

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																								
1 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 1L 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 <i>Planning Act 2016</i>, shall lapse on 15 March 2030, in accordance with the provisions of Sections 85 – 88 of the <i>Planning Act 2016</i>.</u></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><u>24.</u> Carry out the approved development generally in accordance with the approved document(s), and in accordance with:</p> <ul 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 the Botanica Development Code, Council’s Planning Scheme and the FNQROC Development Manual. <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> <ul style="list-style-type: none"> a. Land under body corporate contains all areas of private roads, buildings and structures that would be used by residents of the Botanica development; 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; c. Road reserve accommodates trunk infrastructure and public car parking facility adjacent to the Caravonica State Primary School; d. Easements to accommodate any encumbrance over private or body corporate land. <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 <u>by the Chief Executive Officer</u> 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> <ul style="list-style-type: none"> 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; 		

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						<ul style="list-style-type: none"> b. Internal road network, considering form, function and layout of development within each precinct and the carrying capacity of each road; 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 is to be submitted and endorsed prior to the issue of a the first related development permit for operational works.</u></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 		

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						<p>Tree Drive the lighting category of Fig Tree Drive between Cairns Western Arterial Road and the roundabout must be upgraded to Category V5;</p> <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>		

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						<ul style="list-style-type: none"> a. The contributing catchment boundaries; 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</u> 		

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						<p>establishment by prior agreement with Council);</p> <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 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.</p> <p>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:</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><u>1442.</u> 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 <u>Reconfiguring a Lot within the relevant precinct.</u></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><u>15. 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="1329 491 2415 957"> <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>1</u>2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council Officers, prior to commencement of works. <u>2</u>3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. 	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>34. Supporting documentation outlining the required information for the Dewatering Report is attached to this Development Approval. Further information can be obtained from Council's 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>	13 Feb 2019	Approved by CEO as per officers recommendation

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						<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" data-bbox="1418 464 2424 871"> <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</p>		

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						<p>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>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</p>		

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						<p>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>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>		

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						<p>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> <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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						<p>CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS</p> <table border="1" data-bbox="1418 493 2421 697"> <thead> <tr> <th>Concurrence Agency</th> <th>Concurrence Agency Reference</th> <th>Date</th> <th>Council Electronic Reference</th> </tr> </thead> <tbody> <tr> <td>Department of State Development, Manufacturing, Infrastructure and Planning</td> <td>1805-5593SRA</td> <td>6 November 2018</td> <td>#5922700</td> </tr> </tbody> </table> <p>Refer to Appendix: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).</p> <p>ADVICE</p> <ol style="list-style-type: none"> Powerlink has given advice to the application, as attached in Appendix 2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council Officers, prior to commencement of works. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. <p>Infrastructure Charges Notice</p> <ol style="list-style-type: none"> 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>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 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> <ol style="list-style-type: none"> 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. For information relating to the Planning Act 2016 log on to www.dilgp.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au. 	Concurrence Agency	Concurrence Agency Reference	Date	Council Electronic Reference	Department of State Development, Manufacturing, Infrastructure and Planning	1805-5593SRA	6 November 2018	#5922700		
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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"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> <tr> <th>Title</th> <th>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>	Drawing or Document	Reference	Date	Title	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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						<ul style="list-style-type: none"> c. The surrender of land below the HAT to the State for the purposes as a Reserve for Coastal Management and Beach Protection Purposes; 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; 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. 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; f. Incorporating any works and/or changes required under Condition 17 herein; 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: <ul style="list-style-type: none"> i. The deletion of the “Lift station” between Lots 15 and 16; ii. The single pump station and associated infrastructure (including the infrastructure connecting the pump station to the road) is contained in a separate lot; 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; iv. Inclusion of an Easement for the purpose of sewerage over the “proposed overflow”; v. Certification by provision of a geotechnical report of the suitability of the foundations for the pump station; 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); 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. 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. 		

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						<p>k. Show proposed Lot 904 as drainage in accordance with Condition 31.</p> <p>l. 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>		

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						<p>All the above works must be designed and constructed in accordance with the FNQROC Development Manual and indicated in any application for 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.</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> <ol style="list-style-type: none"> 5. Condition 22 relating to Sewerage Easements is amended as follows: Sewerage Easements 22. The applicant/owner must grant in favour of Council easement(s) for sewerage 		

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						<p>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 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> <ul style="list-style-type: none"> a. Within peak traffic times; and <ul style="list-style-type: none"> i. Before 7am or after 6pm Monday to Friday; ii. 7am or after 1pm Saturdays; and iii. On Sundays or Public Holidays, <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> <ul style="list-style-type: none"> 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>The design must provide the applicable illumination level specified in the Road Lighting Standard AS/NZS 1158 at the following road elements:</p>		

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					<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>9. A new Advice Note 8 is added as follows:</p> <p>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.</p> <p>10. All other Conditions, Approved Plans and Advice Notes of the approval remain unchanged.</p>		
5 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
6 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: <ol style="list-style-type: none"> 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
7 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	5997357	It is recommended that Council: <ol style="list-style-type: none"> 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. 	13 Feb 2019	Approved by CEO as per officers recommendation

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			Wayne Dagleish 63/1/179 #5954831		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 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																		
27/2/2019 NO ITEMS DELEGATED TO THE CEO																									
9 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"> <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,	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>a. The specifications, facts and circumstances as set out in the application submitted to Council; and</p> <p>b. The following conditions of approval and the requirements of Council's 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> <p>a. Remove the proposed building envelope for Lot 1, 2 & 3;</p> <p>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</p> <p>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> <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>		

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						<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 (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> <ol 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>		

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						<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>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> <p>a. Existing vegetation proposed to be removed;</p> <p>b. Proposed planting layout and planting schedule, including species, quantity and container size;</p> <p>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;</p> <p>d. Plant species must be established to ensure screening along the eastern boundary from the neighbouring properties;</p> <p>e. Landscaping along the driveway where possible;</p> <p>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;</p> <p>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 alexandreae;</p>		

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						<p>h. Species must not be declared or environmental weeds listed within the Cairns Regional Council Pest Management Plan 2015-2018;</p> <p>i. Specifications for watering, planting, mulching, soil amendments and 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>		

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						<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 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>		

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						<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 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>		

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						<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 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>		

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						<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> <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>		

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						<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 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>		
	27/3/2019 NO ITEMS DELEGATED TO THE CEO							
10	10/4/2019 Ordinary Meeting #6044499		Unity Team Cr Cooper Cr James	Contractual Matter - Project Launch Approval – PCS10411 - Contract 75489 – Construction Of Sewage Pump Station S1 Upgrade SK:PT 63/6/61 #5967577	6046558	<ol style="list-style-type: none"> Approves the award of Contract 75489 - Construction of Sewage Pump Station S1 Upgrade to Koppen Developments Pty Ltd for the total lump sum of \$1,334,064.25 excluding GST; Approves the Project Launch Approval for project PCS10411 as listed in the report with a Project Launch Budget (PLB) of \$2,000,099 and an Approved End Date (AED) of 18 September 2019; and Delegates authority to the CEO in accordance with the Local Government Act to enter into contracts, finalise and negotiate any and all matters relating to these projects subject to normal procurement practices and policies. 	10 April 2019	Approved by CEO as per officers recommendation
11	10/4/2019 Ordinary Meeting #6044499		Unity Team Cr Cooper Cr James	Contractual Matter - Project Launch Approval – PCW14503 – Contract 75552 – Construction of Yorkeys Knob 375DN Water Main SK:JW 24/20/196 #6022793	6046563	<ol style="list-style-type: none"> Approves the award of Contract 75552 - Construction of Yorkeys Knob DN375 Water Main to Northern Civil Earthworks Pty Ltd for the total lump sum of \$1,352,387.50 excluding GST; Approves the Project Launch Approval for project PCW14503 as listed in the report with a Project Launch Budget (PLB) of \$2,075,084 and an Approved End Date (AED) of 31 December 2019; and Delegates authority to the CEO in accordance with the Local Government Act to enter into contracts, finalise and negotiate any and all matters relating to these projects subject to normal procurement practices and policies. 	10 April 2019	Approved by CEO as per officers recommendation
12	24/4/2019 Ordinary Meeting #6054692		Unity Team Cr Olds	Request for Council to Make a Temporary Local Planning Instrument for Paradise Palms Golf Course – 4L Captain Cook Highway, Kewarra Beach – Division 9 Nicole Tsakissiris / Claire Anderson 8/30/277-01 #6046009	6057744	<p>A. That Council resolves not to commence preparation of a Temporary Local Planning Instrument (TLPI) over the land known as the Paradise Palms Golf Course – 4L Captain Cook Highway, Kewarra Beach, formally described as Lot 4 on SP285555, for the following reasons:</p> <ol style="list-style-type: none"> The request as submitted is not considered to meet Section 23(1) of the Planning Act 2016 for the making of a TLPI; The request does not provide sufficient information to demonstrate the significant risk of serious adverse cultural, economic, environmental or social conditions happening in the local government area. In particular, the request does not provide any relevant background studies or reports to support and substantiate the statements in the 	26 April 2019	Approved by CEO as per officers recommendation

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						<p>request;</p> <p>3. Whilst the site is included in the Agricultural Land Classification Classes A and B as per the State Planning Policy (SPP) 2017, the inclusion of the site within the Rural Zone is not considered to be an appropriate outcome for the site, or the existing residential development surrounding the site;</p> <p>4. The inclusion of land within the Rural Zone would result in conflicts with other relevant components of the State Planning Policy 2017 (SPP) such as the liveable communities and agriculture State interests, and further conflicts with the Far North Queensland (FNQ) Regional Plan 2009 – 2031 and CairnsPlan 2016 v1.3;</p> <p>5. A TLPI is bound by the same planning law principles and cannot “prohibit” development. As such, a TLPI that attempts to achieve a moratorium on development cannot be achieved; and</p> <p>6. The most appropriate process to consider any future redevelopment of the site is for such a proposal to be subject to a formal Development Application, assessed against the relevant provisions of the Planning Act 2016, the current Planning Scheme provisions, and Public Notification (where applicable).</p> <p>B. That Council advise the Paradise Palms Residents Association Inc. t/a Save Paradise Palms and the Cairns Combined Beaches Community Association Inc. of the resolution of Council that it will not commence preparation of a TLPI for the land known as the Paradise Palms Golf Course.</p>		
13	24/4/2019 Ordinary Meeting #6054692		Unity Team Cr Zeiger	Contractual Matter - Contract 2686 – Register of Pre-Qualified Suppliers for the Supply of Vehicles, Plant and Machinery Spare Parts, Accessories and Services Julia Deleyev 63/1/190-01 #6044143	6058148	<p>That Council:-</p> <p>1. Awards Register of Prequalified Suppliers (RoPS) 2686 – Supply of Vehicles, Plant and Machinery Spare Parts, Accessories and Services to the list of Suppliers in Attachment 1, for a period of two years commencing 1 May 2019, with an extension option of up to 12 months available at Council’s discretion.</p> <p>2. Delegates authority to the Chief Executive Officer in accordance with the Local Government Act 2009 to enter into contract, negotiate, finalise and execute any and all matters associated with or in relation to this contract subject to Council’s normal procurement policies and practices.</p>	26 April 2019	Approved by CEO as per officers recommendation
14	8/5/2019 Ordinary Meeting #6064715		Unity Team	Request to Extend the Currency Period for Combined Application – Development Permit for Reconfiguring a Lot (1 into 18 Lots, Common Property and Park) and Preliminary Approval (S241) for Material Change of Use (House) on Lots 1-5 and 8-19 (Council Ref: 8/35/99) and Request to Extend the Currency Period for Development Permit for Operational Works (Council Ref: 8/10/284) – Moore Street Trinity Beach – Division 9 C Mariot 8/35/99 #6004667	6067034	<p>A. That the Council approve a Request to Extend the Relevant Period for Development Permit (8/35/99 #5611973) for Reconfiguring a Lot (1 into 18 Lots, Common Property and Park) and Preliminary Approval (s241 Sustainable Planning Act) for Material Change of Use (House) on proposed Lots 1-5 & 8-19 at Moore Street, Trinity Beach, formally described as Lot 10 on RP724040, subject to the following:</p> <p>1. That the currency period be extended until 9 June 2025;</p> <p>2. That Advice Note 1 is deleted to Part A (Development Permit Conditions for Reconfiguring a Lot) as follows:</p> <p>4. This approval, granted under the provisions of the Sustainable Planning Act 2009, shall lapse four (4) years from the day the approval takes effect in accordance with the Section 341 of the Sustainable Planning Act 2009. It is noted a related approval have been obtained in accordance with the provisions the Sustainable Planning Act 2009 and therefore the Reconfiguring a Lot approval is considered to lapse four (4) years from the date the last related approval takes effect which is 09 June 2021.</p> <p>3. That Advice Note 1 is deleted to Part B (Preliminary Approval Conditions for House) as follows:</p>	8 May 2019	Approved by CEO as per officers recommendation

