicant/owner and:</p> <p>a. Identify external catchments that will be connected to the internal water supply and wastewater networks;</p> <p>b. Identify any trunk infrastructure external to the subdivision that may require upgrading to accommodate the development (in respect to water this would be the trunk reticulation network at Skyrail);</p> <p>c. Identify the internal water supply and wastewater infrastructure network;</p> <p>d. Be supported by hydraulic network analysis for the water supply and wastewater infrastructure;</p> <p>e. Staging, timing and delivery of each part of the infrastructure network internal and external to the site.</p> <p>The Water Supply and Wastewater Infrastructure Plan is to be submitted and endorsed <u>as part of the first related development application seeking a development permit for either Reconfiguring a Lot, Material Change of Use or Operational Works prior to the issue of a development permit for operational works.</u></p> <p>Stormwater Master Plan and Modelling</p> <p><u>109.</u> Provide a stormwater master plan demonstrating local drainage characteristics of the site to determine the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts. In particular, the stormwater master plan must address the following:</p> <p>a. The contributing catchment boundaries;</p>		

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						<ul style="list-style-type: none"> b. The extent of the 1% AEP event in relation to the site both pre and post development; c. Primary and secondary flow paths for the 20%, 5%, 2% and 1% AEP flood events; d. Identify the requirement for drainage easements and reserves; e. Demonstrate that the post-development scenario has a no worsening impact on upstream and downstream properties using the Barron River Delta flood model; f. Information on the proposed works to accommodate flow paths and drainage network to achieve a 1% AEP immunity for the lagoon and ensure that it is not used as a secondary flow path; g. Lawful point of discharge; h. Staging of works and delivery of stormwater infrastructure; <p><u>The stormwater masterplan is to be certified by an appropriately qualified and experienced engineer (RPEQ certified) and must comply, in all regards, with the requirements of the Queensland Urban Drainage Manual (QUDM) and the Council's development manual (FNQROC). The Stormwater Master Plan and electronic modelling files is are to be submitted and endorsed prior to the issue of a the first related development permit for operational works.</u></p> <p>11. <u>Prior to the issue of the first related development permit for Operational Works, the applicant is required to submit a Site Based Stormwater Management Plan (SBSMP) for the development. The management plan must report on the overall stormwater quantity and quality management requirements for the site, and shall provide details the following:</u></p> <ul style="list-style-type: none"> a. <u>Best practice site management procedures to control the severity and extent of soil erosion and pollutant transport and other water quality issues that may arise during the construction phase and post-construction phase;</u> b. <u>Nominate requirements for ongoing post-construction management (inclusive of responsibility) of drainage infrastructure located on the subject site; and</u> c. <u>Nominate, on a precinct basis, where required works are located and when such works must be completed.</u> <p><u>A copy of the approved SBSMP must be submitted with each subsequent and related Development Application seeking a Development Permit for Operational Works.</u></p> <p>Open Space and Landscape Concept Master Plan</p> <p>1240. <u>Provide an precinct based Open Space and Landscape Concept Master Plan that illustratesincorporates:</u></p> <ul style="list-style-type: none"> a. <u>an amendment(s) to the Botanical Landscape Masterplan and Landscaping Guidelines to ensure Areas of open space intended to that perform a local or district local open space function are located, designed and embellished to the standard applicable at the time of delivery to public use land (interim standards of embellishment may be of a higher quality and quantity at time of establishment by prior agreement with Council);</u> 		

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						<ul style="list-style-type: none"> b. vegetated visual corridors, including a planted screen along the Cairns Western Arterial Road, and connection to the vegetated slopes to the west of the site; c. the use of trees to soften the potential impact of light from buildings facing properties on the hillside adjacent to Precinct 5 over the long term; d. development of character through landscape design and plant species for the various streets within the development e. a hierarchy of planting, which includes shade trees, shrubs and groundcovers; f. maintenance schedules to support the embellishment of public use land, the design of drainage paths, planting and species selection, landscaping and hardscaping of passive and active recreation areas to meet their intended purposes and sustainability; g. indicative staging and delivery of open space, drainage and landscaped areas, considering interim management arrangements and the long term management and embellishment of body corporate (common property) and public use land; <p>The <u>precinct based Open Space and Landscape Concept Master Plan must be submitted in conjunction with the first related Development Application seeking a Development Permit for either a Material Change of Use or Reconfiguring a Lot for each precinct as shown on the approved plans of development. is to be submitted and endorsed prior to the issue of a development permit for operational works.</u></p> <p><u>1344. Concept Detailed landscape plans are provided to support each future development applications seeking a Development Permit for Material Change of Use or Reconfiguring a Lot. The following items as a minimum are required to be shown as relevant to each subsequent Development Application:</u></p> <ul style="list-style-type: none"> a. Bollards or other suitable barriers preventing vehicular access to the park; b. Minimum of one (preferably two) drinking fountain and tap combination (preferably with dog bowl); c. Minimum of one play space to be designed with and agreed to by Council; d. Bins suitably located adjacent to play areas, picnic spaces, etc but must be accessible for collection purposes; e. One picnic table and associated seating; f. One seat located adjacent to the play space in a shaded position; g. Shade structures are required over the play space and picnic table (existing trees can be used to perform this role if they are present); h. Landscaping indicating location of turfed areas, ornamental plantings, shade trees and buffer planting and including a species list and location. The provision of trees to provide future shade and aesthetics to the park will be required to be a prominent feature of the landscaping plan. Large areas of turf will not be supported and should be rationalized within the landscaping plan to enable broad scale low maintenance native vegetation; and 		

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					<p>i. Removal of all pest plants.</p> <p>All park improvements must be completed to the satisfaction of the Chief Executive Officer in accordance with the Park Development Plans and the <u>current version of the FNQROC Development Manual, Design Guideline D9: Landscaping—01/09, Landscaping</u>. The park must be dedicated to Council and park improvements completed prior to the issue of a Compliance Certificate for the Plan of Survey unless otherwise approved by the Chief Executive Officer.</p> <p>The costs of the supply of park land and embellishments to the parks referred to in this condition are to be borne solely by the developer to meet its open space contribution requirements required under the Planning Scheme and Public Open Space Policy.</p> <p>The precinct is to be maintained at all times in accordance with Council's maintenance standards for parks. The applicant is to provide a bond to the value of two years of maintenance works in precinct 4 to ensure Council can cover expenses in the event that the site is not maintained to Council standards.</p> <p>Utilities such as electricity substations, sewer and pump stations and the like are not permitted to be located within the park. It is recommended that a separate utility lot be sited in a suitable location to enable provision of these services.</p> <p>Finished Ground Level Plan</p> <p>1412. The Applicant/Owner must provide a Finished Ground Level Plan for <u>each</u> the precincts prior to the issue of <u>the first</u> a development permit for Material Change of Use or Reconfiguring a Lot within the relevant precinct.</p> <p>The Finished Ground Level Plan is to be submitted and endorsed by the Chief Executive Officer prior to the issue of a development permit for Material Change of Use.</p> <p><u>Botanica Development Code</u></p> <p>15. <u>Acceptable Outcome (AO) 11.1(h) of the Botanica Development Code Revision C, dated 9 January 2019) must be amended to require a 4.0m wide, dense landscape buffer rather than a 2.0m wide buffer.</u> <u>The amended Botanica Development Code must be submitted to and endorsed by the Chief Executive Officer prior to the issue of the first Development Permit for a related Development Application.</u></p>		