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					<p>1. An extension to the currency period (s87) was granted pursuant to the transitional provisions of Section 285-291 of the Planning Act 2016. Therefore, the Preliminary Approval (s241) – Material Change of Use for House on each of Proposed Lots 1-5 & 8-19 shall lapse on 09 June 2021.</p> <p>4. That in accordance with Section 87(5) of the Planning Act 2016, a copy of the Decision Notice is given to the original Concurrence Agency; and</p> <p>5. All Conditions and Advice Notes remain unchanged.</p> <p>B. That the Council approve a Request to Extend the Relevant Period for Development Permit (8/10/284/#5459617) for Development Permit for Operational Works at Moore Street, Trinity Beach, formally described as Lot 10 on RP724040, subject to the following:</p> <p>1. That the currency period be extended until 9 June 2025; and</p> <p>2. All Conditions and Advice Notes remain unchanged.</p>																																									
15 8/5/2019 Ordinary Meeting #6064715		Unity Team	Development Permit - Material Change of Use for Multiple Dwelling (22 Units) - 191 & 193 Esplanade, 200 Lake Street Cairns North – Division 5 C Mariot 8/7/4452 #6008747	6067036	<p>That Council approves the development application for Material Change of Use for Multiple Dwelling (22 Units) located at 191 & 193 Esplanade, 200 Lake Street CAIRNS NORTH, over land described as Lot 3 RP701242, Lot 4 RP701242 & Lot 30 RP701242, subject to the following:</p> <p>APPROVED DRAWING(S) AND/OR DOCUMENT(S) The term 'approved drawing(s) and/or document(s)' or other similar expression means:</p> <table border="1"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Plan – Basement Level/Ground Level</td> <td>Council Ref: #6007008, prepared by CA Architects</td> <td>February 2019</td> </tr> <tr> <td>Plan – Typical Level 1- 10</td> <td>Council Ref: #6007008, prepared by CA Architects</td> <td>February 2019</td> </tr> <tr> <td>Plan – Level 11/Level 12</td> <td>Council Ref: #6007008, prepared by CA Architects</td> <td>February 2019</td> </tr> <tr> <td>Lake Street Entry View Perspective</td> <td>Council Ref: #6007008, prepared by CA Architects</td> <td>February 2019</td> </tr> <tr> <td>Esplanade Pool Deck View</td> <td>Council Ref: #6007008, prepared by CA Architects</td> <td>February 2019</td> </tr> <tr> <td>North East/South East Elevations</td> <td>Council Ref: #6007008, prepared by CA Architects</td> <td>February 2019</td> </tr> <tr> <td>South West/North West Elevations</td> <td>Council Ref: #6007008, prepared by CA Architects</td> <td>February 2019</td> </tr> <tr> <td>Elevations Vertical Green Analysis</td> <td>Council Ref: #6007008, prepared by CA Architects</td> <td>February 2019</td> </tr> <tr> <td>Section Streetscape</td> <td>Council Ref: #6007008, prepared by CA Architects</td> <td>February 2019</td> </tr> <tr> <td>Esplanade Front and Side View and Lake Street Back View</td> <td>Council Ref: #6007008, prepared by CA Architects</td> <td>February 2019</td> </tr> <tr> <td>Material and Finishes Schedule</td> <td>Council Ref: #6007008, prepared by CA Architects</td> <td>February 2019</td> </tr> <tr> <td>Proposed Landscape Plan</td> <td>Council Ref: #6007008Issue A, Prepared by CA Architects</td> <td>19 February 2019</td> </tr> </tbody> </table>	Drawing or Document	Reference	Date	Plan – Basement Level/Ground Level	Council Ref: #6007008, prepared by CA Architects	February 2019	Plan – Typical Level 1- 10	Council Ref: #6007008, prepared by CA Architects	February 2019	Plan – Level 11/Level 12	Council Ref: #6007008, prepared by CA Architects	February 2019	Lake Street Entry View Perspective	Council Ref: #6007008, prepared by CA Architects	February 2019	Esplanade Pool Deck View	Council Ref: #6007008, prepared by CA Architects	February 2019	North East/South East Elevations	Council Ref: #6007008, prepared by CA Architects	February 2019	South West/North West Elevations	Council Ref: #6007008, prepared by CA Architects	February 2019	Elevations Vertical Green Analysis	Council Ref: #6007008, prepared by CA Architects	February 2019	Section Streetscape	Council Ref: #6007008, prepared by CA Architects	February 2019	Esplanade Front and Side View and Lake Street Back View	Council Ref: #6007008, prepared by CA Architects	February 2019	Material and Finishes Schedule	Council Ref: #6007008, prepared by CA Architects	February 2019	Proposed Landscape Plan	Council Ref: #6007008Issue A, Prepared by CA Architects	19 February 2019	8 May 2019	Approved by CEO as per officers recommendation
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						<table border="1" data-bbox="1329 348 2418 684"> <tr> <td>Proposed Landscape Plan</td> <td>Council Ref: #6007008, Issued A, Prepared by CA Architects</td> <td>19 February 2019</td> </tr> <tr> <td>Plant Palette & Planting Schedule</td> <td>Council Ref: #6007008, Issued A, Prepared by CA Architects</td> <td>19 February 2019</td> </tr> <tr> <td>Podium/Semi Basement Design (West) and (East)</td> <td>DA01, Council Ref: #6058718</td> <td>Submitted 7 March 2019</td> </tr> <tr> <td>Development Application Engineering Report</td> <td>Trinity Engineering and Consulting</td> <td>21 February 2019</td> </tr> </table> <p>Assessment Manager Conditions</p> <ol style="list-style-type: none"> 1. This 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; and 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> <ol style="list-style-type: none"> 3. The conditions of the Development Permit must be effected prior to Commencement of Use, issue of the Certificate of Classification or Council's approval of the Plan of Survey (Building Format Plan), whichever occurs first, except where specified otherwise in these conditions of approval. <p>Notice of Intention to Commence Use</p> <ol style="list-style-type: none"> 4. Prior to commencement of the use on the site, written notice must be given to Council that the development fully complies with the conditions of this Development Permit. The Applicant must return the attached "Notice of Intention to Commence Use" form prior to the commencement of use (Attached at Appendix 2). <p>Amalgamation of Lots</p> <ol style="list-style-type: none"> 5. The Applicant/Owner must amalgamate Lot(s) 3 RP701242, 4 RP701242 & 30 RP701242. The amalgamation must occur in conjunction with the registration of a Building Format Plan or must occur prior to the Commencement of Use, whichever occurs first. <p>Operational Works</p> <ol style="list-style-type: none"> 6. Operational Works approval is required for all on-street works, private and public infrastructure works (water and sewer), earthworks and private landscaping works associated with the development. Approval is required to be obtained prior to the commencement of any works on the site. Such works must be completed to the satisfaction of the Chief Executive Officer prior to Commencement of Use. 	Proposed Landscape Plan	Council Ref: #6007008, Issued A, Prepared by CA Architects	19 February 2019	Plant Palette & Planting Schedule	Council Ref: #6007008, Issued A, Prepared by CA Architects	19 February 2019	Podium/Semi Basement Design (West) and (East)	DA01, Council Ref: #6058718	Submitted 7 March 2019	Development Application Engineering Report	Trinity Engineering and Consulting	21 February 2019		
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						<p>Detailed Plans – Materials, Finishes and Colour Palette</p> <p>7. Prior to the issue of a Development Permit for Building Work, the Applicant/Owner must submit and have approved by Council detailed plans, prepared by a registered Architect or Building Designer for implementation within the development. The detailed plans must illustrate the façade treatment, external materials, and colours of the building, in accordance with the following:</p> <ul style="list-style-type: none"> a. Detailed elevation and façade treatment drawings for the ground, and typical tower floor levels; b. Detailed plans, sections and elevations of materials for the façade including structural elements such as balustrades, screens, windows; c. Provision for servicing and infrastructure, including but not limited to padmount transformers, fire and sprinkler boosters; d. Provide architectural relief and/or a stepped wall on the ground level along the eastern boundary for the extent of the adjoining 'Floriana Apartments' unit building. The wall is to be designed to provide adequate ventilation and light to windows located on the ground floor of the adjoining site and must be rendered; and e. Provide a clearly delineated internal pedestrian pathway and pedestrian link to Lake Street. f. Screening to windows and balconies in accordance with conditions of this development approval. <p>Carry out the building work in accordance with the approved drawings to the satisfaction of the Chief Executive Officer. Submit certification to Council by a registered Architect or Building Designer confirming the building has been constructed in accordance with approved drawings prior to the commencement of use.</p> <p>Certification of Building Height</p> <p>8. Prior to the issue of a Development Permit for Building Work, the Applicant/Owner must demonstrate to Council and the Cairns International Airport that all buildings, structures, plant equipment, lift shafts, aerials, lightning rods, antennae, poles, posts or other obstacles does not penetrate the Cairns International Airport Obstacle Limitation Surface (OLS) over the site.</p> <p>9. Prior to the issue of a Development Permit for Building Work, the Applicant/Owner must provide confirmation to Council and the Cairns International Airport that any encroachments, including during the removal of cranes and other construction plant, into the Operational Airspace (OLS or PANS-OPS) of the Cairns International Airport as a result of construction activities, including but not limited to the use of cranes or other equipment, have been approved by the Civil Aviation Safety Authority (CASA) and Airservices Australia.</p> <p>10. Prior to the issue of a Certificate of Classification for the development, certification from a licensed surveyor that the overall height of the as-constructed roof and any associated structures are in accordance with the material provided in response to Condition 8, pertaining to Building Height must be provided to the Chief Executive Officer.</p> <p>To ensure the final building height is on target, during construction the Applicant/Owner must provide certification from a licensed surveyor that the 'As Constructed' Level 7 height is in accordance with the submitted drawings. Certification must be provided to the Chief</p>		

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						<p>Executive Officer and the Airport General Manager Assets North Queensland Airport.</p> <p>Acoustic Design</p> <p>11. The Applicant/Owner must ensure that the development is designed and constructed to attenuate noise in accordance with AS2021-2015 Acoustics – Aircraft Noise Intrusion – Buildings siting and construction.</p> <p>Prior to the issue of the Certificate of Classification or Commencement of Use, whichever occurs first, the Applicant/Owner must submit certification to Council from an appropriately qualified and experienced Acoustic Engineer confirming that the development has been designed and constructed in accordance with AS2021-2015 Acoustics – Aircraft Noise Intrusion – Buildings siting and construction (25 to 30 ANEF).</p> <p>Detailed Landscape Plan</p> <p>12. Prior to the issue of a Development Permit for Building Work, submit a Detailed Landscape Plan, prepared by a suitably qualified and experienced Landscape Architect or Landscape Designer illustrating the following features:</p> <ul style="list-style-type: none"> a. A Landscape Design which is generally in accordance with that shown on the proposed Landscape Plan; including deep planting and landscaping with a minimum width of 1.5m along the western side boundary (excluding basement areas); b. Planter boxes, podium and 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 that the species selected is appropriate and will achieve the desired visual outcome; c. details of the size and location of the planter boxes including engineering specifications, maintenance and management of the planter boxes, and any associated irrigation system; d. a detailed planting design and schedule for all proposed landscaped areas including but not limited to street frontages and vertical landscape features; e. any landscaped areas adjoining car parking and manoeuvring areas must be protected by a 150mm high vertical concrete kerb or similar obstruction. The kerb must be sufficiently setback from the edge of the landscaped area to prevent vehicular encroachment and damage to plants and vehicles; f. details of the climatic conditions of the locality which will inform the species selection; g. details of any fencing and retaining walls associated with the development; h. detail how the proposed landscape treatments respond to the design principals of tropical urbanism as detailed within Planning Scheme Policy SC6.16; i. A clearly delineate an internal pedestrian pathway and link to Lake Street; <p>The completion of all landscaping works for the approved development must be undertaken in accordance with the approved plan prior to the issue of a Certificate of Classification or the Commencement of Use, whichever occurs first. Landscaped areas must be maintained at all times and for the life of the development, to the satisfaction of the Chief Executive Officer.</p>		

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						<p>Note: Council's Environment Officer is available to discuss specific planting palette's and proposed species prior to the submission of a Detailed Landscape Plan, please contact Engineering Approvals and Inspections on (07) 4044 3632 or via engineering_admin@cairns.qld.gov.au.</p> <p>Landscape Maintenance and Management Plan</p> <p>13. In conjunction with the submission of a Detailed Landscape Plan, the Applicant/Owner must submit for approval a Landscape Maintenance and Management Plan. This plan must detail the maintenance and management regime(s) that are to be implemented to ensure the landscape features of the development are retained for the life of the development.</p> <p>14. The endorsed Landscape Maintenance and Management Plan must be referenced within the Community Management Statement for the development.</p> <p>Community Management Statement</p> <p>15. Any future Community Management Statement must contain the following matters:</p> <ul style="list-style-type: none"> a. responsibility for the management of and ongoing maintenance of the vertical landscape features and planter boxes including, but not limited to green walls and façade planters as identified on the approved plans; and b. an allocation must be made in the administration fund for the specific purpose of enabling maintenance and management activities of the landscape features referred to on the approved Landscape Maintenance and Management Plan. <p>Any amendments to the Community Management Statement must not remove the above requirements for the life of the development.</p> <p>Screen Fence</p> <p>16. A minimum 1.8 metre (at finished ground level) high screen fence must be provided to the side boundaries (excluding areas where the basement is built to boundary) of the subject land, to the satisfaction of the Chief Executive Officer. The fencing must be consistent in terms of design and materials with other fences in the locality. The fencing must be completed prior to the Commencement of Use.</p> <p>Pedestrian Access</p> <p>17. The design of the building must be such that any ramping or step up into the property is wholly contained within the site and does not occur within the road reserve. No grade change for pedestrian access is permitted to occur within the road reserve.</p> <p>Multiple Dwelling Screening</p> <p>18. Where habitable rooms of the proposed Multiple Dwellings are within 2 metres at ground floor level or within 9 metres above ground floor level of adjoining neighbouring dwelling windows, provide suitable screening in accordance with the following:</p> <ul style="list-style-type: none"> a. sill heights are a minimum of 1.5 metres above floor level; or b. fixed obscured glazing for any part of the window below 1.5 metres above floor level; or c. fixed external screens are provided to reduce overlooking. <p>19. Where direct view is available from balconies of proposed Multiple Dwellings into windows,</p>		

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						<p>balconies, and decks of an adjacent dwelling(s), that view must be screened from floor level to a height of 1.5m above floor level.</p> <p>External Lighting</p> <p>20. Install external lighting in accordance with AS4282 -1997 – Control of the Obtrusive Effects of Outdoor Lighting. The installation of external lighting in accordance with this condition must be certified by a suitably qualified person prior to the commencement of use.</p> <p>Vehicle Parking</p> <p>21. The amount of vehicle parking for the development must be as per the approved plans of development, being a total of thirty –three (33) on-site car parking spaces and one additional (1) on-street carparking spaces. The car parking layout including, but not limited to parking bay dimensions, aisle widths, speed control, blind aisles, ramp grades, ramp transitions and clearance heights (including for accessible parking spaces) must comply with the requirements of Australian Standard AS2890.1 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. All car parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.</p> <p>The car parking and manoeuvring areas on the site must specifically provide for the following:</p> <ol style="list-style-type: none"> a. Parking spaces adjacent to columns and walls must have a minimum unobstructed clear width in accordance with the requirements of AS2890.1; b. Minimum sightlines for pedestrian safety must be achieved for vehicles exiting the driveway in accordance with Australian Standard AS2890.1; c. The driveways servicing the car parking areas must include a physical means of speed control at each exit point; d. All vehicle access ramps must be located wholly within the site, with no grade change within the reservation or across a footpath; e. line marking and signage of all car parking areas; and f. The design of the car parking areas must permit all vehicles using the car park to exit in a forward gear; <p>The car parking design is to be certified by a Registered Professional Engineer Queensland (RPEQ) that the car park manoeuvring provisions are considered safe and acceptable and comply with Australian Standards in conjunction with the Development Permit for Operational Work.</p> <p>Parking Signage</p> <p>22. Erect signs advertising the location of off-street visitor parking prior to the commencement of use.</p> <p>Bicycle Parking</p> <p>23. Provide one (1) space per dwelling unit for bicycle parking in the requirements of Cairns Plan 2016. The bicycle parking spaces must be provided and available for use at the time of Commencement of Use.</p>		