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					<p>CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS</p> <table border="1" data-bbox="1314 436 2398 903"> <thead> <tr> <th>Concurrency Agency</th> <th>Concurrency Agency Reference</th> <th>Date</th> <th>Council Electronic Reference</th> </tr> </thead> <tbody> <tr> <td>State Development, Manufacturing, Infrastructure and Planning</td> <td>Approved Plans and Specifications Ref: 1809-7429 SRA</td> <td>27 November 2018</td> <td>#5938304</td> </tr> <tr> <td>State Development, Manufacturing, Infrastructure and Planning</td> <td>Statement of Reasons Statement of Reasons Ref: 1809-7429 SRA</td> <td>7 November 2018</td> <td>#5938304</td> </tr> <tr> <td>State Development, Manufacturing, Infrastructure and Planning</td> <td>Referral Agency Response with Conditions Ref: 1809-7429 SRA</td> <td>27 November 2018</td> <td>#5938304</td> </tr> <tr> <td>DSDIP</td> <td>SDA-0914-014601</td> <td>23 January 2015</td> <td>4616046</td> </tr> </tbody> </table> <p>Refer to Appendix 3: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).</p> <p>FURTHER AGREEMENTS (ADVICE ONLY)</p> <ol style="list-style-type: none"> 1. Council will seek agreement for the proponent to manage and maintain the future public use land until it is delivered as a donated asset, at the earlier of either: <ol style="list-style-type: none"> a. a minimum of 15 years from the date of the registration of the first Building Format Plan; or b. at an earlier time, to the satisfaction of the Chief Executive Officer. <p>At the conclusion of the management arrangement, Council will transition the standard of embellishment and maintenance schedule to a level sustainable at such time.</p> 2. An agreement about the standard, cost, timing and construction of trunk infrastructure may be sought by the proponent with Cairns Regional Council. <p>FURTHER ADVICE</p> <ol style="list-style-type: none"> 1. This approval, granted under the provisions of the <i>Sustainable Planning Act 2009</i>, shall lapse fifteen (15) years from the day the approval takes effect in accordance with the provisions of section 340 and section 343 of the <i>Sustainable Planning Act 2009</i>. <u>12.</u> 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. <u>23.</u> This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. <u>34.</u> Supporting documentation outlining the required information for the Dewatering Report is attached to this Development Approval. Further information can be obtained from Council's 	Concurrency Agency	Concurrency Agency Reference	Date	Council Electronic Reference	State Development, Manufacturing, Infrastructure and Planning	Approved Plans and Specifications Ref: 1809-7429 SRA	27 November 2018	#5938304	State Development, Manufacturing, Infrastructure and Planning	Statement of Reasons Statement of Reasons Ref: 1809-7429 SRA	7 November 2018	#5938304	State Development, Manufacturing, Infrastructure and Planning	Referral Agency Response with Conditions Ref: 1809-7429 SRA	27 November 2018	#5938304	DSDIP	SDA-0914-014601	23 January 2015	4616046		
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					<p>Environmental Protection Unit on (07) 4044 3044.</p> <p>45. For information relating to the Sustainable Planning Act 2009 <i>Planning Act 2016</i> log on to www.dsdmip.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.</p> <p>6. The Applicant/Owner is required to lodge a Change Application (Minor Change) with the Department of Infrastructure, Local Government and Planning, as the Chief Executive is a 'Responsible Entity' in accordance with Section 80(2)(b) of the Planning Act 2016.</p> <p>B. That a unique property notation be placed over the land identifying that the land is subject to the Botanica Masterplan and Botanica Development Code.</p> <p>C. Pursuant to section 89 of the <i>Planning Act 2016</i>, Council notates Schedule 4 of CairnsPlan 2016, to show the applicability of the Preliminary Approval upon its effect.</p>		
2 23/1/2019 Ordinary Meeting Minutes #5977094		Unity Team	PREJUDICIAL MATTER - Tourism Tropical North Queensland Project Based Funding Application 2018/2019 A Finocchiaro 1/8/8 #5951639	5981148	<p>It is recommended that Council:</p> <ol style="list-style-type: none"> Approves the application for project based funding from Tourism Tropical North Queensland to a total value of \$400,000 (ex GST) of financial assistance; and Delegates authority to the Chief Executive Officer in accordance with the Local Government Act 2009 to finalise any and all matters relating to this project based funding. 	23 Jan 2019	Approved by CEO as per officers recommendation
3 13/2/2019 Ordinary Meeting Minutes #5993470		Unity Team Cr Cooper	Combined Application Reconfiguring A Lot (1 Lot Into 17 Lots & New Road) And Variation Request To Override The Planning Scheme For Use Rights Consistent With The Low Density Residential Zone – Denver Street, White Rock, Lot 105 On Nr3078 – Division 3 C Mariot 8/30/263 #5927194	5997313	<p>It is recommended:</p> <p>A. That Council gives a Preliminary Approval for Variation Request to override the planning scheme in accordance with section 61 of the Planning Act 2016, located at Denver Street, White Rock, over land described as Lot 105 NR3078, subject to the following:</p> <p>Variation to CairnsPlan 2016</p> <ol style="list-style-type: none"> The CairnsPlan 2016 has been varied by applying the Low Density Residential Zone provisions to the land as shown on the approved plan attached to Lot 227-243 and the internal road reserve. Future development carried out under this Preliminary Approval has a level of assessment in accordance with the Table of Assessment applicable to the Low Density Residential Zone of the CairnsPlan 2016. The overlay codes of the CairnsPlan 2016 are not applicable to future development of the land for a residential use carried out under this Preliminary Approval. <p>Timing of Effect</p> <ol style="list-style-type: none"> The prescribed period for this approval is six (6) years, to the satisfaction of the Chief Executive Officer, except where specified otherwise in these conditions of approval. <p>B. That Council approves a Development Permit for Reconfiguring a Lot (1 Lot into 17 Lots & New Road) in accordance with the Planning Act 2016 located at Denver Street, White Rock, over land described as Lot 105 NR3078, subject to the following:</p> <p>APPROVED DRAWING(S) AND / OR DOCUMENT(S)</p>	13 Feb 2019	Approved by CEO as per officers recommendation

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					<p>The term 'approved drawing(s) and / or document(s)' or other similar expressions means:</p> <table border="1" data-bbox="1397 407 2410 814"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Proposed Reconfiguration Giffin Road, White Rock Lots 227-243 & New Road Cancelling Part of Lot 105 on N3078</td> <td>Plan No. 34216/020G, prepared by Brazier Motti</td> <td>14 September 2018</td> </tr> <tr> <td>Proposed Reconfiguration Giffin Road, White Rock Lots 227-243 & New Road Cancelling Part of Lot 105 on N3078</td> <td>Plan No. 34216/018D, prepared by Brazier Motti</td> <td>14 September 2018</td> </tr> <tr> <td>Proposed Reconfiguration Lots 1-226 and 901-905 Cancelling Lot 105 NR3078</td> <td>Plan No. 34216/016 H, prepared by Brazier Motti</td> <td>14 September 2018</td> </tr> </tbody> </table> <p>ASSESSMENT MANAGER CONDITIONS</p> <ol style="list-style-type: none"> 1. This development approval, granted under the provisions of the Planning Act 2016, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of section 85 of the Planning Act 2016. 2. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with: <ol style="list-style-type: none"> a. The specifications, facts and circumstances as set out in the application submitted to Council; b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual. <p>Except where modified by these conditions of approval.</p> <p>Timing of Effect</p> 3. The conditions of the Development Permit must be satisfied prior to Council approval of the Plan of Survey, except where specified otherwise in these conditions of approval. <p>Operational Works</p> <ol style="list-style-type: none"> 4. Development Approval for Operational Works is required for earthworks, civil works including, but not limited to road, water, sewerage, drainage works and landscape works associated with the development. All such works must be completed to the satisfaction of the Chief Executive Officer prior to Council approval of the Plan of Survey. <p>Building Envelope Plan</p> <ol style="list-style-type: none"> 5. Development on Lot 233 must be generally in accordance with the Building Envelope Plan identified on the approved plan of development. <p>NB: A Rates Notation to this effect will be placed on the property file.</p>	Drawing or Document	Reference	Date	Proposed Reconfiguration Giffin Road, White Rock Lots 227-243 & New Road Cancelling Part of Lot 105 on N3078	Plan No. 34216/020G, prepared by Brazier Motti	14 September 2018	Proposed Reconfiguration Giffin Road, White Rock Lots 227-243 & New Road Cancelling Part of Lot 105 on N3078	Plan No. 34216/018D, prepared by Brazier Motti	14 September 2018	Proposed Reconfiguration Lots 1-226 and 901-905 Cancelling Lot 105 NR3078	Plan No. 34216/016 H, prepared by Brazier Motti	14 September 2018		
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						<p>Water Supply & Sewerage Master Plan</p> <p>6. Provide an updated Water Supply and Sewerage Master Plan accompanied by supporting calculations which demonstrates how the development can be serviced. The Water Supply and Sewerage Master Plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Work.</p> <p>Water Supply and Sewerage Works External</p> <p>7. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:</p> <p>a. Extend the water and sewer infrastructure to connect the site to Council's existing water and sewer infrastructure at a point that has sufficient capacity to service the development.</p> <p>All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to Council's approval of the Plan of Survey.</p> <p>Note: Infrastructure works required by this condition are considered to be non-trunk infrastructure for the purposes of Section 146 of the Planning Act 2016.</p> <p>Water Supply and Sewerage Works Internal</p> <p>8. Undertake the following water supply and sewerage works internal to the subject land</p> <p>a. Provide a single internal sewer connection to each lot in accordance with the FNQROC Development Manual;</p> <p>b. Provide easements having a nominal width of 3m over sewers which are on a non-standard alignment; and</p> <p>c. Extend the water mains such that each allotment can be provided with a water service connection to the lot frontages.</p> <p>All the above works must be designed and constructed in accordance with the FNQROC Development Manual and submitted as part of the Development Permit for Operational Works documentation for the development. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to Council approval of the Plan of Survey.</p> <p>Inspection of Sewers</p> <p>9. CCTV inspections of all constructed property sewers must be undertaken. An assessment of the CCTV records must be undertaken by the developer's consultant and a report along with the footage submitted to Council for approval. Identified defects are to be rectified to the satisfaction of the Chief Executive Officer at no cost to Council prior to Council's approval for the Plan of Survey.</p> <p>Sewer Easement</p> <p>10. Create an easement in favour of Council subject to Council's relevant standard terms document over sewers on non-standard alignments to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement document must be submitted to Council for the approval by Council's solicitors at no cost to Council. The approved easement documents must be submitted prior to the commencement of</p>		

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					<p>use or at the same time as submitting the request for plan sealing Building Format Plan, whichever occurs first. The documents must be lodged and registered with the Department of Natural Resources and Mines and Energy in conjunction with the Plan of Survey.</p> <p>Damage to Council Infrastructure</p> <p>11. In the event that any part of Council's existing sewer, water, drainage or road infrastructure is damaged as a result of construction activities occurring on the property or adjoining roads, including but not limited to; mobilisation of heavy construction equipment, stripping and grubbing, the Applicant/Owner/Developer must notify Cairns Regional Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owner's/builder's cost.</p> <p>External Works</p> <p>12. Undertake the following works external to the land at no cost to Council:</p> <ul style="list-style-type: none"> a. Design and construct the Giffin Road cul-de-sac extension (internal road) as identified on the approved plans of development in accordance with FNQROC Standards; b. Repair any damage to existing kerb and channel, footway or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drain lines) that may occur during and works carried out in association with the construction of the approved development. <p>All the above works must be designed and constructed in accordance with the FNQROC Development Manual and submitted as part of the Development Permit for Operational Works documentation for the development. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to Council approval of the Plan of Survey.</p> <p>Note: Infrastructure works required by this condition are considered to be non-trunk infrastructure for the purposes of Section 145 of the Planning Act 2016.</p> <p>Internal Access and Road Works</p> <p>13. All streets must be designed and constructed in accordance with Complete Streets (IPWEA) and the FNQROC Development Manual to the satisfaction of the Chief Executive Officer.</p> <p>Sediment and Erosion Control</p> <p>14. Soil and water management measures must be installed / implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the Best Practice Erosion & Sediment Control IECA 2008, Environmental Protection Act 1994 and the FNQROC Development Manual).</p> <p>Lawful Point of Discharge</p> <p>15. All stormwater from the property must be directed to the lawful points of discharge identified in the local drainage study, such that it does not adversely affect surrounding properties or properties downstream from the development to the requirements and satisfaction of the Chief Executive Officer.</p>		

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						<p>Ponding and/or Concentration of Stormwater</p> <p>16. The proposed development is not to create ponding nuisances and/or concentration of stormwater flows to adjoining properties.</p> <p>17. The finished levels of all new lots must have flood immunity to the defined event level, plus any hydraulic grade effect, in accordance with the Planning Scheme.</p> <p>18. The subject land must be drained to the satisfaction of the Chief Executive Officer. In particular,</p> <ul style="list-style-type: none"> a. Drainage infrastructure in accordance with the FNQROC Development Manual. b. The drainage system from the development must incorporate a gross pollutant trap(s) or equivalent measure(s), meeting the following Council specifications for stormwater quality improvement devices, namely: <ul style="list-style-type: none"> i. End-of line stormwater quality improvement devices (SQIDs) shall be of a proprietary design and construction and shall carry manufacturer's performance guarantees as to removal of foreign matter from stormwater and structural adequacy of the unit. ii. The design of the SQIDs shall not compromise the hydraulic performance of the overall drainage system. iii. SQIDs shall be positioned so as to provide appropriate access for maintenance equipment. Vehicular access shall be provided to the hard standing area in the form of a crossover or lay back kerb, constructed in accordance with the provisions of FNQROC Development Manual, and access from the public road reserve to the SQID must remain unrestricted. <p>The above drainage measures should be submitted in conjunction with the application for Operational Works for the development. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer.</p> <p>Electricity and Telecommunications</p> <p>19. The applicant/owner must provide written evidence from the electricity and telecommunication authorities stated that underground services have or will be provided to each lot prior to Council approval of the Plan of Survey. Such evidence from an electricity provider (Ergon Energy) must be in the form of a "Certificate of Supply", or alternatively a receipt for the full payment of the amount detailed under an "Offer of Supply". Such evidence from a telecommunications provider (NBN Co.) must be in the form of a receipt for the full payment of the NBN Co. "Development Application" or alternatively provide Council with a copy of the NBN Co. "Council Letter".</p> <p>Street Lighting</p> <p>20. The following arrangements for the installation of street lighting within the proposed subdivision must be provided prior to Council approval of the Plan of Survey,</p> <ul style="list-style-type: none"> a. Prior to the issue of a Development Permit for Operational Work, a Rate 2 		

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						<p>lighting scheme is to be prepared by Ergon Energy or its approved consultant and submitted to the Chief Executive Officer for approval. The Rate 2 lighting scheme is to be designed in accordance with the relevant Road Lighting Standard AS/NZS 1158 and the FNQROC Development Manual. The applicable lighting category is to be determined from the Road Hierarchy Table D1.1 and the corresponding applicable Lighting Categories Table D8.1 as identified in the FNQROC Development Manual.</p> <p>The design must provide the applicable illumination level specified in the Road Lighting Standard AS/NZS 1158 at the following road elements:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Intersections <input type="checkbox"/> Pedestrian Refuges <input type="checkbox"/> Tee-head <input type="checkbox"/> LATM Devices (Including Roundabouts) <p>LATM Devices are to be shown on the civil layout design, the electrical services and street lighting design must be submitted in accordance with Ergon Energy's latest Distribution Design Drafting Standard.</p> <p>b. The lighting scheme must show light pole locations that align with property boundaries that represent the permitted design spacing and demonstrates no conflicts with stormwater, kerb inlet pits and other service.</p> <p>Landscape Plan</p> <p>21. Undertake landscaping of the site and street frontages of new roads in accordance with FNQROC Development Manual and in accordance with a landscape plan. The landscape plan must be endorsed by the Chief Executive Officer in conjunction with the Development Permit for Operational Work. In particular, the plan must show:</p> <ul style="list-style-type: none"> a. Planting of the road verges with trees, shrubs and grass, using locally endemic species and with regard to any overhead or underground services and lot access/crossover constraints; b. 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 applicant's Landscape Architect / Designer. <p>All the above works must be designed and constructed in accordance with the FNQROC Development Manual. Areas to be landscaped must be established prior to approval and dating of the Plan of Survey and must be maintained for the duration of the on-maintenance period to the satisfaction of the Chief Executive Officer.</p> <p>Storage of Machinery and Plant</p> <p>22. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties to the satisfaction of the Chief Executive Officer.</p>		