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						<p>NB: The bicycle parking space can be provided as internal storage area within each unit.</p> <p>External Works – Non Trunk</p> <p>24. Undertake the following works external to the land at no cost to Council:</p> <ul style="list-style-type: none"> a. The revised on-street parking arrangement on Esplanade frontage must result in a minimum of three (3) carparking spaces. The revised on-street parking must be line marked in accordance with Australian Standard AS2890.5; b. Construct a minimum 2m wide footpath must be provided for the full frontage of the site along the Lake Street frontage (excluding areas for driveway) in accordance with FNQROC Standard Manual. The new section of the footpath must match the extent of the existing footpath; c. Design and construct a commercial standard concrete crossover and apron to Lake Street as shown on the approved plans of development in accordance with the FNQROC Development Manual Standard Drawing S1015, unless otherwise approved by the Chief Executive Officer. The maximum grade for the cross-overs is 2.5%. Where the site fronts an existing footpath, the new cross-overs must not interfere with the existing footpath formation; d. Remove any redundant crossovers and reinstate the kerb and channel along the Esplanade and Lake Street frontage of the site. Any sections showing ponding, significant cracking or the like must be deemed as not fit for purpose and are to be replaced to the satisfaction of the Chief Executive Officer; and e. 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 indicated in any application for 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.</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>Water Supply and Sewerage Works Internal</p> <p>25. Undertake the following water supply and sewerage works internal to the subject land:</p> <ul style="list-style-type: none"> a. The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures; b. Relocate/divert the existing sewer or buildings such that the sewer is clear of the proposed building and clear of the zone of influence from the footings and foundations of any building/structure. Any building works located over or near the existing sewer is required to be identified on the identified on the application for Development Permit for Operational Works and is subject to a Plumbing Application for Permission to Build over or Adjacent to sewerage infrastructure. <p>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, in particular:</p>		

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						<p>i. An access zone of 2.4m high by 1.5m wide centrally over the sewer is to be provided.</p> <p>NB: The proposed bin store area located on the ground level may be required to be repositioned to maintain adequate height clearances to the proposed sewer manhole (west).</p> <p>c. The water service connection is to be made from the Esplanade Street frontage;</p> <p>d. Water supply sub-metering must be designed and installed in accordance with The Plumbing and Drainage Act 2002 and the Water Supply (Safety and Reliability) Act 2008; and</p> <p>e. Any redundant sewer property connection(s) and water connection(s) must be decommissioned and removed.</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 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>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>Firefighting</p> <p>26. Firefighting pump connections are to be provided with a break tank. Any proposal to pump directly from Council's water supply mains for fire or sprinkler systems without a break tank must be supported by a hydraulic analysis undertaken and certified by a Registered Professional Engineer Queensland (RPEQ) confirming that the main is not at risk of very low pressures (i.e. ground water intrusion and implosion) and excessive transient pressures associated with pump and valve operation (i.e. water hammer).</p> <p>Council does not guarantee a minimum service standard for firefighting from Council's water network. It is the responsibility of each property owner to design the private fire system to ensure compliance with the relevant Building Codes and Standards and install all necessary on-site pressure boosting and storage that may be required.</p> <p>Works required by this condition must be designed and constructed in accordance with the FNQROC Development Manual.</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 Commencement of Use or issue of the Certificate of Classification, whichever occurs first.</p> <p>Sewer Easement</p> <p>27. Create an easement in favour of Council having a nominal width of 3 metres over the sewerage infrastructure on a non-standard alignment within the site to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement document must be submitted to Council for the approval by Council's solicitors at no cost to Council. The approved easement document must be submitted at the same time as submitting the request for plan sealing and must be lodged and registered with the Department of Natural Resource, Mines and Energy (DNRME) in conjunction with the Plan of Survey (Building Format Plan).</p>		

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						<p>NB: The driveway and carparking area as identified on the approved plans of development can be located within the easement.</p> <p>Inspection of Sewers</p> <p>28. CCTV inspections of existing sewers must be undertaken at works completion where works inclusive of building works and construction activities have been undertaken over or adjacent to sewers. Any defects must be rectified to the satisfaction of the Chief Executive Officer at no cost to Council prior to Commencement of Use or issue of the Certificate of Classification, whichever occurs first.</p> <p>Plan of Drainage Works</p> <p>29. Design and construct, at no cost to Council, all necessary stormwater management and drainage works (internal and external to the site) required to satisfactorily drain the subject land. 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; and b. Detailed design drawings of all stormwater infrastructure required as a result of the development, are to be provided to Council for approval. <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>Lawful Point of Discharge</p> <p>30. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, to the requirements and satisfaction of the Chief Executive Officer.</p> <p>Minimum Fill and Floor Levels</p> <p>31. The finished floor levels in all buildings (excluding the semi-basement) must be located 300mm above the 1% AEP storm tide inundation event level of approximately 3.60 metres AHD (i.e. habitable floor levels shall be no less than 3.90 metres AHD), plus any hydraulic grade effect, in accordance with CairnsPlan 2016.</p> <p>Semi-Basement Parking</p> <p>32. Submit a report prepared by a qualified and experienced, registered engineer on the basement parking and a separate report prepared by a qualified and experienced hydrologist on the dewatering process. Both reports must be endorsed by the Chief Executive Officer prior to commencement of any works on the site.</p> <ul style="list-style-type: none"> a. The basement parking report must include, but is not limited to the following: <ul style="list-style-type: none"> i. Construction techniques; ii. Techniques to imperviously seal the basement; iii. Method of basement ventilation; and iv. Dilapidation Report of the effect of the proposed basement on adjoining properties. b. The dewatering report must include, but is not limited to the following: 		

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						<ul style="list-style-type: none"> i. Method of water extraction pre-construction and post-development and the layout of the dewatering pumps and pipelines; ii. Lawful point discharge of water from the basement; and iii. How the results (being the form and frequency) will be reported to Council and/or the Body Corporate. <p>c. The access to the basement parking area must be designed to prevent 1%fb AEP Rainfall Flood Level Event Inundation (excluding storm surge) from entering the basement parking area as identified on the approved plans of development</p> <p>The report must be submitted and endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Work. The applicant/owner must carry out the works generally in accordance with the approved drawings to the satisfaction of the Chief Executive Officer.</p> <p>Ponding and/or Concentration of Stormwater</p> <p>33. The proposed development must not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties. The proposed development must be designed and constructed to have a no-worsening effect on external properties.</p> <p>Site Based Stormwater Management Plan</p> <p>34. Submit a Site Based Stormwater Management Plan (SBSMP) and associated amended design which details a lawful point of discharge. The document is required to report on the stormwater quantity required for the site and he following:</p> <ul style="list-style-type: none"> a. Nominate 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. <p>The above SBSMP 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>Sediment and Erosion Control</p> <p>35. 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, the FNQROC Development Manual and Best Practice Erosion and Sediment Control – IECA Australasia, November 2008).</p> <p>Geotechnical Assessment</p> <p>36. Prior to the issue of a Development Permit for Building Works, the Applicant/Owner must submit a Geotechnical Assessment for approval by Council which provides site specific details and advice in relation to the stability of the site, settlement and foundation design. The Geotechnical Assessment must also identify any existing services in the area and advise of any protection measures required to avoid disturbance or loading of any relevant services.</p> <p>37. Prior to the issue of a Certificate of Classification, the Applicant/Owner must submit certification from a Registered Professional Engineer Queensland (RPEQ) confirming that all works have been conducted in accordance with the approved Geotechnical Assessment.</p>		

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						<p>Construction Management Plan</p> <p>38. A Construction Management Plan must be submitted to, and endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work. The Construction Management Plan must address all activities/operations associated with construction including, but not limited to:</p> <ul style="list-style-type: none"> a. Hours of construction; b. Construction access; c. Parking of vehicles (including construction site employees and delivery vehicles); d. Traffic management and control (including loading and unloading) prepared in accordance with the Manual for Uniform Traffic Control; e. Maintenance of safe pedestrian access across the site's frontage (including access by persons with a disability); f. Building and demolition waste storage and disposal; g. On-site dust and noise management, so as to not cause a nuisance to the amenity of the surrounding area; h. Location and details of construction signage including any signage that is to be illuminated. <p>The endorsed Construction Management Plan must be complied with and a copy kept on site at all times during construction of the development. Identify the need for and timing on obtaining any necessary permits required for any proposed temporary road closures.</p> <p>Construction Signage</p> <p>39. Prior to the commencement of any construction works associated with the development, a sign detailing the project team must be placed on the road frontage of the site and must be located in a prominent position. The sign must remain in place for the duration of construction activities.</p> <p>The sign must detail the relevant project coordinator for the works being undertaken on the site, and must list the following parties (where relevant) including telephone contacts:</p> <ul style="list-style-type: none"> a. Developer; b. Project Coordinator; c. Architect / Building Designer; d. Builder; e. Civil Engineer; f. Civil Contractor; g. Landscape Architect <p>Construction Access</p> <p>40. Vehicular ingress and egress to and from the site during the construction phase of the development shall be from a single point on Lake Street unless otherwise approved by the Chief Executive Officer.</p> <p>Stockpiling and Transportation of Material</p> <p>41. Transportation of fill or spoil to and from the site must not occur:</p> <ul style="list-style-type: none"> a. within peak traffic times; b. before 7:00am or after 6:00pm Monday to Friday; c. before 7:00am or after 1:00pm Saturday; or d. on Sunday or a Public Holiday 		

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						<p>42. Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the site and/or cause a nuisance to surrounding properties.</p> <p>Storage of Machinery and Plant</p> <p>43. The storage of any machinery, material or plant must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.</p> <p>Screening of Plant and/or Equipment</p> <p>44. Air-conditioning, plant and machinery units located above ground level and visible from external properties and/or the street must be screened with appropriate materials to improve the appearance of the building. Such screening must be completed prior to the Commencement of Use.</p> <p>Lockable Storage</p> <p>45. Each unit must be provided with a minimum 2.5m² (minimum 5m³ volume) of lockable storage space within the building.</p> <p>Electricity and Telecommunications Supply</p> <p>46. An underground connection of both electricity and telecommunication services are to be provided to the development.</p> <p>47. Where Ergon Energy requires the installation of a substation to augment their network, a padmount 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 the issue of Development Permit for Building Work.</p> <p>Where a supply upgrade is not required by Ergon Energy, power supply to the development shall be provided by an underground service installed by Ergon Energy to a pillar at the property boundary.</p> <p>48. The above conditions relating to electricity supply must be provided to Ergon Energy at the same time as the application for Network Connection Services.</p> <p>Damage to Infrastructure</p> <p>49. In the event that any part of Council's existing road, sewerage, water or drainage infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, the Applicant / Owner must notify Cairns Regional Council immediately of the affected infrastructure and have it repaired or replaced by Cairns Regional Council, at the Applicant's / Owner's cost, prior to the Commencement of Use or issue of a Certificate of Classification, whichever occurs first.</p> <p>Refuse Bins</p> <p>50. Prior to the commencement of use of the development, refuse storage is required to service the respective parts of the site in the form of bulk bins for both waste and re-cycling. A bulk bin enclosure must be provided in accordance with Council's requirements and the waste contractors requirements. Details must be shown on the plan of works and must be approved by the Chief Executive Officer prior to issue of an Operational Works Approval.</p>		

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						<p>The bin enclosure must be constructed in accordance with the approved plans and made available for use prior to the Commencement of Use or issue of the Certificate of Classification, whichever occurs first.</p> <p>Access to the refuse bin enclosure is to have appropriate overhead clearances and have adequate turning space and clearances for the types of service vehicles accessing the refuse bin enclosure.</p> <p>Crime Prevention Through Environmental Design</p> <p>51. All lighting and landscaping requirements are to comply with Council's Planning Scheme Policy– Crime Prevention Through Environmental Design (CPTED).</p> <p>ADVICE</p> <ol style="list-style-type: none"> 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. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any proposed alteration or improvement to Local Government Controlled Areas and Roads (i.e. Hoarding, Scaffolding or Gantry) is required to obtain the necessary permits from Council. Refer to Cairns Regional Council Local Law No. 1 & 11 for guidance. Any proposed Temporary Road Closure is required to obtain the necessary permits from Council. Refer to the Temporary Road Closure Procedure for guidance. <p>Infrastructure Charges Notice</p> <ol style="list-style-type: none"> 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>The amount in the Infrastructure Charges Notice has been calculated according to Council's Infrastructure Charges Resolution. Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The Planning Act 2016 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 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> <ol style="list-style-type: none"> 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 sub meter should be installed. For information relating to the Planning Act 2016 log on to www.dilgp.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au. <p>LAND USE DEFINITIONS*</p>		