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4	13/2/2019 Ordinary Meeting Minutes #5993470		Unity Team Cr Cooper	Change Application (Minor Change Request) – Reconfiguring A Lot (219 Lots, New Road & Park) – Denver Street White Rock – Division 3 C Mariot 8/13/1065 #5762386	5997319	<p>It is recommended that Council approves the Change Application (Minor Change) to the existing Development Permit for Reconfiguring a Lot (219 Lots, New Road & Park) (Council Ref: 8/13/1065/#5540255), over land located at Denver Street, White Rock, on land formally described as Lot 105NR3078, subject to the following:</p> <p>1. The APPROVED DRAWING AND DOCUMENTS table is amended as follows:</p> <p>APPROVED DRAWING(S) AND / OR DOCUMENT(S) The term ‘approved drawing(s) and / or document(s)’ or other similar expressions means:</p> <table border="1" data-bbox="1397 636 2401 1398"> <thead> <tr> <th>Drawing or Document Title</th> <th>Reference Plan Number</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Proposed Reconfiguration Denver Street, White Rock, Lots 1-226 and 901-905 Cancelling Lot 105 on NR3078</td> <td>34216/016 Revision H, prepared by Brazier Motti</td> <td>14 September 2018</td> </tr> <tr> <td>Master Road Layout Plan</td> <td>6641 Sketch 8 Revision 1</td> <td>October 2005</td> </tr> <tr> <td>Master Road Hierarchy Plan</td> <td>CNSP0368-CI-SKT-0001, Revision A</td> <td>3 October 2018</td> </tr> <tr> <td>Master Footpath and Bus Route Layout Plan</td> <td>6641 Sketch 10, Revision 1</td> <td>October 2005</td> </tr> <tr> <td>Local Area Traffic Management (LATM) Master Plan</td> <td>6641 Sketch 11, Revision 1</td> <td>October 2005</td> </tr> <tr> <td>Stormwater Discharge Plan – Option 2</td> <td>6641 Sketch 12B, Revision 1 3</td> <td>January 2007</td> </tr> <tr> <td>Erosion and Sediment Control Strategy Master Plan</td> <td>6641 Sketch 13b, Revision 1</td> <td>October 2005</td> </tr> <tr> <td>Sewer Master Plan – Option 3 Single Pump Station</td> <td>6641, Sketch 15b, Revision 1</td> <td>October 2006</td> </tr> <tr> <td>Water Master Plan</td> <td>6641, Sketch 16, Revision 1</td> <td>October 2005</td> </tr> <tr> <td>Dillon Close Drain Typical Cross Section</td> <td>6641, Sketch 18, Revision 1</td> <td>October 2005</td> </tr> <tr> <td>Typical Barrier Section, Dillon Close Drain</td> <td>6641, Sketch 36, Revision 1</td> <td>April 2007</td> </tr> <tr> <td>Giffin Road Upgrade Options Typical Sections</td> <td>6641, Sketch 37, Revision 1</td> <td>February 2006</td> </tr> </tbody> </table> <p>2. Condition 3 relating to Amendment to Design is amended as follows:</p> <p>Amendment to Design</p> <p>3. The proposed development must be redesigned to accommodate the following changes:</p> <p>a. The construction of a barrier designed by a suitably qualified Engineer along the eastern side of the drainage reserve from Lots 146 and 208 to 219 to Lots 112, 122 to 130 (including road stub) to prevent stormwater over-spilling into any lot abutting the drain.</p> <p>b. The dedication of Drainage areas including:</p> <p>i. The Dillon Close Drain Upgrade area as Council freehold land for town planning purposes (drainage) to Council.</p> <p>c. The surrender of land below the HAT to the State for the purposes as a Reserve for Coastal Management and Beach Protection Purposes;</p>	Drawing or Document Title	Reference Plan Number	Date	Proposed Reconfiguration Denver Street, White Rock, Lots 1-226 and 901-905 Cancelling Lot 105 on NR3078	34216/016 Revision H, prepared by Brazier Motti	14 September 2018	Master Road Layout Plan	6641 Sketch 8 Revision 1	October 2005	Master Road Hierarchy Plan	CNSP0368-CI-SKT-0001, Revision A	3 October 2018	Master Footpath and Bus Route Layout Plan	6641 Sketch 10, Revision 1	October 2005	Local Area Traffic Management (LATM) Master Plan	6641 Sketch 11, Revision 1	October 2005	Stormwater Discharge Plan – Option 2	6641 Sketch 12B, Revision 1 3	January 2007	Erosion and Sediment Control Strategy Master Plan	6641 Sketch 13b, Revision 1	October 2005	Sewer Master Plan – Option 3 Single Pump Station	6641, Sketch 15b, Revision 1	October 2006	Water Master Plan	6641, Sketch 16, Revision 1	October 2005	Dillon Close Drain Typical Cross Section	6641, Sketch 18, Revision 1	October 2005	Typical Barrier Section, Dillon Close Drain	6641, Sketch 36, Revision 1	April 2007	Giffin Road Upgrade Options Typical Sections	6641, Sketch 37, Revision 1	February 2006	13 Feb 2019	Approved by CEO as per officers recommendation
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						<p>d. The establishment of a low-maintenance buffer between the edge of residential development (being fringe residential lots and road) to the line of HAT;</p> <p>A landscape plan must be submitted and the design must have regard to the requirements for future vector control management. Prior to the approval of this particular landscape plan, Council is to be invited to inspect the completed earthwork levels at the fringe of the residential lots and road as soon as practical after completion of such works to provide further advice and comments with respect to the landscape plan. The final details of the landscape plan are to be to the satisfaction of the Chief Executive Officer.</p> <p>e. Undertake hydraulic and hydrological study of the proposed development to evaluate the design in a Q100 storm event with a tail water of 2.75m AHD. The study is to review the drainage gullies, in particular those along the western boundary, for capacity and amendment of the proposed subdivision design accordingly. The study must also consider the need for adequate outlet of groundwater movement under the site;</p> <p>f. Incorporating any works and/or changes required under Condition 17 herein;</p> <p>g. Application of Sewer Master Plan Option 3 only (that is, Options 1 and 2 are excluded) and where Option 3 is amended as follows:</p> <p style="padding-left: 40px;">i. The deletion of the “Lift station” between Lots 15 and 16;</p> <p style="padding-left: 40px;">ii. The single pump station and associated infrastructure (including the infrastructure connecting the pump station to the road) is contained in a separate lot;</p> <p style="padding-left: 40px;">iii. Setback of the Overflow at least ten (10) metres from the existing vegetation in the areas nominated as “Park” and “Mangroves” on the Proposed Reconfiguration Denver Street, White Rock Lots 1-219 and 901-904 Cancelling Lot 105 on NR3078, Plan No 34216/016 or the line of HAT, whichever is the closer;</p> <p style="padding-left: 40px;">iv. Inclusion of an Easement for the purpose of sewerage over the “proposed overflow”;</p> <p style="padding-left: 40px;">v. Certification by provision of a geotechnical report of the suitability of the foundations for the pump station;</p> <p>h. The width of the road reserve shall be 13.5m along the periphery of Stage 2 and have a minimum 4.5m verge and 2.0m wide footpath on the property side, 6.5m carriageway, and 2-2.5m wide reduced verge on the opposite of the road (the park side);</p> <p>i. The extension of Denver St shall have a minimum carriageway width of 10m and built to a minor collector standard as per FNQROC Development Manual.</p> <p>j. Amend all approved plans listed within the approved Drawing(s) and/or Document(s) table to illustrate the revised layout shown on Proposed Reconfiguration Denver Street, White Rock Lots 1-226 and 901-905 Cancelling Lot 105 on NR3078, Plan No 34216/016 F, dated 3 August 2017. This may require the redesign of proposed infrastructure.</p> <p>k. Show proposed Lot 904 as drainage in accordance with Condition 31.</p>		