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					In accordance with CairnsPlan 2016v1.2 the approved land use of 'Multiple Dwelling' is defined as: Multiple Dwelling - Premises containing three or more dwellings for separate households. *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.											
16 8/5/2019 Ordinary Meeting #6064715		Unity Team Cr James Cr Cooper	Prejudicial Matter – TTNQ: Connecting with Asia Funding 2018/19 N Masasso 1/3/37 #6059124	6067045	That Council: 1. Notes that Council's Resource and Performance Agreement with TTNQ currently provides for Council to contribute \$1 million (ex GST) to TTNQ in the 2018/2019 financial year to be solely used to leverage the Connecting with Asia Fund. 2. Approves the reallocation of any portion of the \$1 million (ex GST) referred to above that is no longer required to leverage the Connecting with Asia Fund, with the reallocated funds to be utilised for domestic marketing activities. This approval is conditional upon the following: a. TTNQ submitting relevant marketing plans for campaign activity, including KPIs for measuring campaign success, to Council on or before 14 June 2019. b. TTNQ including details of campaign performance, including against the KPIs set out in the marketing plans, in future six monthly reports required to be submitted by TTNQ to Council pursuant to the Resource and Performance Agreement. c. TTNQ entering into a cooperative marketing agreement with TEQ in respect of the funds reallocated to domestic marketing activities on or before 30 June 2019. 3. Notes that any decision regarding a reallocation of funding to TTNQ for the 2019/2020 financial year will be a separate budget decision of Council including having regard to progress made and outcomes achieved in respect of campaign activity undertaken with 2018/2019 funding. 4. 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.	8 May 2019	Approved by CEO as per officers recommendation									
17 22/5/19 Ordinary Meeting #6078752		Unity Team	Traffic Signal Installation - Robert Road / Bicentennial Road PCT15017 Wayne Dagleish 1/3/81 #6022856	6082769	It is recommended that Council: 1. Approves the construction of Traffic Signal Installation – Robert Road Bicentennial Road project with an overall Project Launch Budget of \$3,641,288 excluding GST and an approved end date of 25 February 2020. 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 project including land acquisition, subject to Council's normal procurement policies and practices.	22 May 2019	Approved by CEO as per officers recommendation									
18 22/5/19 Ordinary Meeting #6078752		Unity Team	Negotiated Decision Request – Development Permit for Reconfiguring a Lot (1 Lot Into 5 Lots And Access Easement) – 5 Duffy Street Freshwater – Division 6 C Mariot 8/13/1572 #6053392	6082774	It is recommended that Council approves in part a Negotiated Decision Request in accordance with section 76 of the Planning Act 2016 for Reconfiguring a Lot (1 into 5 Lots and Access Easement) over land described as Lot 1 RP707237 (Council Reference: 8/13/1572/#6022703) subject to the following: 1. That the Approved Plans and Documents Table is amended follows, <table border="1" data-bbox="1418 1780 2421 1959"> <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,</td> <td>34300/005 Revision D, prepared by Brazier Motti</td> <td>17 January 2019</td> </tr> </tbody> </table>	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,	34300/005 Revision D, prepared by Brazier Motti	17 January 2019	22 May 2019	Approved by CEO as per officers recommendation
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						<table border="1" data-bbox="1418 348 2424 701"> <tr> <td>Cancelling Lot 1 RP707237</td> <td></td> <td></td> </tr> <tr> <td>Proposed Building Envelope Plan Lots 1 -5 & Access Easement, Cancelling Lot 1 RP707237</td> <td>34300/005 Revision F, prepared by Brazier Motti</td> <td>27 March 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> </table> <p data-bbox="1329 730 2424 1961"> 2. That Condition 5 relating to Building Envelope Plan is <u>amended</u> as follows, Building Envelope Plan 5. The applicant / owner must submit an amended Building Envelope Plan incorporating the following notations: 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 that Lots 4 & 5 must accommodate on-site carparking structured in a way that enables vehicles to enter and exit in a forward direction. 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. 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. 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. 3. That Condition 8, 9, 10 and 11 relating to Access to Lots is <u>amended</u> as follows: Access to Lots 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. 9. Create a reciprocal access and services easement to all lots <u>Lots 2 to 5</u> 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 </p>	Cancelling Lot 1 RP707237			Proposed Building Envelope Plan Lots 1 -5 & Access Easement, Cancelling Lot 1 RP707237	34300/005 Revision F, prepared by Brazier Motti	27 March 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		
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						<p>registered with the Department of Natural Resources, Mines and Energy (DNRME) in conjunction with the Plan of Survey.</p> <p>10. Access to Lots 4-5 2 to 5 is restricted to the reciprocal access and services easement from Duffy Street only. <u>Access to Lot 1 can be provided via a driveway from Duffy Street.</u></p> <p>Note: A rates notation will be attached to all lots to this effect.</p> <p>11. Undertake the following works external to the land at no cost to Council:</p> <ol style="list-style-type: none"> Provide a <u>shared</u> residential concrete crossover(s) and apron(s) (or other approved surface) <u>with a maximum width of 6m from Duffy Street to the access handle and Lot 1</u> generally in accordance with the FNQROC Development Manual Standard Drawing S1015D (as attached). The crossover aprons must not encroach onto the adjoining property boundary; 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 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> <p>4. That Condition 13 regarding the Geotechnical Report is <u>amended</u> as follows: Geotechnical Report</p> <p>13. All construction works associated with the development, specifically in relation to Lots 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>5. That Rates Notation 3 & 4 relating to Access Restriction and Carparking is <u>deleted</u>, as follows,</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 Lots 4 & 5 must accommodate vehicle turning movements to enable residents to enter and exit the lot in a forward direction at all times.</p> <p>6. That all other Conditions, Advice Notes and Rates Notations remain unchanged and are renumbered accordingly.</p>		

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19	22/5/19 Ordinary Meeting #6078752		Unity Team	Contractual Matter – Expression of Interest – Recreational Activities, Fitzroy Island Beach Hut – Division 1 C Dean 55/2/3-03 #5972506	6082781	It is recommended that Council: 1. invites expressions of interest (EOI) for the operation of recreational activities from the beach hut located on the esplanade at Fitzroy Island; and 2. delegates authority to the Chief Executive Officer in accordance with the <i>Local Government Act 2009</i> to invite selective tenderers, negotiate and finalise all matters associated with or in relation to this EOI subject to Council's policies and procurement practices.	22 May 2019	Approved by CEO as per officers recommendation																											
20	22/5/19 Ordinary Meeting #6078752		Unity Team Cr Cooper	Contractual Matter – Preferred Supplier Arrangement 2687 – Provision Of C170 And C320 Bitumen Works Neil Singleton 63/1/192* #6058366	6082786	It is recommended that Council: 1. Awards Preferred Supplier Arrangement (PSA) 2687 – Provision of C170 and C320 Bitumen Works to FGF Bitumen Pty Ltd as first preference, Pioneer North Queensland Pty Ltd as second preference and Boral Asphalt as third preference, for a period of two years commencing 1 July 2019, with one further extension option of up to 12 months available at Council's discretion. 2. Delegates authority to the Chief Executive Officer in accordance with the <i>Local Government Act 2009</i> 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.	22 May 2019	Approved by CEO as per officers recommendation																											
21	22/5/19 Ordinary Meeting #6078752		Unity Team Cr Schilling	Contractual Matter – Martyn Street Netball Courts Roof Pc18051 Contract 55283 Andrew Baxter 63/1/197 #6052952	6082790	It is recommended that Council: 1. Approves the construction of the Martyn Street Netball Courts Roof Structure project with an overall Project Launch Budget of \$2,237,984 excluding GST and an Approved End Date of 30 December 2019. 2. Awards Contract 55283 for the Construction of the Martyn Street Netball Courts Roof to Field Construct for the amount of \$1,743,162.79 excluding GST;	22 May 2019	Approved by CEO as per officers recommendation																											
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22 12/6/19 Ordinary Meeting #6098271		Unity Team	<p>Combined Development application for material change of use (car wash, food and drink outlet, low impact industry, office, service industry, service station, shop, shopping centre and showroom), operational works (advertising device – illuminated and pylon), and reconfiguring a lot (2 lots into 4 lots and access easement) – thomson road, edmonton – division 1</p> <p>Claire Anderson 8/30/281 #6078339</p>	6101359	<p>It is recommended that Council :</p> <p>A. Approves the Development Application for Material Change of Use (Car Wash, Food and Drink Outlet, Low Impact Industry, Office, Service Industry, Service Station, Shop, Shopping Centre and Showroom) over land described as Lot 1 on RP905280 and Lot 101 on RP905280, located at Thomson Road, Edmonton, subject to the following:</p> <p style="text-align: center;">APPROVED DRAWING(S) AND / OR DOCUMENT(S)</p> <p>The term 'approved drawing(s) and / or document(s)' or other similar expressions means:</p> <p>Assessment Manager Conditions</p> <ol style="list-style-type: none"> 1. This approval, granted under the provisions of the <i>Planning Act 2016</i>, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the <i>Planning Act 2016</i>. 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; and b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual. Except where modified by these conditions of approval. <p>Timing of Effect</p> <ol style="list-style-type: none"> 3. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval. 4. The Plan of Survey for Lots 1, 2 and 3 in accordance with Part C of this Decision Notice cannot be registered with the Department of Natural Resources, Mines and Energy prior to the issue of the Final Certificate or Commencement of Use, whichever occurs first. <p>Notice of Intention to Commence Use</p> <ol style="list-style-type: none"> 5. Prior to commencement of the use on the site, written notice must be given to Council that the development fully complies with this Development Permit. Please return the attached "Notice of Intention to Commence Use" form when the use has commenced. 	12 Jun 2019	Approved by CEO as per officers recommendation												

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						<p>(attached at Appendix 2).</p> <p>Operational Works</p> <p>6. A Development Permit for Operational Works is required for; the external works, internal access and parking, nominated earthworks, drainage works and landscaping, associated with the development. A Development Permit must be obtained and works completed to the satisfaction of the Chief Executive Officer prior to Commencement of Use.</p> <p>Limitation of Use</p> <p>7. The approved uses are limited to the following unless otherwise authorised by the Chief Executive Officer:</p> <ul style="list-style-type: none"> a. The uses identified as being approved in accordance with this Development Permit as illustrated on the Approved Plans of development; b. All activities of the Service Station and Car Wash can be conducted 24hrs a day, Monday to Sunday; c. Activities of the approved Retail component, being Low Impact Industry, Office, Service Industry, Shop, Shopping Centre and Showroom are to be conducted between the hours of 6:30am and 6:30pm Monday to Sunday; and d. Any Food and Drink Outlet is to be conducted between the hours of 6:30am and 12:00am Monday to Sunday. <p>Any variation to the above hours of operation must be submitted to and endorsed by the Chief Executive Officer prior to Commencement of Use.</p> <p>Service Station</p> <p>8. The Applicant/Owner/Developer must submit an Air Quality Report for the Service Station prepared by a suitably qualified person which identifies the following:</p> <ul style="list-style-type: none"> a. Location of fuel vent stacks; b. Vapour recovery to be implemented; c. Volume of storage of fuel quantities to be stored onsite; d. The proposed leak detection systems for underground pipework; and e. Receptors including analysis of the adjoining sensitive land use to the south of the site. <p>The Air Quality Report must be endorsed by the Chief Executive Officer prior to issue of a Development Permit for Building Works for the Service Station. The Service Station must be constructed in accordance with the requirements of the endorsed Air Quality Report prior to Certificate of Classification.</p> <p>9. The storage and dispense of petroleum products must be carried out in accordance with AS1940-2004 – <i>The storage of flammable and combustible liquids</i>.</p> <p>Hours of Deliveries and Refuse Collection</p>		

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						<p>10. Service vehicles accessing the site, including (but not limited to) the purposes of loading, unloading and refuse collection, must only occur between 6:00am to 9:00pm Monday to Saturday.</p> <p>Water Supply and Sewerage Works Internal</p> <p>11. The Applicant/Owner/Developer must undertake the following water supply and sewerage works internal to the subject land:</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>The above works must be designed and constructed in accordance with the FNQROC Development Manual.</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 Commencement of Use.</p> <p>General External Works</p> <p>12. The Applicant/Owner/Developer must undertake the following external works at no cost to Council:</p> <p>a. A channelised right turn into the site from Thomson Road must be provided in the location identified on the Approved Plans and Drawing No. 172-003-SK02 Issue 4, dated 23 February 2019 of Civil Walker Engineering Report, 172-003-001R, Revision C, dated February 2019 (Council Reference #6009827), and must be constructed in accordance with FNQROC Development Manual and the relevant Australian Standards.</p> <p>b. Provide two (2) new commercial crossovers and aprons at both Thomson Road and Pyne Street as detailed in the Approved Plans, and in accordance with FNQROC Development Manual Drawing S1015, Revision D. A copy of the Drawing is attached at Appendix 3.</p> <p>c. Ensure the current footpath along the frontage of the site is fit for the purpose. If required, the footpath must be upgraded to a width of 2 metres in accordance with FNQROC Development Manual Standard Drawing 1035, Revision D. The new section of footpath must match neatly to the existing footpath at both extents in relation to alignment, width and grade. A copy of the Drawing is attached at Appendix 3.</p> <p>d. The new kerb and channel along the frontage of the site is to be constructed in accordance with FNQROC Development Manual Standard Drawing 1000, Revision F. A copy of the Drawing is attached at Appendix 3.</p> <p>e. The new pedestrian kerb ramp is to be constructed in accordance with FNQROC Development Manual Standard Drawing 1016, Revision C. A copy of the Drawing is attached at Appendix 3.</p> <p>f. The end of bicycle lane on the northern side of Thomson Road as detailed in Drawing No. 172-003-SK02 Issue 4, dated 23 February 2019 of Civil Walker Engineering Report, 172-003-001R, Revision C, dated February 2019 (Council Reference #6009827), must be designed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) requirements, including line marking and signage.</p>		

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						<p>g. To prevent water penetration into the pavement through joints between the existing pavement and pavement widening, a 50mm asphalt overlay in accordance with FNQROC Development Manual shall be provided over the full width of pavement, from the western boundary of the subject site to the eastern edge of the new access driveway.</p> <p>h. 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> <p>Plans of the external works must be submitted as part of the Operational Works documentation for the development. The plans must be certified by a Registered Professional Engineer Queensland (RPEQ) and be in accordance with Austroads and the FNQROC Development Manual.</p> <p>All works in the road reserve need to be properly separated from pedestrians and vehicles, with any diversions adequately signed and guarded. Particular attention must be given to providing safe passage for people with disabilities i.e. through the provision of temporary kerb ramps if necessary.</p> <p>Such work must be constructed in accordance with a Development Permit for Operational Works to the satisfaction of the Chief Executive Officer prior to Commencement of Use.</p> <p><i>Note: The above works are not considered to be creditable or trunk related works in accordance with section 145 of the Planning Act 2016.</i></p> <p><i>Note: The construction of the vehicular access from Thomson Road to the subject site must be in accordance with the Concurrence Agency Response issued by the Department of Transport and Main Roads, SDA-1903-10134 SRA (Council Reference #6092175).</i></p> <p>Vehicular Access</p> <p>13. All vehicular movements to and from the development must be as follows:</p> <p>a. Ingress and egress vehicular movements are permitted via Thomson Road; and</p> <p>b. Egress vehicular movements only are permitted via Pyne Street.</p> <p><i>Note: Vehicular movements from Thomson Road must be provided in accordance with the Concurrence Agency Response issued by the Department of Transport and Main Roads, SDA-1903-10134 SRA (Council Reference #6092175).</i></p> <p>Parking and Access</p> <p>14. The amount of vehicle parking must be a minimum of thirty-five (35) car parking spaces. The car parking layout must comply with the Australian Standard AS2890.1 and AS2890.6 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed (unless otherwise approved), drained and line marked.</p> <p>The car parking and manoeuvring areas must specifically incorporate the following:</p>		