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					<p>I. Proposed Lot 905 is not an approved lot. Amend the approved plans to remove reference to proposed Lot 905 (balance lot) being created.</p> <p>Details of the above amendments must be indicated on plans submitted and endorsed by the Chief Executive Officer prior to the lodgement of any further Development Permits on the subject land. All works must be carried out in accordance with the approved plans, to the requirement and satisfaction of the Chief Executive Officer, prior to Council's approval of the Plan of Survey.</p> <p>3. Condition 8 relating to Construction Access is amended as follows:</p> <p>Construction Access</p> <p>8. Vehicular access to the site for construction purposes must be provided from Giffin Road or Denver Street. Any common boundaries with area remaining undeveloped within the Conservation Planning Area Zone and the adjoining residential development must be temporarily delineated and fenced off to restrict building access for the duration of construction activity.</p> <p>4. Condition 9 relating to General External Works is amended follows:</p> <p>General External Works</p> <p>9. The Applicant/Owner must at their own cost undertake the following works external to the subject land:</p> <p>a. The extension of Pittsburg Street/Giffin Road (including the construction of footpaths), and upgrading of the intersection of Pittsburgh/Giffin Road including kerb and channel to the extent of frontage of their land in accordance with FNQROC Development Manual where the road is adjacent to the Residential lots on the subject land to connect to the existing road alignment and physical pavement;</p> <p>b. The connection of the proposed extension of Denver Street to the existing Denver Street road alignment and physical pavement;</p> <p>c. Upgrade Giffin Road and Pittsburg Road from Harlequin Street to the entrance of the land in Pittsburg Road in accordance with Option 1 of Black & More Drawing 6641 Sketch 37, Revision 1 dated February 2006, Giffin Road Upgrade Options Typical Sections and the FNQROC Development Manual;</p> <p>d. Construct a footpath generally in accordance with the FNQROC Development Manual Pathways / Bikeways Standard Drawing S1035 Rev B, along Denver Street connecting the footpath identified in the Master Footpath and Bus Route Layout Plan with the existing footpath in Tiffany Street.</p> <p>The external works outlined above require an Engineering Works on Roads approval from Council. Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size must be endorsed by the Chief Executive Officer prior to commencement of such works. Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey, whichever occurs first.</p> <p>All the above works must be designed and constructed in accordance with the FNQROC Development Manual and indicated in any application for Development</p>		

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						<p>Permit for Operational Works. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer.</p> <p>Infrastructure works required by this condition are considered to be non-trunk infrastructure for the purposes of Section 145 of the Planning Act 2016.</p> <p>OR</p> <p>Should the Applicant/Owner not upgrade Giffin Road in accordance with the above requirements, the Applicant/Owner must upgrade Tiffany and Denver Street in accordance with the recommendations of an approved Traffic Impact Study, subject to the satisfaction of the Chief Executive Officer. Council will seek also seek a voluntary agreement from the Applicant/Owner in relation to costs associated with the external roadworks of Giffin Road on a mutually agreed market value.</p> <p>The Applicant/Owner must submit a Traffic Impact Study undertaken by an appropriately qualified and experience Traffic Engineer (RPEQ) to determine the impacts of the future development on the intersection of Denver Street and Tiffany Street and Council's ultimate road network. The study must be prepared in accordance with Austroads Guidelines, and is to include but not be limited to the following:</p> <ol style="list-style-type: none"> a. The proposed staging of the development and anticipated timing; b. Estimate of proposed traffic generation to / from the site, travel distribution and travel patterns, for each stage of the development; c. Analysis of the intersection of Denver Street and Tiffany Street giving consideration to capacity and safety. The analysis must be based on intersection counts of the existing intersection in the AM and PM peak and consider any expected growth in the catchment external to the development in the 10-year time frame. Consideration should be given to the need for channelised turning lane into the site (SIDRA analysis must be undertaken and electronic files submitted to Council for review); d. Identify the future location of pedestrian footpaths, including kerb ramps; e. Details of ameliorative measures required to mitigate any identified impacts of the development at each stage of development, ensuring any proposed works are compatible with Council's ultimate road network plan (e.g. concept plans of any upgrades required to offset identified impacts must be provided); and f. Recommended measures that could be utilised to restrict vehicle access to Giffin Road for Stage 2 Development (e.g bollards). <p>The Traffic Impact Study must be submitted and endorsed by the Chief Executive Officer prior to the submission of Development Permit for Operational Works for the next stage. The recommendations of the study must be implemented into the design of the lot layout.</p> <p>5. Condition 22 relating to Sewerage Easements is amended as follows:</p> <p>Sewerage Easements</p> <p>22. The applicant/owner must grant in favour of Council easement(s) for sewerage purposes for the Sewerage Easement over the "overflow" through the Park area as nominated in Condition 3(k)(iv) above. The easement documents shall be prepared</p>		

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						<p>by Council's solicitors at the expense of the applicant/owner and must be lodged and registered in the Department of Natural Resources and Water immediately following the Plans of Survey for reconfiguration.</p> <p>Create an easement in favour of Council subject to Council's relevant standard terms document over sewers on non-standard alignments to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement document must be submitted to Council for the approval by Council's solicitors at no cost to Council. The approved easement documents must be submitted prior to the commencement of use or at the same time as submitting the request for plan sealing Building Format Plan, whichever occurs first. The documents must be lodged and registered with the Department of Natural Resources and Mines and Energy in conjunction with the Plan of Survey.</p> <p>6. Condition 30 relating to Haul Routes is amended as follows:</p> <p>30. Haul routes used for transportation of treated soil from the site must only use Giffin Road to the Bruce Highway and return or Denver Street. Transportation of fill to or from the site does not occur:</p> <p style="padding-left: 40px;">a. Within peak traffic times; and</p> <p style="padding-left: 80px;">i. Before 7am or after 6pm Monday to Friday;</p> <p style="padding-left: 80px;">ii. 7am or after 1pm Saturdays; and</p> <p style="padding-left: 80px;">iii. On Sundays or Public Holidays,</p> <p>7. A new condition, Condition 33 relating to Water and Sewerage Master Plan is added as follows:</p> <p>33. An updated Water Supply and Sewerage Master Plan accompanied by supporting calculations must be provided which demonstrates how the development can be serviced at the least whole of life cost. The Water Supply and Sewerage Master Plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.</p> <p>8. A new condition, Condition 34 relating to Street Lighting is added as follows:</p> <p>Street Lighting</p> <p>34. The following arrangements for the installation of street lighting internal to the development and any upgrades required for Denver Street (intersection with Tiffany Street) must be provided prior to Council approval of the Plan of Survey for each stage,</p> <p style="padding-left: 40px;">a. Prior to the issue of a Development Permit for Operational Work, a Rate 2 lighting scheme is to be prepared by Ergon Energy or its approved consultant and submitted to the Chief Executive Officer for approval. The Rate 2 lighting scheme is to be designed in accordance with the relevant Road Lighting Standard AS/NZS 1158 and the FNQROC Development Manual. The applicable lighting category is to be determined from the Road Hierarchy Table D1.1 and the corresponding applicable Lighting Categories Table D8.1 as identified in the FNQROC Development Manual.</p> <p>The design must provide the applicable illumination level specified in the Road Lighting Standard AS/NZS 1158 at the following road elements:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Intersections</p> <p style="padding-left: 40px;"><input type="checkbox"/> Pedestrian Refuges</p>		