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						<p>a. Provision of space must be provided on site for vehicles to turn around so that all vehicles, including service vehicles, can enter and exit in a forward direction;</p> <p>b. Loading/unloading areas as per the approved Plans of Development which are clear of internal circulation and appropriately line marked; and</p> <p>c. The driveway at Thomson Road and Pyne Street which services the parking area must include a physical means of speed control at the entry and exit point.</p> <p>The design is to be certified by an RPEQ that the car park manoeuvring provisions comply with Australian standards or where they deviate from Australian standards provide RPEQ certification that the provisions are suitable. The certified plan must be submitted for endorsement as part of a Development Application for Operational Works.</p> <p>Evidence must be submitted to Council prior to the issue of a Development Permit for Operational Works that the development has responded to and incorporated the above requirements.</p> <p>15. No reliance is to be placed on on-street parking to meet any parking demand generated by the development.</p> <p>Bicycle Parking</p> <p>16. Provide secured, on-site bicycle parking in accordance with the requirements of Table 9.4.8.3.d of the Parking and Access Code of the Cairns Planning Scheme and the Approved Site Plan. The bicycle parking spaces must be provided and available for use at the time of Commencement of Use.</p> <p>Acoustic Fence</p> <p>17. A double-boarded screen fence of a minimum height of 2.0 metres, must be provided and/or retained along the southern, eastern and northern property boundaries as detailed in the Approved Plans. The fence must be designed to protect the amenity of adjoining residential uses and assist with noise attenuation to the broader residential areas to the north, south and east, to the satisfaction of the Chief Executive Officer. Details of the fence are to be included in the Landscape Plan prepared for the development as detailed in Condition 19.</p> <p>Plant and Equipment Screening</p> <p>18. Mechanical plant and equipment (e.g air conditioning, plant and machinery units) must be designed, sited and acoustically attenuated to improve the appearance of the building and mitigate any impacts on the adjoining sensitive land use.</p> <p>Such screening must be completed prior to the Commencement of Use.</p> <p>Amended Landscaping Plan</p> <p>19. The submitted Landscaping Plan, prepared by TMC Building Design Group, Drawing No. 18-037 DA, Issue B, must be amended to:</p> <p>a. Remove all landscaping from Lot 4 – Land for Future Transport Purposes;</p> <p>b. Include details of all fencing (including Acoustic Fencing) as required by</p>		

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						<p>Condition 17;</p> <ul style="list-style-type: none"> c. Include all pedestrian Pathways, as detailed on the Approved Site Layout Plan, included at Appendix 1; d. Include details for street trees at a maximum spacing of six (6) metres within the verge fronting Collinson Street and Pyne Street in accordance with the FNQROC Development Manual Cairns Regional Council Specific Drawing S4200B Verge Landscaping Guidelines. Contact Council's Environmental Officer to discuss the proposed species for street tree planting in consideration of the local availability and power lines prior to submitting the landscaping plan for endorsement; e. Detail specifications for street tree planting in accordance with FNQROC Development Manual Standard Drawing S4210 Street Tree Planting; f. Include details for shade tree planting within all internal car park and manoeuvring areas. One tree set in sufficient growing space is required for every 6-8 parking spaces that are not covered. Car park tree planting must be in accordance with the FNQROC Development Manual Cairns Regional Council Specific Drawing S4220 Car Park Tree Planting; g. All trees must be nominated to be supplied in a minimum 300mm/25L container size, minimum 1.5 metres tall and formatively pruned with a clear trunk; h. Detail specifications for any required reinstatement of grass within the verge with turf in accordance with the FNQROC Development Manual Landscaping D9.06 Verges and Specifications Turfing S8.04; i. Provide a revised planting schedule that includes deep planting of the setback areas fronting the streetscape within species that ensure compliance with Council's Crime Prevention Through Environmental Design Policy. Additional hardy low shrubs must be provided that can be maintained to a maximum height of 700mm or species that can ensure a clear trunk to a height of 2 metres; j. Include deep planting with dense screen planting within the setback areas along the southern side boundary fronting Collinson Street; and k. Include protection from parking areas, as required by Condition 20. <p>A copy of the amended Landscape Plan must be submitted to and endorsed by the Chief Executive Officer as part of a Development Application for Operational Works.</p> <p>Protection of Landscaped Areas from Parking</p> <ul style="list-style-type: none"> 20. Landscaped areas adjoining the parking area must be protected by a 150mm high vertical concrete kerb or similar obstruction. The kerb must be set back from the garden edge sufficiently to prevent vehicular encroachment and damage to plants by vehicles. <p>Drainage</p> <ul style="list-style-type: none"> 21. The proposed development must not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties. 22. All stormwater from the property must be directed to a lawful point of discharge such 		

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						<p>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>23. The Applicant/Owner/Developer is required to submit a Site Based Stormwater Management Plan (SBSMP) for the development. This document must nominate the required soil and stormwater management measures that are to be installed/implemented on the subject site to control the severity and extent of soil erosion, pollutant transport and any other stormwater quality issues that may arise on the subject site (or on adjacent properties as a result of development of the subject site) during the construction phase and post-construction phase of the development. The SBSMP must be in accordance with the requirements of the <i>Environmental Protection Act 1994</i>, the Queensland Urban Drainage Manual, and the FNQROC Development Manual, and must be submitted to and endorsed by the Chief Executive Officer prior to works commencing on the subject site. All works must be carried out in accordance with the Approved Plans, to the requirements and satisfaction of the Chief Executive Officer.</p> <p>24. Design and construct, at no cost to Council, all necessary stormwater management and drainage works (internal and external to the site) required to satisfactorily drain the subject land. 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 must be in accordance with the FNQROC Development Manual, where required; and b. Detailed design drawings of the stormwater network required to service the subject site are to be provided to Council for approval. The detailed design must include detailed information on all stormwater treatment devices required to treat all stormwater run of from the subject site. <p>The above drainage measures must 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><i>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.</i></p> <p>Electricity and Telecommunications</p> <p>25. If the electrical load of the development requires a supply upgrade by Ergon Energy, provision must be made for a padmount transformer on site. Where a supply upgrade is not necessary an underground connection service is required, the connection point being a service pillar installed by Ergon Energy at the property boundary. Any road crossings must be tunnel bored.</p> <p>26. Where Ergon Energy requires the installation of a substation to augment their network, a padmount 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.</p> <p>If a transformer/generator is required, details of the transformer/generator positioning must be endorsed by the Chief Executive Officer prior to the issue of Development Permit for Building Works.</p> <p>27. The Development Approval condition(s) relating to the supply of electricity must be provided to Ergon Energy with the application for power supply.</p>		

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						<p>Street Lighting</p> <p>28. All lighting installed upon the premises including car parking areas must be certified by Ergon Energy (or such other suitably qualified person). The vertical illumination at a distance of 1.5 metres outside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level. All outdoor lighting must comply with the requirements of AS4282-1997 – Control of the Obtrusive Effects of Outdoor Lighting.</p> <p>29. Street lighting along the Thomson Road frontage is to be upgraded to Lighting Category V3 and the Pyne Street frontage to Lighting Category P4. The new Rate 2 street lighting is to be designed in accordance with Section D8 of FNQROC Development Manual and the relevant current Road Lighting Standard AS/NZS 1158. New lighting columns are to be of steel construction with LED Aeroscreen luminaires and underground service.</p> <p>Details regarding street lighting must be provided prior to the issue of a Development Approval for Operational Works. The lighting plan is to be in accordance with requirements of the current FNQROC Development Manual and AS/NZS 1158, and must demonstrate that light pole locations align with property boundaries at the permitted design spacing and there are no conflicts with vegetation to be retained, stormwater, driveways, kerb inlet pits or other services.</p> <p>30. The minimum clearance between a power / light pole and a driveway should be 1.0m in accordance with the current version of FNQROC Standard Drawing S1015.</p> <p>Refuse Storage</p> <p>31. The development must be designed to be serviced by bulk bins. Bulk bin enclosures must be provided in accordance with Council's requirements. Brochures on Council's requirements – 'Requirements for Refuse Storage' are available from Cairns Regional Council Water & Waste department.</p> <p>Details must be shown on the plan of works and must be approved by the Chief Executive Officer prior to issue of a Development Permit for Building Works.</p> <p>The bin enclosures must be constructed in accordance with the approved plans prior to the Commencement of Use.</p> <p>Liquid Waste Disposal</p> <p>32. Trade waste discharge to sewer must meet the requirements of Cairns Water and Waste's Trade Waste Environmental Management Plan (TWEMP). Detailed Hydraulic Plans must be provided accompanied by a report which demonstrates that the facility complies with the TWEMP and must be approved by Council prior to the issue of a Development Permit for Building Works. All measures for pre-treatment in accordance with the approved plans must be installed prior to Commencement of Use.</p> <p>Damage to Infrastructure</p> <p>33. 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 earthmoving equipment, stripping and grubbing, the Applicant/Owner/Developer must notify Council immediately of the affected infrastructure and have it repaired or replaced by Council, at the developer's cost,</p>		

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						<p>prior to the Commencement of Use.</p> <p>Demolish Structures</p> <p>34. All buildings and structures not associated with the approved development (including disused services and utilities) must be demolished and/or removed from the property prior to Commencement of Use.</p> <p>Details of Development Signage</p> <p>35. The development must provide clear and legible signage incorporating the street number for the benefit of the public.</p> <p>Crime Prevention Through Environmental Design</p> <p>36. The Applicant/Owner/Developer must ensure that all lighting and landscaping requirements comply with Council’s Planning Scheme Policy Crime Prevention Through Environmental Design (CPTED).</p> <p>Construction Management Plan</p> <p>37. A Construction Management Plan must be submitted to, and endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works or Development Permit for Operational Works, whichever occurs first. The Construction Management Plan must address all activities/operations associated with construction including, but not limited to:</p> <ul style="list-style-type: none"> a. Hours of construction; b. Construction access; c. Parking of vehicles (including construction site employees and delivery vehicles); d. Traffic management and control (including loading and unloading); e. Maintenance of safe pedestrian access across the site’s frontage (including access by persons with a disability); f. Building and demolition waste storage and disposal; g. On-site dust and noise management, so as to not cause a nuisance to the amenity of the surrounding area; h. Tree protection management; and i. Location and details of construction signage including any signage that is to be illuminated. <p>The endorsed Construction Management Plan must be complied with and a copy kept on site at all times during construction of the development. The Construction Management Plan must identify the need for and timing on obtaining any necessary permits required for any proposed temporary road closures.</p> <p>Construction Signage</p> <p>38. Prior to the commencement of any construction works associated with the development, a sign detailing the project team must be placed on the road frontage of the site and must be located in a prominent position. The sign must remain in place for the duration of construction activities.</p> <p>The sign must detail the relevant project coordinator for the works being undertaken on the site, and must list the following parties (where relevant) including telephone contacts:</p>		

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						<p>a. Developer;</p> <p>b. Project Coordinator;</p> <p>c. Architect / Building Designer;</p> <p>d. Builder;</p> <p>e. Civil Engineer;</p> <p>f. Civil Contractor; and</p> <p>g. Landscape Architect.</p> <p>Stockpiling and Transportation of Material</p> <p>39. Soil used for filling or spoil from 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 on the site. Transportation of fill or spoil to and from the site must not occur:</p> <p>a. within peak traffic times;</p> <p>b. before 7:00am or after 6:00pm Monday to Friday;</p> <p>c. before 7:00am or after 1:00pm Saturday; or</p> <p>d. on Sunday or a Public Holiday.</p> <p>40. Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the site and/or cause a nuisance to surrounding properties.</p> <p>Storage of Machinery and Plant</p> <p>41. The storage of any machinery, material or plant must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.</p> <p>B. Approves the Development Application for Operational Works (Advertising Device – Illuminated and Pylon) over land described as Lot 1 on RP905280 and Lot 101 on RP905280, located at Thomson Road, Edmonton, 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" data-bbox="1329 1360 2412 1969"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Perspective</td> <td>Council Reference #6046176</td> <td>Received by Council 29 March 2019</td> </tr> <tr> <td>Site Plan Layout</td> <td>Max Slade Designs, Drawing No. A100, Revision C, Council Reference #6046176</td> <td>10 December 2018</td> </tr> <tr> <td>Elevations</td> <td>Max Slade Designs, Drawing No. A103, Revision B, Council Reference #6046176</td> <td>10 December 2019</td> </tr> <tr> <td>Elevation – Thomson Road</td> <td>Max Slade Designs, Drawing No. A109, Revision B, Council Reference #6046176</td> <td>10 December 2019</td> </tr> <tr> <td>Proposed Car Wash Development</td> <td>TMC Building Design Group, Drawing No. 2 of 4, Issue B, Council Reference #6046176</td> <td>February 2019 Received by Council 29 March 2019</td> </tr> <tr> <td>Proposed Car Wash Development</td> <td>TMC Building Design Group, Drawing No. 3 of 4, Issue B, Council Reference #6046176</td> <td>February 2019 Received by Council 29 March 2019</td> </tr> <tr> <td>3D Views</td> <td>Max Slade Designs, Drawing No. A104,</td> <td>10 December 2019</td> </tr> </tbody> </table>	Drawing or Document	Reference	Date	Perspective	Council Reference #6046176	Received by Council 29 March 2019	Site Plan Layout	Max Slade Designs, Drawing No. A100, Revision C, Council Reference #6046176	10 December 2018	Elevations	Max Slade Designs, Drawing No. A103, Revision B, Council Reference #6046176	10 December 2019	Elevation – Thomson Road	Max Slade Designs, Drawing No. A109, Revision B, Council Reference #6046176	10 December 2019	Proposed Car Wash Development	TMC Building Design Group, Drawing No. 2 of 4, Issue B, Council Reference #6046176	February 2019 Received by Council 29 March 2019	Proposed Car Wash Development	TMC Building Design Group, Drawing No. 3 of 4, Issue B, Council Reference #6046176	February 2019 Received by Council 29 March 2019	3D Views	Max Slade Designs, Drawing No. A104,	10 December 2019		
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						<table border="1" data-bbox="1332 352 2412 527"> <tr> <td></td> <td>Revision B, Council Reference #6046176</td> <td></td> </tr> <tr> <td>Landscaping Plan</td> <td>TMC Building Design Group, Drawing No. L1 of 1, Issue B, Council Reference #6046176</td> <td>February 2019 Received by Council 29 March 2019</td> </tr> </table> <p>Assessment Manager Conditions</p> <ol style="list-style-type: none"> 1. This approval, granted under the provisions of the <i>Planning Act 2016</i>, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the <i>Planning Act 2016</i>. 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; and b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual. <p style="text-align: center;">Except where modified by these conditions of approval</p> <p>Timing of Effect</p> 3. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval. <p>Limitation of Use</p> <ol style="list-style-type: none"> 4. The Advertising Devices as shown on the Approved Plans of development are limited to the following: <ol style="list-style-type: none"> a. The Pylon Sign located at the western most portion of the site (identified as the Service Station Sign on the Approved Plans), having a maximum height above ground level of 9 metres; and b. The Pylon Sign located on the eastern side of the entrance from Thomson Road (identified as the Service Station Sign on the Approved Plans), has a maximum height above ground level of 5 metres). <p>Illumination</p> 5. The Advertising Devices must not contain parts that move or rotate, or lights that strobe or flash, or consist of; video, LCD, LED, Plasma, or similar screens, other than the LED panel on the western-most Pylon Sign as detailed on the Approved Plans (located on Lot 4), which is to display fuel prices only. <p>Details of the type of the LED illumination the western-most Pylon Sign, including (but not limited to) dimensions, content and illumination levels must be submitted to and endorsed by the Chief Executive Officer, prior to the issue of a Development Permit for Building Works.</p> <ol style="list-style-type: none"> 6. The content of the approved Advertising Devices must at all times have a direct relationship with lawful land uses occurring on the site. Third party content must not be displayed at any time. <p>Location of Development</p>		Revision B, Council Reference #6046176		Landscaping Plan	TMC Building Design Group, Drawing No. L1 of 1, Issue B, Council Reference #6046176	February 2019 Received by Council 29 March 2019		
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						<p>7. All Advertising Devices, including associated footings, must be wholly located within the boundaries of the site as identified on the Approved Plans of development.</p> <p>Location of Service Station Advertising Device (Illuminated Pylon Sign)</p> <p>8. The location of the western-most Pylon Sign (located on Lot 4) as detailed on the Approved Plans, must be established and removed in accordance with the Concurrence Agency Response 1903-10134 SRA, Council Reference #6092175), in conjunction with the conditions of approval herein.</p> <p>At the time in which the Pylon Sign is to be removed from Lot 4 (for land resumption requirements as per Concurrence Agency Response), the Applicant/Owner/Developer must submit an amended Site Plan detailing the proposed new location of the sign.</p> <p>The amended Site Plan must be submitted to, and endorsed by the Chief Executive Officer prior to the relocation of the sign.</p> <p>Installation and Maintenance</p> <p>9. The installation of the approved Advertising Devices are to be:</p> <ol style="list-style-type: none"> a. Certified by a qualified person; and b. Securely fixed so as not to endanger public safety. <p>10. The Advertising Device must be constructed of durable materials and maintained in good condition and repair, free from graffiti at all times.</p> <p>Damage to Existing Infrastructure</p> <p>11. Any infrastructure, either public or private or landscaping damaged as a consequence of the establishment or maintenance of the Advertising Devices must be repaired or replaced. Where damage occurs to public infrastructure, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced by Council, at the Applicant/Owner/Developer's cost, as soon as practicable.</p> <p>C. Approves the Development Application for Reconfiguring a Lot (2 Lots into 4 Lots and Access Easement) over land described as Lot 1 on RP905280 and Lot 101 on RP905280, located at Thomson Road, Edmonton, subject to the following:</p> <p>APPROVED DRAWING(S) AND / OR DOCUMENT(S)</p> <table border="1" data-bbox="1329 1577 2424 1753"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Site Plan Layout</td> <td>Max Slade Designs, Drawing No. A100, Revision C, Council Reference #6046176</td> <td>10 December 2018</td> </tr> <tr> <td>Subdivision Plan</td> <td>SK01, Council Reference #6046176</td> <td>Received by Council 29 March 2019</td> </tr> </tbody> </table> <p>The term 'approved drawing(s) and / or document(s)' or other similar expressions means:</p> <p>Assessment Manager Conditions</p> <p>1. This approval, granted under the provisions of the <i>Planning Act 2016</i>, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the <i>Planning Act 2016</i>.</p>	Drawing or Document	Reference	Date	Site Plan Layout	Max Slade Designs, Drawing No. A100, Revision C, Council Reference #6046176	10 December 2018	Subdivision Plan	SK01, Council Reference #6046176	Received by Council 29 March 2019		
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						<p>2. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:-</p> <ul style="list-style-type: none"> 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 Planning Scheme and the FNQROC Development Manual. <p style="padding-left: 40px;">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>4. Prior to Council approval of the Plan of Survey for Lots 1, 2 and 3, Council must be provided with evidence that the works have 'substantially commenced' on all buildings and structures approved as Part A of this Decision Notice.</p> <p><i>Note: For the purposes of this approval, 'substantially commenced' means the Development Permit for Building Works has been issued and the works have commenced to the satisfaction of the Chief Executive Officer.</i></p> <p>Water Supply and Sewerage Works Internal</p> <p>5. 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 the FNQROC Development Manual. <p>All the above works must be designed and constructed in accordance with the FNQROC Development Manual.</p> <p>A plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.</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 for Lots 1, 2 and 3.</p> <p>Access and Parking Easement/s</p> <p>6. Create the following Easements to allow vehicle access, on-site manoeuvring and parking as generally shown on the Approved Plan of Development:</p> <ul style="list-style-type: none"> a. An Easement for access purposes over Lot 1, in favour of Lot 2 and Lot 3; b. An Easement for access purposes over Lot 2, in favour of Lot 3; and c. An Easement for access purposes over Lot 3, in favour of Lot 2. <p>A copy of the easement documents must be submitted to Council for approval by Council's Solicitors at no cost to Council. The approved easement documents must be submitted at the same time as seeking Council approval of the Plan of Survey and must be lodged and registered with the Department of Natural Resources, Mines and Energy in conjunction with the Plan of Survey for Lots 1, 2 and 3.</p>		

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						<p>Easement of Support</p> <p>7. Create a reciprocal Easement over the common wall between the Service Station and the Retail building as detailed on the Approved Plans.</p> <p>A copy of the easement documents must be submitted to Council for approval by Council's Solicitors at no cost to Council. The approved easement documents must be submitted at the same time as seeking Council approval of the Plan of Survey and must be lodged and registered with the Department of Natural Resources, Mines and Energy in conjunction with the Plan of Survey for Lots 1, 2 and 3.</p> <p>Existing Services</p> <p>8. Prior to Council approving the Plan of Survey, written confirmation of the location of existing services (including water connections, internal plumbing, 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> <p>a. Relocate the services to comply with this requirement; or</p> <p>b. Arrange registration of necessary easements over services located within another lot prior to, or in conjunction with, the lodgement of the Plan of Survey creating the lot.</p> <p>Lawful Point of Discharge</p> <p>9. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, to the requirements and satisfaction of the Chief Executive Officer.</p> <p>Damage to Infrastructure</p> <p>10. 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 earthmoving equipment, stripping and grubbing, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced by Council, at the Applicant/Owner/Developer's cost, prior to Council approval of the Plan of Survey.</p> <p>Electricity and Telecommunications</p> <p>11. If the electrical load of the development requires a supply upgrade by Ergon Energy, provision must be made for a padmount transformer on site. Where a supply upgrade is not necessary an underground connection service is required, the connection point being a service pillar installed by Ergon Energy at the property boundary. Any road crossings must be tunnel bored.</p> <p>12. Where Ergon Energy requires the installation of a substation to augment their network, a padmount 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.</p> <p>If a transformer/generator is required, details of the transformer/generator positioning must be endorsed by the Chief Executive Officer prior to the issue of Development Permit for Building Works.</p>		

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						<p>13. The Development Approval condition(s) relating to the supply of electricity must be provided to Ergon Energy with the application for power supply.</p> <p>CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS</p> <table border="1" data-bbox="1329 579 2424 764"> <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 Assessment Referral Agency (Department of Transport and Main Roads)</td> <td>1903-10134 SRA</td> <td>28 May 2019</td> <td>Council Reference #6092175</td> </tr> </tbody> </table> <p>Refer to Appendix 4: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).</p> <p>ADVICE</p> <ol style="list-style-type: none"> 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. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. <p>Advertising Devices</p> <ol style="list-style-type: none"> The Advertising Devices which front the Bruce Highway must comply with the Department of Transport and Main Roads, <i>Roadside Advertising Manual, Edition 2 dated October 2017</i> (Roadside Advertising Manual). Irrespective of the conditions of this Development Permit, the Department of Transport and Main Roads does have the authority in accordance with Section 139 of the <i>Transport Operations (Road Use Management – Accreditation and Other Provisions) Regulation 2015</i>, Part 7 – Miscellaneous to require the modification or removal of any Advertising Device at the owner's expense. This Development Approval relates only to the Advertising Devices as shown on the Approved Plans. <p>Food Safety/Health</p> <ol style="list-style-type: none"> Premises used to carry on a food business must be designed and constructed in accordance with the <i>Food Act 2006 and Food Standards Code Australia New Zealand - Food Safety Standard 3.2.3</i>. Approval to construct or alter food preparation and storage areas of a food business must be granted by the Council's Licensing & Approvals Unit prior to commencing the fit-out. Prior to commencing operation of a food business the proprietor must hold a current Food Licence for the premises issued under the Food Act 2006. Please contact the Council's Licensing & Approvals Unit for further information on the approval process. Prior to commencing operation of a food business, the proprietor will be required to submit a 	Concurrency Agency	Concurrency Agency Reference	Date	Council Electronic Reference	State Assessment Referral Agency (Department of Transport and Main Roads)	1903-10134 SRA	28 May 2019	Council Reference #6092175		
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						<p>Food Safety Program for the premises, accredited by Council under <i>Food Act 2006</i>.</p> <p>Infrastructure Charges Notice</p> <p>9. 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 <i>Planning Act 2016</i> 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 different at the time of payment. Please contact the Planning Approvals Team at council for review of the charge amount prior to payment.</p> <p>The time when payment is due is contained in the Infrastructure Charges Notice.</p> <p>10. 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/sub meter should be installed.</p> <p>11. For information relating to the <i>Planning Act 2016</i> log on to https://planning.dsdmip.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au</p> <p>LAND USE DEFINITIONS*</p> <p>In accordance with CairnsPlan 2016 v1.2 the approved land uses of Car Wash, Food and Drink Outlet, Low Impact Industry, Office, Service Industry, Service Station, Shop, Shopping Centre, Illuminated Advertising Device and Pylon Advertising Device is defined as:</p> <p>Car Wash</p> <p>Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.</p> <p>Food and Drink Outlet</p> <p>Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.</p> <p>Low Impact Industry</p> <p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; • minimal traffic generation and heavy-vehicle usage; • demands imposed upon the local infrastructure network consistent with surrounding 		

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						<ul style="list-style-type: none"> • uses; • the use generally operates during the day (e.g. 7am to 6pm); • offsite impacts from storage of dangerous goods are negligible; • the use is primarily undertaken indoors. <p>Examples include: Repairing motor vehicles, fitting and turning workshop.</p> <p>Office</p> <p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following:</p> <ul style="list-style-type: none"> • business or professional advice; • service of goods that are not physically on the premises; • office based administrative functions of an organisation. <p>Examples include: Bank, real estate agent, administration building.</p> <p>Service Industry</p> <p>Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other nonindustrial uses.</p> <p>Examples include: Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor.</p> <p>Service Station</p> <p>Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.</p> <p>Shop</p> <p>Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.</p> <p>Examples include: Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store.</p> <p>Shopping Centre</p> <p>Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.</p> <p>Advertising Device</p> <p>Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.</p> <p>Illuminated Advertising Device</p>		

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						<p>Signage illuminated by neon tubes, LCD or similar, other than in window or under awning signage.</p> <p>Pylon Advertising Device</p> <p>A free-standing structure which is taller than it is wide and is supported by one or more columns. The display may consist of multiple panels or slats which can be replaced or have interchangeable messages. Pylon Signage provides advertising for uses, goods and services on site.</p> <p>* 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.</p>								
23	12/6/19 Ordinary meeting #6098271		Unity Team	<p>Combined Application for reconfiguring a lot (2 lots into 58 residential lots, 3 services and drainage lots, access easements and new road) and variation request to override the planning scheme for use rights consistent with the low density residential zone and conservation zone – 386-406 and 408-422 Brinsmead Road, Brinsmead – Division 6</p> <p>Claire anderson 8/19/7 #6080875</p>	6101379	<p>It is recommended that Council :</p> <p>A. Approves a Preliminary Approval for a Variation Request to override the Planning Scheme in accordance with section 61 of the <i>Planning Act 2016</i>, located at 386-406 and 408-422 Brinsmead Road, Brinsmead, over land described as Lot 2 on RP741238 and Lot 3 on RP741238, 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" data-bbox="1418 1123 2389 1297"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Freshwater Pocket – Proposed Variation to the Low Density Residential and Conservation Zones on Lots 2 & 3 on RP741238 BRINSMEAD</td> <td>RPS, Drawing No. PR128305-24, Revision C, Council Reference #6068264</td> <td>3 May 2019</td> </tr> </tbody> </table> <p>Variation to CairnsPlan 2016 v1.2:</p> <ol style="list-style-type: none"> The CairnsPlan 2016 v1.2 is varied by applying the Low Density Residential Zone provisions to the land shown as Conservation to Low Density Residential on the Approved Plan, being Freshwater Pocket – Proposed Variation to the Low Density Residential and Conservation Zones on Lots 2 & 3 on RP741238 BRINSMEAD, Drawing No. PR128305-24, Revision C, dated 3 May 2019, prepared by RPS. The CairnsPlan 2016 v1.2 is varied by applying the Conservation Zone provisions to the land as shown as Low Density Residential to Conservation on the Approved Plan, being Freshwater Pocket – Proposed Variation to the Low Density Residential and Conservation Zones on Lots 2 & 3 on RP741238 BRINSMEAD, Drawing No. PR128305-24, Revision C, dated 3 May 2019, prepared by RPS. 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 and Conservation Zone of the CairnsPlan 2016 v1.2. All other provisions of the CairnsPlan 2016 v1.2 remain applicable to the future development of the land. <p>Timing of Effect</p>	Drawing or Document	Reference	Date	Freshwater Pocket – Proposed Variation to the Low Density Residential and Conservation Zones on Lots 2 & 3 on RP741238 BRINSMEAD	RPS, Drawing No. PR128305-24, Revision C, Council Reference #6068264	3 May 2019	12 Jun 2019	Approved by CEO as per officers recommendation
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Freshwater Pocket – Proposed Variation to the Low Density Residential and Conservation Zones on Lots 2 & 3 on RP741238 BRINSMEAD	RPS, Drawing No. PR128305-24, Revision C, Council Reference #6068264	3 May 2019												