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					<input type="checkbox"/> Tee-head <input type="checkbox"/> LATM Devices (Including Roundabouts) LATM Devices are to be shown on the civil layout design, the electrical services and street lighting design must be submitted in accordance with Ergon Energy's latest Distribution Design Drafting Standard. b. The lighting scheme must show light pole locations that align with property boundaries that represent the permitted design spacing and demonstrates no conflicts with stormwater, kerb inlet pits and other service. 9. A new Advice Note 8 is added as follows: 8. Should the Applicant/Owner not upgrade Giffin Road in accordance with requirements of the conditions of approval. The Applicant/Owner must upgrade Tiffany and Denver Street in accordance with the recommendations of an approved Traffic Impact Study, to the satisfaction of the Chief Executive Officer. Council will seek a voluntary agreement from the Applicant/Owner in relation to costs associated with the external roadworks of Giffin Road on a mutually agreed market valuation. 10. All other Conditions, Approved Plans and Advice Notes of the approval remain unchanged.		
13/2/2019 Ordinary Meeting Minutes #5993470		Unity Team Cr Cooper	Finalisation of P&E Court Appeal 250 Of 2018 – Paradise Outdoor Advertising V Cairns Regional Council – Operational Works (Illuminated Advertising Device) – 63-63c Abbott Street Cairns City – Division 5 P Cohen 8/10/533 #5987000	5997328	It is recommended that Council notes the finalisation of Planning and Environment Court Appeal 250 of 2018 by way of Court Consent Order attached as Appendix 1.	13 Feb 2019	Approved by CEO as per officers recommendation
13/2/2019 Ordinary Meeting Minutes #5993470		Unity Team Cr Cooper Cr James	Contractual Matter – Register of Prequalified Suppliers 2656 – Trade Services and Supplies Julia Deleyev 63/1/160-01 #5971414	5997353	It is recommended that Council: 1. Awards Register of Prequalified Suppliers (ROPS) 2656 – Trade Services and Suppliers to the list of Suppliers in Attachment 1, for a period of two years commencing 1 March 2019, with an extension option of up to 12 months available at Council's discretion. 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 this contractual arrangement, subject to Council's normal procurement policies and practices.	13 Feb 2019	Approved by CEO as per officers recommendation
13/2/2019 Ordinary Meeting Minutes #5993470	Cr Schilling	Unity Team	Contractual Matter – Project Launch Approval and Contract 55280 Award for Construction of New Club Amenities Building Alley Park Gordonvale Pc18032 Wayne Dagleish 63/1/179 #5954831	5997357	It is recommended that Council: 1. Approves the construction of the New Club Amenities Building Alley Park Gordonvale project with an overall Project Launch Budget of \$1,688,500 excluding GST and an approved the end date of 31 December 2019. 2. Awards Contract 55280 – Construction of New Club Amenities Building to Osborne Construction Solutions Pty Ltd for an amount of \$1,206,100 excluding GST. 3. 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	13 Feb 2019	Approved by CEO as per officers recommendation

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					associated with or in relation to this project, subject to Council's normal procurement policies and practices.																				
8 13/2/2019 Ordinary Meeting Minutes #5993470		Unity Team	Prejudicial Matter – Local Community Events Grants 2019 – Application Grant Round 10 Nicole Griffiths 10/1/12 #5968500	5997362	It is recommended that Council: 3. Supports the application received from the Cairns Golf Club for the Cairns Open Festival component; and 5. 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.	13 Feb 2019	Approved by CEO as per officers recommendation																		
9 27/2/2019 NO ITEMS DELEGATED TO THE CEO																									
10 13/3/2019 Ordinary meeting Minutes #6018018		Unity Team	Development Permit – Reconfiguring A Lot (1 Lot Into 5 Lots And Access Easement) – 5 Duffy Street, Freshwater, Lot 1 RP 707237 – Division 6 C Mariot 8/13/1572 #5851055	6021661	It is recommended: A. That Council approve the Development Application for Reconfiguring a Lot (1 Lot into 5 Lots and Access Easement) over land located at 5 Duffy Street, Freshwater, on land described as Lot 1 RP707237, subject to following: APPROVED DRAWING(S) AND / OR DOCUMENT(S) The term 'approved drawing(s) and / or document(s)' or other similar expressions means: <table border="1" data-bbox="1397 1142 2407 1581"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Proposed Reconfiguration Lots 1-5 & Easements Cancelling Lot 1 RP707237</td> <td>34300/004 Revision B, prepared by Brazier Motti</td> <td>24 July 2018</td> </tr> <tr> <td>Proposed Building Envelope Plan Lots 1 -5 & Access Easement, Cancelling Lot 1 RP707237</td> <td>34300/005 Revision D, prepared by Brazier Motti</td> <td>17 January 2019</td> </tr> <tr> <td>Proposed Building Envelope Plan</td> <td>34300/006 Revision A, prepared by Brazier Motti</td> <td>26 February 2019</td> </tr> <tr> <td>Driveway Longitudinal & Cross Sections</td> <td>180021 SK1 Rev P1, prepared by Rodgers Consulting Engineers</td> <td>4 April 2018</td> </tr> <tr> <td>Geotechnical Investigation</td> <td>Report No. GT18-467-001R Revision 1, prepared by ETS Geotechnical</td> <td>December 2018</td> </tr> </tbody> </table> Assessment Manager Conditions 1. This approval, granted under the provisions of the Planning Act 2016 shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of Section 85 of the Planning Act 2016. 2. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with, a. The specifications, facts and circumstances as set out in the application submitted to Council; and b. The following conditions of approval and the requirements of Council's	Drawing or Document	Reference	Date	Proposed Reconfiguration Lots 1-5 & Easements Cancelling Lot 1 RP707237	34300/004 Revision B, prepared by Brazier Motti	24 July 2018	Proposed Building Envelope Plan Lots 1 -5 & Access Easement, Cancelling Lot 1 RP707237	34300/005 Revision D, prepared by Brazier Motti	17 January 2019	Proposed Building Envelope Plan	34300/006 Revision A, prepared by Brazier Motti	26 February 2019	Driveway Longitudinal & Cross Sections	180021 SK1 Rev P1, prepared by Rodgers Consulting Engineers	4 April 2018	Geotechnical Investigation	Report No. GT18-467-001R Revision 1, prepared by ETS Geotechnical	December 2018	13 March 2019	Approved by CEO as per officers recommendation
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					<p>Planning Scheme and the FNQROC Development Manual.</p> <p>Except where modified by these conditions of approval.</p> <p>Timing of Effect</p> <p>3. The conditions of the Development Permit must be effected prior to Council approval of the Plan of Survey, except where specified otherwise in these conditions of approval.</p> <p>Operational Work</p> <p>4. Development Approval for Operational Work is required for civil works including, but not limited to the internal driveway, water, sewerage, drainage works, vegetation removal and landscape works associated with the development. All such works must be completed to the satisfaction of the Chief Executive Officer prior to Council approval of the Plan of Survey.</p> <p>Building Envelope Plan</p> <p>5. The applicant / owner must submit an amended Building Envelope Plan incorporating the following notations:</p> <ul style="list-style-type: none"> a. Remove the proposed building envelope for Lot 1, 2 & 3; b. The location of bin pads as required by Condition 11. A notation must be included that identifies each lot has been provided with a dedicated hardstand area for use on collection days for storage of general waste and recycling bins; and c. Include a notation that identifies each lot must accommodate on-site carparking structured in a way that enables vehicles to enter and exit in a forward direction. <p>The revised plan must be submitted to and endorsed by the Chief Executive Officer prior to the issue of the first Development Permit for Operational Work.</p> <p>The boundary of building envelopes must be delineated on-site with marker pegs. Each Building Envelope must be pegged prior to Council approval of the Plan of Survey.</p> <p>The Applicant / Owner must acknowledge in writing that all potential purchasers will be advised of the approved building envelope and the requirement to comply with the building envelopes as nominated on the approved plans.</p> <p>Demolish Structures</p> <p>6. Prior to Council approval of the Plan of Survey, demolish and/or relocate the existing Dwelling House, including disused services and utilities to be wholly contained within a single allotment.</p> <p>Driveway Design</p> <p>7. Submit for approval detailed design drawings of the driveway including long sections, cross sections and plans showing the full extent of works, including the proposed batter heights and drainage. Any proposed surface treatments, barriers or other safety features are to be documented on the proposal plans. No driveway works</p>		

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					<p>(other than landscaping) shall occur within 2m of the side boundary (east) of Lot 4 & 5 as identified on the approved plans of development.</p> <p>All the above works must be designed and constructed in accordance with the FNQROC Development Manual and submitted as part of the Development Permit for Operational Work. All works must be carried out prior to Council approval of the Plan of Survey.</p> <p>Access to Lots</p> <p>8. Construct a concrete driveway (or other approved surface) extending from the back of the kerb for the full length of the access handle of Lot 1-5 as shown on the approved plans of development. Construction of the concrete driveway must be carried out generally in accordance with FNQROC Development Manual Standard Drawing S1110E (as attached) or as approved as part of a Development Permit for Operational Works. All works must be carried out to the requirements and satisfaction of the Chief Executive Officer prior to Council approval of the Plan of Survey.</p> <p>9. Create a reciprocal access and services easement to all lots as identified on the approved plans of development, to the requirements and satisfaction of the Chief Executive Officer. The approved easement documents must be submitted at the same time as seeking approval for the Plan of Survey and must be lodged and registered with the Department of Natural Resources, Mines and Energy (DNRME) in conjunction with the Plan of Survey.</p> <p>10. Access to Lot 1-5 is restricted to the reciprocal access and services easement from Duffy Street only.</p> <p>Note: A rates notation will be attached to all lots to this effect.</p> <p>External Works</p> <p>11. Undertake the following works external to the land at no cost to Council:</p> <ul style="list-style-type: none"> a. Provide a residential concrete crossover(s) and apron(s) generally in accordance with the FNQROC Development Manual Standard Drawing S1015D (as attached). The crossover aprons must not encroach onto adjoining property boundaries; b. Repair any damage to existing kerb and channel or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drain lines) that may occur during and works carried out in association with the construction of the approved development; and c. Provide hardstand areas for ten (10) refuse bins associated with Lots 1-5 in a location easily accessible and serviced by a standard refuse collection vehicle. The hardstand area is to be a concrete stencilled pattern, or as otherwise agreed to by Council in order to clearly delineate the area. <p>All the above works must be designed and constructed in accordance with the FNQROC Development Manual and submitted as part of the Development Permit for Operational Work. All works must be carried out prior to Council approval of the Plan of Survey.</p> <p>Note: Infrastructure works required by this condition are considered to be non-trunk infrastructure for the purposes of Section 145 of the Planning Act 2016.</p>		

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					<p>Service Conduits</p> <p>12. Install service conduits (power & telecommunications) with associated access pits for the entire length of the access handle as shown on the approved plan of development. All works must be carried out to the requirements and satisfaction of the Chief Executive Officer prior to Council approval of the Plan of Survey.</p> <p>Geotechnical Report</p> <p>13. All construction works associated with the development, specifically in relation to Lot 4 & 5 must be in accordance with the facts and findings of the Geotechnical Investigation Report, Report No. GT18-467-001 Revision 1, prepared by ETS Geotechnical.</p> <p>Batter Treatment</p> <p>14. Where it is proposed to incorporate batters and/or retaining walls into the development, such batters and/or retaining walls must be designed and constructed in accordance with the requirements of the FNQROC Development Manual and Council's Planning Scheme requirements. Details of all batters and/or retaining walls are to be included in the relevant Operational Work application to be submitted to and approved by Council.</p> <p>Landscaping Plan</p> <p>15. Submit for approval a detailed Landscape Plan prepared by suitably qualified and experienced Landscape Designer or Landscape Architect. The plan must demonstrate how the proposed plant species and their locations will provide screening to the neighbouring properties and ensure slope stability. The Detailed Landscape Plan must identify the following:</p> <ul style="list-style-type: none"> a. Existing vegetation proposed to be removed; b. Proposed planting layout and planting schedule, including species, quantity and container size; c. Restoration works are required within all areas disturbed as a result of clearing vegetation to facilitate the construction of the access driveway and installation of services; d. Plant species must be established to ensure screening along the eastern boundary from the neighbouring properties; e. Landscaping along the driveway where possible; f. Planting of all exposed batters in accordance with the recommendations of the Geotechnical Report. It is recommended jute mesh is implemented within the works, to ensure slope stability while the plants establish; g. Plant species endemic to the remnant Regional Ecosystem 7.11.1. Recommended species include Acacia spp., Ficus spp., Schefflera actinophylla., Chionanthus ramiflorus and Archontophoenix alexandrae; h. Species must not be declared or environmental weeds listed within the Cairns Regional Council Pest Management Plan 2015-2018; i. Specifications for watering, planting, mulching, soil amendments and 		

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					<p>maintenance; and</p> <p>j. 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 applicant's Landscape Architect/Designer.</p> <p>All works must be carried out to the requirements and satisfaction of FNQROC and the Chief Executive Officer, with details provided within the Operational Work Application. Areas to be landscaped must be established prior to approval and dating of the Plan of Survey and must be maintained for the duration of the on-maintenance period to the satisfaction of the Chief Executive Officer.</p> <p>At the time of landscaping completion, Council's Environmental Officer, Development Services Team must be advised in writing (Engineering_Admin@cairns.qld.gov.au) to commence a 13 week landscaping establishment period.</p> <p>Lawful Point of Discharge</p> <p>16. All stormwater from the property must be directed to the lawful point of discharge, being Duffy Street such that it does not adversely affect surrounding properties or properties downstream from the development to the requirements and satisfaction of the Chief Executive Officer.</p> <p>Ponding and/or Concentration of Stormwater</p> <p>17. The proposed development must not create ponding nuisances and/or concentration of stormwater flows to adjoining properties.</p> <p>Plan of Drainage Works</p> <p>18. The subject land must be drained to the satisfaction of the Chief Executive Officer. In particular:</p> <p>a. Drainage infrastructure must be designed and installed in accordance with the requirements of the FNQROC Development Manual;</p> <p>b. Where practical, the development must be drained to the road frontage or drainage easements and discharged to the existing drainage system via stormwater quantity device(s); and</p> <p>c. The drainage system for the development must be designed in an integrated and holistic manner to minimise the number of kerb outlets from the development;</p> <p>d. The drainage design must achieve a no worsening impact on downstream properties.</p> <p>Details of the design of the proposed drainage system for the development must be submitted as part of the Development Permit for Operational Works documentation for the development. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to Council approval of the Plan of Survey.</p> <p>Drainage Easement</p> <p>19. Create a private drainage easement with a minimum width of 3m or 1% AEP flow width, whichever is greater. The easement must be in the location as shown on the</p>		