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						<p>5. This Approval, granted under the provisions of the <i>Planning Act</i> 2016, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of section 88 of the <i>Planning Act</i> 2016.</p> <p>6. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:</p> <p>a. The specifications, facts and circumstances as set out in the application submitted to Council; and</p> <p>b. The following conditions of approval and the requirements of Council’s Planning Scheme and the FNQROC Development Manual.</p> <p>Except where modified by these conditions of approval.</p> <p>B. Approves a Development Permit for Reconfiguring a Lot (2 Lots into 58 Residential Lots, 3 Services and Drainage Lots, Access Easements and New Road) in accordance with the <i>Planning Act 2016</i>, located at 386-406 and 408-422 Brinsmead Road, Brinsmead, over land described as Lot 2 on RP741238 and Lot 3 on RP741238, 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" data-bbox="1418 1037 2389 1854"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Concept Layout</td> <td>RPS, Drawing No. PR128305-17, Revision E, Council Reference #6068264</td> <td>3 May 2019</td> </tr> <tr> <td>Proposed Variation to the Low Density Residential and Conservation Zones</td> <td>RPS, Drawing No. PR128305-24, Revision C, Council Reference #6068264</td> <td>3 May 2019</td> </tr> <tr> <td>Concept Layout – Slope Analysis Overlay</td> <td>RPS, Drawing No. PR128305-18, Revision D, Council Reference #6068264</td> <td>3 May 2019</td> </tr> <tr> <td>Concept Layout – Bushfire Hazard Overlay</td> <td>RPS, Drawing No. PR128305-25, Revision B, Council Reference #6068264</td> <td>3 May 2019</td> </tr> <tr> <td>Masterplans – Location of Site Sections</td> <td>Jacobs, Drawing No. IH116601-CI-SK-0022, Revision A, Council Reference #6024119</td> <td>Received by Council 5 May 2019</td> </tr> <tr> <td>Masterplans – Accesses 40-49</td> <td>Jacobs, Drawing No. IH116601-CI-SK-0014, Revision B, Council Reference #6024119</td> <td>Received by Council 5 May 2019</td> </tr> <tr> <td>Masterplans – Site Sections</td> <td>Jacobs, Drawing No. IH116601-CI-SK-0023, Revision B, Council Reference #6024119</td> <td>Received by Council 5 May 2019</td> </tr> <tr> <td>Masterplans – Access – 02</td> <td>Jacobs, Drawing No. IH116601-CI-SK-006, Revision B, Council Reference #6024119</td> <td>Received by Council 5 May 2019</td> </tr> <tr> <td>Masterplans Access - 04</td> <td>Jacobs, Drawing No. IH116601-CI-SK-008, Revision B, Council Reference #6024119</td> <td>Received by Council 5 May 2019</td> </tr> </tbody> </table> <p>Assessment Manager Conditions</p> <p>1. This approval, granted under the provisions of the <i>Planning Act 2016</i>, shall lapse six</p>	Drawing or Document	Reference	Date	Concept Layout	RPS, Drawing No. PR128305-17, Revision E, Council Reference #6068264	3 May 2019	Proposed Variation to the Low Density Residential and Conservation Zones	RPS, Drawing No. PR128305-24, Revision C, Council Reference #6068264	3 May 2019	Concept Layout – Slope Analysis Overlay	RPS, Drawing No. PR128305-18, Revision D, Council Reference #6068264	3 May 2019	Concept Layout – Bushfire Hazard Overlay	RPS, Drawing No. PR128305-25, Revision B, Council Reference #6068264	3 May 2019	Masterplans – Location of Site Sections	Jacobs, Drawing No. IH116601-CI-SK-0022, Revision A, Council Reference #6024119	Received by Council 5 May 2019	Masterplans – Accesses 40-49	Jacobs, Drawing No. IH116601-CI-SK-0014, Revision B, Council Reference #6024119	Received by Council 5 May 2019	Masterplans – Site Sections	Jacobs, Drawing No. IH116601-CI-SK-0023, Revision B, Council Reference #6024119	Received by Council 5 May 2019	Masterplans – Access – 02	Jacobs, Drawing No. IH116601-CI-SK-006, Revision B, Council Reference #6024119	Received by Council 5 May 2019	Masterplans Access - 04	Jacobs, Drawing No. IH116601-CI-SK-008, Revision B, Council Reference #6024119	Received by Council 5 May 2019		
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						<p>(6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the <i>Planning Act 2016</i>.</p> <p>2. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:-</p> <p>a. The specifications, facts and circumstances as set out in the application submitted to Council; and</p> <p>b. The following conditions of approval and the requirements of Council's 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 for the respective stage of the development, except where specified otherwise in these conditions of approval.</p> <p>Operational Works</p> <p>4. A Development Permit for Operational Works is required for all internal and external earth works, civil works including, but not limited to road, water, sewerage and drainage works and landscape works associated with the development.</p> <p>All such works must be completed to the satisfaction of the Chief Executive Officer prior to the issue of Council approval of the Plan of Survey for the respective stage.</p> <p>Development Staging</p> <p>5. The development is proposed to be undertaken in four (4) stages as detailed on the Approved Plans of development.</p> <p>Any variation to the staging must be submitted to and endorsed by the Chief Executive Officer.</p> <p>Transfer of Land</p> <p>6. The land identified as proposed Lot 900, Lot 901 and Lot 902 in RPS Drawing titled Concept Layout, with Drawing No: PR128305-17, Revision E, dated 3 May 2019 must be transferred to the Council in freehold for Town Planning Purposes (Services, Drainage and natural Park).</p> <p>The land must be transferred to Council at the same time as registration of the Plan of Survey for the respective stage.</p> <p>Bushfire Management Plan</p> <p>7. The development must be in accordance with the recommendations of the Bushfire Management Plan, prepared by Urban Sync dated June 2019 v2, Council Reference #6094201.</p> <p><i>Note: A Rates Notation to the effect of the above condition will be placed on the relevant lots.</i></p> <p>Building Envelope Plan</p>		

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						<p>8. A Building Envelope Plan for Lots 30-51, generally in accordance with the Approved Plans of Development, must be lodged with Council prior to Council Approval of the Plan of Survey for the respective stage. The Building Envelope Plan must include all land within the area of disturbance shown on the Approved Plans i.e. building envelope location and maximum clearing extents. In particular, the Building Envelope Plan must:</p> <ul style="list-style-type: none"> a. Nominate the building location envelope; b. Identify those areas that will be cleared to facilitate bushfire buffer zones; c. Nominate access locations; d. Identify any Covenants and/or Easements over the site; and e. Specify: <ul style="list-style-type: none"> i. That it applies to all buildings and structures on the site; and ii. That the setbacks are to apply to the outermost projection of any buildings and structures. <p>The Applicant/Owner/Developer must also ensure that the endorsed Building Envelope Plans are made known to all prospective purchasers of the lots.</p> <p>Proposed vegetation clearing within the Building Envelopes is to be nominated on the engineering drawings, and pegged/marked on site for inspection by the Chief Executive Officer as part of the Development Application for Operational Works for the respective stage.</p> <p>The boundary of Building Envelopes must be delineated with marker pegs prior to any removal of vegetation. Driveway access corridors must also be clearly marked within the designated vegetation retention areas.</p> <p>The Building Envelopes must be submitted to and endorsed by the Chief Executive Officer prior to vegetation clearing occurring on the site.</p> <p>Extent of Earthworks</p> <p>9. A plan demonstrating the earthworks design of the development must be lodged with the application for a Development Permit for Operational Works for the respective stage. In particular, the plan must demonstrate:</p> <ul style="list-style-type: none"> a. Any earthworks required to provided benched building pads and access in accordance with the Approved Plans; and b. Any other earthworks as required by the conditions of approval as identified herein. <p>Such earthworks must be completed in accordance with the Approved Plans prior Council approval of the Plan of Survey.</p> <p>Retaining Structures – Design and Construction</p> <p>10. All retaining structures must comply with the following:</p> <ul style="list-style-type: none"> a. Retaining structures and associated footings must be designed and constructed in accordance with the requirements of AS4678 – Earth-retaining Structures; b. Retaining structures and associated footings must comply with the FNQROC 		

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						<p>Development Manual, including, but not limited to Section D2 – Site Regrading;</p> <ul style="list-style-type: none"> c. Retaining structures located adjoining roads, car parking areas or other structures must be designed and constructed to take surcharge loadings. Design drawings must indicate the point of discharge for surface stormwater and sub soil drainage that is collected behind the retaining structure; d. Footings of retaining structures should be designed and sited such that they do not result in the erosion of a watercourse or drainage embankment; and e. All retaining structures greater than 1.0m in height, regardless of their intended function, shall have structural certification provided by a Registered Professional Engineer Queensland (RPEQ). <p>Details of the above must be submitted as part of the Development Application for Operational Works for the respective stage.</p> <p>Batter Treatment</p> <p>11. All batters must be constructed in a manner that minimises the construction footprint and have the ability to be screened.</p> <p>Details of the proposed construction methods to be used to achieve this must be submitted to Council in conjunction with a Development Application for Operational Works for the respective stage. In instances where batters exceed 1.8 metres in height, Council will require details to be submitted that include (but are not limited to) the following:</p> <ul style="list-style-type: none"> a. Details of the specific means of supporting or retaining to be used. This must include a geotechnical report supporting each of the proposed treatment(s) at each location; b. Drawings (plans, longitudinal and cross sections) showing the extent of the proposed treatments at each location; c. Details of drainage structures above and/or below each batter; d. Methods to be used to minimise the visual impact of the batter(s); and e. Elevations showing the visual impact when viewed from viewpoints 7 – 10 as per the approved Visual Impact Assessment, prepared by Landplan, Report No. 1711-072, dated May 2018 (Council Reference #5762785). <p>Road Works Internal</p> <p>12. All new roads, intersections and cul-de-sacs must be designed and constructed in accordance with FNQROC Development Manual, to the satisfaction of the Chief Executive Officer.</p> <p>Details of the above must be submitted as part of the Development Application for Operational Works for the respective stage. All works must be completed prior to Council approval of the Plan of Survey.</p> <p>Vehicular Access</p> <p>13. Details of the driveways Lots 1-3, 10, 32 - 44, 49 - 53 must be submitted with a Development Application for Operational Works for the respective stage. In particular,</p>		

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						<p>the plans must detail:</p> <ul style="list-style-type: none"> a. The standard of access between Lots 49 – 53; b. Longitudinal and elevation details for the driveway; c. Driveways must not exceed a longitudinal grade of 25% in accordance with the relevant Australian Standard and must be certified by an RPEQ Engineer. Steep driveways must be constructed with reinforced concrete incorporating anti-slip groove profile to the surface, akin to that installed on boat ramps as per the Queensland Transport Standard Drawing, or similar traction enhancements as proposed by the RPEQ; d. Safety barriers, with appropriate controls for visibility at night at strategic locations and other areas as deemed appropriate by the RPEQ Engineer certifying the works; e. Passing bay(s) associated with Lots 40-43; f. Signage warning of steep grades (where necessary); and g. Traffic mirrors or similar to ensure that sight lines are enhanced at any conflict points. <p>All works must be carried out to the requirements and satisfaction of the Chief Executive Officer prior to the issue of Council approval of the Plan of Survey for the respective stage.</p> <p>Restriction on Vehicle Access</p> <p>14. No direct access is permitted between Lots 1, 51-58, 900 and Brinsmead Road. All access to these lots must be from the internal road network as detailed on the Approved Plans for the development.</p> <p><i>Note: A Rates Notation to the effect of the above condition will be placed on the relevant lots.</i></p> <p>Access and Services Easements</p> <p>15. The Applicant/Owner/Developer must arrange for the creation of Access and Service Easements to allow vehicle access and on-site manoeuvring and for service infrastructure for Lots 1-2, 33, 35, 36, 40-43 50-51, to the requirements and satisfaction of the Chief Executive Officer.</p> <p>A copy of the easement document(s) 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 Council approval of the Plan of Survey and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey for the respective stage.</p> <p>Service Conduits</p> <p>16. Provide service conduits to Lots 1-3, 10, 32-44, 50, 51 adjacent to the driveway together with associated access pits if necessary, to extend from the front boundary to the end of the access driveway.</p> <p>Plans detailing the location of the service conduits in conjunction with any earthworks required in conjunction with Condition 9 must be submitted as part of the Development Application for Operational Works for the respective stage.</p>		

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						<p>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 for the respective stage.</p> <p>External Works</p> <p>17. A full detailed design and costing for the provision of a roundabout and associated infrastructure upgrades for the intersection of Brinsmead Road, Freshwater Christian College and the proposed site access must be submitted to Council. The design must comply with all relevant standards and must adequately and safely cater for:</p> <ol style="list-style-type: none"> a. A 19m semi-trailer, through the roundabout along Brinsmead Road in both directions; b. A 14m bus to and from the school access road; c. An 8.8m service vehicle to and from the development access road; and d. Cyclists and pedestrians. <p>The detailed design and costing must be provided to Council as part of the first Development Application for Operational Works. The roundabout must be constructed in accordance with the Approved Plans prior to Council approval of the first Plan of Survey associated with the development.</p> <p><i>Note: A cost share arrangement between Council and the Applicant/Developer will need to be entered into, to set out the responsibilities of each party with respect to construction and funding of the roundabout and associated infrastructure. The applicant shall be responsible for the construction and cost of the roundabout (including pavement, surfacing, kerb and channel and traffic islands), the pedestrian refuge and a portion of the street lighting and W&W infrastructure. Council shall be responsible for that portion of street lighting and W&W infrastructure that are above and beyond the requirements of the alternative channelized right turn lane intersection treatment. Costs for which Council are responsible for shall be offset against Infrastructure Charges levied on the development.</i></p> <p>18. A pedestrian refuge shall be provided at the roundabout, designed and lit to current applicable standards, to safely cater for pedestrians.</p> <p>Water Supply and Sewerage Master Plan</p> <p>19. An updated Water Supply and Sewerage Master Plan accompanied by supporting calculations must be provided which demonstrates how the development can be serviced.</p> <p>The Water Supply and Sewerage Master Plan must be endorsed by the Chief Executive Officer as part of the first Development Application for Operational Works.</p> <p>Water Supply and Sewerage Works External</p> <p>20. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:</p> <ol style="list-style-type: none"> a. Extend water infrastructure to connect the development to Council's existing 200DN water main in Brinsmead Road; b. Extend gravity sewerage infrastructure to Council's existing sewerage 		