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						<p>approved plans in accordance with the requirements and satisfaction of the Chief Executive Officer. The approved easement document must be lodged and registered with the Department of Natural Resources, Mines and Energy (DNRME) in conjunction with the Plan of Survey.</p> <p>Existing Services</p> <p>20. Written confirmation of the location of existing services (water, electricity and telecommunications) for the land must be provided. In any instance where existing services are contained within another lot, the following applies, either:</p> <ul style="list-style-type: none"> a. Relocate the services to comply with this requirement; or b. Arrange registration of necessary easements over services located within another lot prior to, or in conjunction with, the lodgement of the plan sealing application. <p>Water Supply and Sewerage Works Internal</p> <p>21. Undertake the following water supply and sewerage works internal to the subject land:</p> <ul style="list-style-type: none"> a. Provide a single internal sewer connection to each lot in accordance with FNQROC Development Manual; b. Extend the water mains such that each allotment can be provided with a water service connection to the lot frontage; c. Provide easement having a nominal width of 3m over sewers which are on a non-standard alignment; and d. Where a privately owned water pump is required in order that minimum pressure can be provided at the house pads, any pump required must be located within the property it serves and be supplied, installed and maintained at the lot owners expense. Note: A rates notation will be attached to all lots to this effect. <p>All the above works must be designed and constructed in accordance with the FNQROC Development Manual and submitted as part of the Development Permit for Operational Works. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to Council approval of the Plan of Survey.</p> <p>Sewer Easement</p> <p>22. Create an easement in favour of Council over sewers on non-standard alignments to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement document must be submitted to Council for the approval by Council's solicitors at no cost to Council. The approved easement document must be submitted at the same time as seeking compliance assessment of the Plan of Survey and must be lodged and registered with the Department of Natural Resources, Mines and Energy (DNRME) in conjunction with the Plan of Survey.</p> <p>Inspection of Sewers</p> <p>23. CCTV inspections of all constructed sewers must be undertaken. An assessment of the CCTV records must be undertaken by the developer's consultant and a report along with the footage submitted to Council for approval. Identified defects are to be</p>		

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						<p>rectified to the satisfaction of the Chief Executive Officer at no cost to Council prior to Council's approval of the Plan of Survey.</p> <p>Vegetation</p> <p>24. Existing vegetation on the subject land must be retained in all areas except those affected by construction of access driveways and/or installation of services as detailed on the approved plans.</p> <p>Any vegetation clearing for Lot 4 & 5 requires an Operational Work Approval. Where it is proposed to remove vegetation as part of the subdivision works, a suitably qualified project Arborist must undertake an assessment of the existing trees to be retained and protected within Lot 4 & 5.</p> <p>25. Council's Development Assessment Branch must be notified two (2) days prior to the proposed date of commencement of any approved vegetation clearing to facilitate community awareness of such works.</p> <p>26. Where pruning of trees is required to be undertaken, such pruning works shall be carried out by a suitable qualified person in accordance with the requirements of Australian Standard for the Pruning of Amenity Trees AS 4373.</p> <p>Wildlife</p> <p>27. Prior to the clearing of vegetation, authorised by a Development Permit for Operational Works, an inspection must be undertaken to determine the possible presence of native wildlife and particular animal breeding places by a suitably qualified and experienced professional.</p> <p>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 tree and/or vegetation as per the requirements of Section. 332 of the Nature Conservation (Wildlife Management) Regulation 2006. The Department of Environment & Science (DES) must be contacted if native wildlife is found to be present.</p> <p>Sediment and Erosion Control</p> <p>28. Soil and water management measures must be installed / implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the Environmental Protection Act 1994 and the FNQROC Development Manual and Best Practice Erosion and Sediment Control – IECA).</p> <p>Electricity and Telecommunications</p> <p>29. The applicant/owner must provide written evidence from the electricity and telecommunication authorities stating that underground services will be provided to each lot for the full length of the access handle prior to Council approval of the Plan of Survey.</p> <p>The method of electrical supply to each lot must occur via a mains service connection located at the frontage of the site, adjacent to the driveway, with each lot serviced via an underground connection from the main connection point at the frontage.</p> <p>Such evidence from an electricity provider (Ergon Energy) must be in the form of a "Certificate of Supply", or alternatively a receipt for the full payment of the amount</p>		

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					<p>detailed under an “Offer of Supply”.</p> <p>Such evidence from a telecommunications provider (NBN Co.) must be in the form of a receipt for the full payment of the NBN Co. “Development Application” or alternatively provide Council with a copy of the NBN Co. “Council Letter”.</p> <p>NB: In this instance Council would accept, subject to the agreement of the electricity provider, a main service connection in the form of an overhead connection from the existing pole at the frontage of the site to a property pole located in accordance with the requirements of this condition.</p> <p>30. If the electrical load of the development requires a supply upgrade by Ergon Energy provision must be made for a padmount transformer on site. A pole mount transformer would not be acceptable to Council. Where Ergon Energy requires the installation of a substation to augment their network, a pad mount type is to be incorporated within the development and positioned so that it does not detract from the appearance of the streetscape and must be clear of footpath areas. Details of the electrical substation positioning must be endorsed by the Chief Executive Officer prior to Council approval of the Plan of Survey.</p> <p>Damage to Council Infrastructure</p> <p>31. In the event that any part of Council's existing infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to; mobilisation of heavy construction equipment, stripping and grubbing, the applicant/owner must notify Cairns Regional Council immediately of the affected infrastructure and have it repaired or replaced at the developers/owners/builders cost, prior to Council approval of the Plan of Survey.</p> <p>Stockpiling and Transportation of Fill Material</p> <p>32. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of works. Transportation of fill or spoil to and from the property must not occur within:</p> <ul style="list-style-type: none"> a. peak traffic times; or b. before 6.30am or after 6.30pm Monday to Saturday; or c. on Sundays or Public Holidays. <p>Storage of Machinery and Plant</p> <p>33. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties to the satisfaction of the Chief Executive Officer.</p> <p>B. That Council notes the following unique Rates Notations are to apply to the property file for the identified lots:</p> <p>Building Envelope – Lot 4 & 5</p> <p>1. An approved Building Envelope exists for this lot. Any future Dwelling House must be wholly contained within the building envelope and comply with the building envelope notations as identified on the approved plans, otherwise subject to approval by Council.</p> <p>Geotechnical Report – Lot 4 & 5</p>		

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					<p>2. All construction works associated with the development for this lot must be in accordance with the facts and findings of the Geotechnical Investigation Report, Report No. GT18-467-001 Revision 1, prepared by ETS Geotechnical.</p> <p>The Geotechnical Report recommendations identify that the type of building construction for this lot is restricted to lightweight structures of timber or similar construction (e.g. pole homes) to limit surcharge loadings on slopes.</p> <p>A copy of the Geotechnical Report can be obtained from Council's Planning Department.</p> <p>Access Restriction – Lot 1</p> <p>3. Access to this lot is restricted to the reciprocal access and services easement from Duffy Street only.</p> <p>Carparking - All Lots</p> <p>4. Any future Dwelling House on this lot must accommodate vehicle turning movements to enable residents to enter and exit the lot in a forward direction at all times.</p> <p>Refuse Storage – All Lots</p> <p>5. This lot has been provided with a dedicated hardstand area for use on collection days for the storage of general waste and recycling bins whilst awaiting collection.</p> <p>Privately owned water Pump – Lot 5</p> <p>6. Where a privately owned water pump has been installed for this lot to achieve minimum water pressure, the pump is installed and maintained at the lot owners expense.</p> <p>ADVICE</p> <p>1. 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> <p>2. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.</p> <p>Infrastructure Charges Notice</p> <p>3. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Infrastructure Charges Notice. 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 Planning Act 2016 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 be</p>		

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						<p>different at the time of payment. Please contact the Planning Approvals Team at council for review of the charge amount prior to payment. The time when payment is due is contained in the Infrastructure Charges Notice.</p> <p>4. Council will be implementing “smart” meters during the currency of this development. The Plumbing contractor must confirm with Council, at the time of making a Development Application for Plumbing Works, what they type of water meter should be installed.</p>		