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						<p>infrastructure in Barclay Road. A pressure main connection to the existing pressure main in Brinsmead Road is not permitted. A lift station is to only be considered if a gravity sewer cannot be graded for the whole distance;</p> <p>c. The 300AC, 200AC and 525AC water mains located within the footprint of the proposed roundabout are to be replaced in DICL; and</p> <p>d. Arrange with Council to relocate the water sampling point to the proposed road reserve.</p> <p><i>Note: Council will undertake the work as detailed in Condition 21(d) at no cost to the Applicant/Owner/Developer.</i></p> <p>Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer as part of the first Development Permit for Operational Works.</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 approval of the first Plan of Survey.</p> <p>Water Supply and Sewerage Works Internal</p> <p>21. 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. For Lots 1, 2, 33, 35, 36, 40 – 43, 50 and 51 that are serviced by an access and services easement, the sewer connection is to be via a house drain within the easement rather than an extension of a public sewer;</p> <p>c. Extend water mains such that each allotment can be provided with a water service connection to the lot frontage;</p> <p>d. Provide a conduit for water and other services located beside the driveway to Lots 1-3, 10, 32-39, 40-44, 49-53 finishing at the end of the access, or edge of the building envelope, whichever applies;</p> <p>e. Provide easements having a nominal width of 3m over sewers which are on a non-standard alignment;</p> <p>f. For Lots 1-3, 10, 32-39, 40-44, 49-53 the house drain must be extended to the building platform/envelope;</p> <p>g. If a sewerage lift/pump station is required, it is to be contained within a freehold lot for sewerage purposes. Where a setback of less than 30 metres to any future habitable dwelling is proposed, an Odour and Noise assessment for the sewerage pump station must be submitted for consideration; and</p> <p>h. Any lot that requires a private booster pump is to have a notation placed on the rates file stating that “The owner (s) of this lot are responsible for providing adequate pressure to the house pad. Any pump required must be supplied, maintained and replaced at the owner’s expense.”</p> <p>All the above works must be designed and constructed in accordance with the FNQROC Development Manual.</p>		

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						<p>A plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works for the respective stage.</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 approval of the Plan of Survey for the respective stage.</p> <p>Inspection of Sewers</p> <p>22. CCTV inspections of all constructed sewers must be undertaken. An assessment of the CCTV records must be undertaken by the Applicant/Owner/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 approval of the Plan of Survey for the respective stage.</p> <p>Sewer Easement</p> <p>23. 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 document must be submitted at the same time as seeking Council approval of the Plan of Survey and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey for the respective stage.</p> <p>Refuse Storage</p> <p>24. Provide wheelie bin hardstands at the kerbside for battle axe lots and any other groups of lots serviced by shared driveways, in particular, Lots 1-3, 33, 35-36, 40-43, and 49-53.</p> <p>Hardstands are to be sized for two wheelie bins per lot and be made with a concrete stencilled pattern in order to differentiate the refuse area from other concrete areas.</p> <p><i>Note: A Rates Notation to the effect of the above condition will be placed on the relevant lots.</i></p> <p>Temporary Vehicle Turnaround</p> <p>25. A temporary vehicle turnaround at the end of all partially constructed roads where the length of road exceeds sixty (60) metres (i.e. maximum acceptable reversing distance for a garbage truck) must be provided. The turning facility must be of sufficient size to turn around a garbage truck, either in a continuous forward movement or by three-point turn.</p> <p>Landscaping Plan</p> <p>26. The Applicant/Owner/Developer must landscape the subject land and Council land in accordance with the FNQROC Development Manual. A Landscaping Plan prepared by a Landscape Designer/Landscape Architect submitted within a combined Development Application for Operational Works for Civil and Landscaping, for the respective stage. The Landscaping Plan must be approved by the Chief Executive Officer prior to the pre-start meeting. In particular, the plan must show:</p> <p>a. Details of the existing vegetation to be retained adjacent to areas approved for</p>		

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						<p>construction and specifications for protection of vegetation to be retained in accordance with Australian Standard Protection of trees on development sites;</p> <p>b. Details of the location of the Pine species proposed to be removed;</p> <p>c. Details and specifications for the restoration of all disturbed areas following weed eradication, pursuant to Condition 27. All proposed restoration and weed management works must be certified from a suitably qualified person (i.e. Geotechnical Engineer), to ensure the removal of vegetation will not compromise the stability of the site.</p> <p>d. Revegetation must incorporate species listed within the approved Ecological Assessment, prepared by Natura, Report No. NC017-0030, dated 11 May 2018 (Council Reference #5762785). Species must be specific to the mapped vegetation community where possible;</p> <p>e. Details and specifications for a bonded fibre matrix and for planting of native grasses, shrubs and tree (planted at a maximum of 1 metre centres) on all disturbed batters as a result of construction activities, adjacent to areas with native vegetation to be retained.</p> <p>f. All new batters as a result of construction activities, adjacent to access roads and driveways must be hydro seeded or turfed with a suitable grass species to ensure soil retention, immediately following earthworks.</p> <p>g. Native buffer planting is required to be established within the Brinsmead Road Reserve adjacent to Lots 1, 52-58 and 900 to assist with maintaining the character of the area. The plans for the buffer planting must illustrate:</p> <ul style="list-style-type: none"> i. The extent of the available planting area; ii. Minimum of three (3) planting rows; iii. Planting spacing at a maximum of 1.5 metre centres; iv. Native screening trees and shrubs that can achieve minimum three (3) metres in height at maturity; v. Species suitable for planting adjacent to residential properties and which assist with reducing the visual impact of the development when viewed from neighbouring vistas; vi. Specifications for temporary irrigation during the establishment period; and vii. Cross sectional details of the planting area from the rear of the lots through to the Brinsmead Road pavement and including the location of all existing and/or proposed infrastructure. <p>h. Details and specifications for street trees located at minimum 10 metre spacing and/or one per lot, installed in accordance with the FNQROC Development Manual D9: Design Guidelines and S8 Specifications in consideration of the setback requirements; and</p> <p>i. Location of street lighting.</p>		

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						<p>All on-street landscaping, vegetation clearing and weed eradication, restoration and revegetation works require a Development Permit for Operational Works for the respective stage. One (1) A3 copy and one (1) electronic copy of the plans must be submitted. Such works must be constructed in accordance with the Approved Plan to the satisfaction of the Chief Executive Officer.</p> <p>All weed eradication and revegetation works must be completed and endorsed by Council at Works Acceptance and require a 12-month defect liability and maintenance period.</p> <p>Street tree planting installation must be completed and endorsed by Council a minimum of 13 weeks before the Final Works Acceptance Inspection for the associated Operational works stage.</p> <p>The landscape buffer planting fronting Brinsmead Road requires a minimum two-year establishment/maintenance period by the Applicant/Owner/Developer, following a Landscaping Practical Completion inspection by Council.</p> <p>Weed Management</p> <p>27. A Weed Management Plan and specifications for weed eradication is required for the following areas:</p> <ul style="list-style-type: none"> a. Covenants on Lots 1-10, 36-39 40-43, 45-48; b. Adjacent to Building Envelopes on Lots 30-36; c. The rear of all property lots adjacent to natural areas; and d. Adjacent to Brinsmead Road. <p>The Weed Management Plan and specifications must be included with the combined Development Application for Operational Works for Civil and Landscaping, for the respective stage. The plan must detail methods to be employed to control, eradicate and monitor existing pest species and prevent both the import and export of weeds to and from the site. The plan must identify the roles and responsibilities of stakeholders and direction and duration for pest management activities. Weed Management Plan and documents must include the following:</p> <ul style="list-style-type: none"> a. Locations on plan of all <i>Psidium guajava</i> (Guava), <i>Spathodea campanulata</i> (African Tulip), <i>Pinus species</i> (Pine Trees) proposed to be removed; b. Certification from a suitably qualified person (i.e. Geotechnical Engineer) that the removal of vegetation will not compromise the stability of the site; c. Weed management in accordance with the approved Ecological Assessment, prepared by Natura, Report No. NC017-0030, dated 11 May 2018 (Council Reference #5762785); and d. Details and specifications for the removal of the following restricted plants and environmental weeds: <ul style="list-style-type: none"> i. <i>Pinus species</i>, Monterey Pine ii. <i>Ardisia crenata</i>, Coral Berry iii. <i>Imperata cylindrical</i>, Japanese Blood Grass iv. <i>Ipomea hederifolia</i>, Ivy-leaf Morning Glory v. <i>Lantana camara</i>, Lantana 		

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						<ul style="list-style-type: none"> vi. <i>Megathyrsus maximus</i>, Guinea Grass vii. <i>Psidium guajava</i>, Guava viii. <i>Spathodea campanulata</i>, African Tulip ix. <i>Sphagneticola trilobata</i>, Singapore Daisy x. <i>Sporobolus jacquemontii</i>, American Rat's Tail Grass xi. <i>Stachytarpheta sp</i>, Snake Weed <p>Vegetation Clearing</p> <p>28. A Development Permit for Operational Works is required for all vegetation clearing. Any Development Application for Operational Works must demonstrate the purpose for the vegetation clearing and how vegetation to be retained will be protected in accordance with AS 4970-2009 Protection of trees on development sites.</p> <p>Wildlife</p> <p>29. Prior to any vegetation clearing, an inspection to determine the possible presence of native wildlife and particular animal breeding places must be undertaken by a suitably qualified and experienced potter/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 tree and/or vegetation as per the requirements of Sect. 332 of the <i>Nature Conservation (Wildlife Management) Regulation 2006</i>. The Department of Environment & Science must be contacted if native wildlife is found to be present.</p> <p>The suitably qualified and experienced spotter/catcher must be present during the clearing of vegetation.</p> <p>Notification of Works</p> <p>30. Council must be advised of the vegetation clearing commencement date and that any relevant Federal and State approvals have been obtained for the approved works in writing no less than ten (10) business days prior to the date of works commencing.</p> <p>Statutory Covenant for Environmental Purposes</p> <p>31. A Statutory Covenant for Environmental Purposes (generally detailing that all native vegetation is to be retained), must be registered over Lots 1-10, 36-39 40-43, 45-48. The Covenant is to be registered at the same time of registering of the Plan of Survey for the respective stage. The Covenant is required to include the following clauses:</p> <ul style="list-style-type: none"> a. The covenantor must ensure invasive and environmental weeds are eradicated from the covenant area in accordance with the CairnsPlan 2016 v1.2 Planning Scheme self-assessable and assessable code provisions for vegetation damage. Proposed vegetation damage is code assessable within areas mapped as Hillslopes and the Potential Landslip Hazard Overlay areas. b. The covenantor must not use the land or undertake operational works or building works in a way that interferes with or destroys any endemic vegetation, including undergrowth and regrowth, in the covenant area. c. The covenantor must not use the covenant area for construction of improvements or the erection of buildings or for storage of materials. d. The covenantor must not alter the drainage patterns of stormwater across the land or impede natural flows. 		

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						<p>e. The covenantor must not carry out any landscaping within the covenant area or allow the introduction of non-endemic plant species into the area. The covenantor must allow free movement of all natural wildlife in the covenant area and not allow household pets to enter the area. For the movement of native fauna and for stormwater purposes, fences must have an 80% permeable area (such as post & rail type fencing, or post and wire strand type fencing for the side boundary fencing only. No fencing is permitted on the rear boundaries or within the bed of the gully / creek. When fencing for domestic animals, pool type fencing must be constructed along the boundary between the rear of the garden and the front of the covenant area. This fence may include an access gate for pedestrian use only. Vehicles must not enter into the covenant area.</p> <p>f. The covenantor may apply to the council for a permit to remove vegetation that is dangerous, diseased and/or poses an immediate and severe hazard to the dwelling or the occupants of the lot.</p> <p>g. The covenant area must be maintained in its natural state. Garden waste and any other waste must not be disposed of or stored within this area. Overgrown grass may be removed to minimise the fire risk. Other plant material, dead or alive must not be removed as this performs a habitat function in the ecosystem.</p> <p>h. Existing native and mature vegetation shall only be removed with the prior written consent of the Chief Executive Officer. All vegetation proposed for removal shall be marked by the applicant/owner and approved by Council Officers prior to being removed. Council's Development Services Branch is to be notified of the proposed date of commencement of any approved vegetation clearing.</p> <p>Note: A Rates Notation to the effect of the above condition will be placed on the relevant lots.</p> <p>Drainage</p> <p>32. Detailed design and all associated calculations for all drainage elements (inclusive of the nominated permanent detention basin) required for the development. All drainage elements within the subject site are to be designed in accordance with FNQROC Drainage Manual and the Queensland Urban Drainage Manual (QUDM). Recommendations with relation to drainage or drainage infrastructure as noted within the approved Geotechnical Investigation, prepared by Golder, Report No. 1895515-01, Revision 1, dated 14 May 2018 (Council Reference #5762874) must also be taken into consideration in the detailed design for the development site, including, but not limited to, Section 5.4 of the Report.</p> <p>The above must be provided with the first Development Application for Operational Works for the respective stage.</p> <p>33. The Applicant/Owner/Developer is required to submit a Site Based Stormwater Management Plan (SBSMP) for the development. This document must nominate the required soil and stormwater management measures that are to be installed/implemented on the subject site to control the severity and extent of soil erosion, pollutant transport and any other stormwater quality issues that may arise on the subject site (or on adjacent properties as a result of development of the subject site) during the construction phase and post-construction phase of the development. The SBSMP must be in accordance with the requirements of the <i>Environmental Protection Act 1994</i>, the Queensland Urban Drainage Manual, and the FNQROC</p>		

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						<p>Development Manual and must be submitted prior to works commencing on the subject site. All works must be carried out in accordance with the Approved Plans, to the requirements and satisfaction of the Chief Executive Officer.</p> <p>The above must be provided with the first Development Application for Operational Works for the respective stage.</p> <p>34. As per the requirements of the Queensland Urban Drainage Manual (QUDM), a severe storm impact statement must be submitted with respect to the development. This assessment is required in order to demonstrate that severe blockage of an element within the proposed new drainage network, or the occurrence of a discharge in excess of the major storm, will not likely cause unacceptable flooding or adverse effects on the subject site or any adjacent land. This assessment must consider, in particular, the effects on the downstream Lot 2 on RP825835 (Freshwater Christian College).</p> <p>The above must be provided with the first Development Application Operational Works.</p> <p>35. As per the requirements of FNQROC Section D4.13; all inter allotment drainage is to be conveyed by above ground open channel catch drains.</p> <p>A plan detailing the above must be provided with a Development Application Operational Works for the respective stage.</p> <p>36. Drainage Easements with a minimum width of 3.0 metres must be placed over any inter allotment drain, or other overland drainage path, that passes through a newly created lot within subject site required to convey stormwater flows to the lawful point of discharge.</p> <p>A plan detailing the above must be provided with a Development Application for Operational Works for the respective stage.</p> <p>Concentration of Stormwater</p> <p>37. The proposed development must not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties.</p> <p>Lawful Point of Discharge</p> <p>38. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, to the requirements and satisfaction of the Chief Executive Officer.</p> <p>Electrical and Telecommunications</p> <p>39. The Applicant/Owner/Developer must provide written evidence from the electricity and telecommunication authorities stating that underground services have or will be provided to each lot prior to Council approval of the Plan of Survey for the respective stage. 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>40. Where Ergon Energy requires the installation of a new substation to augment their</p>		

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						<p>network, a padmount 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 the issue of Development Permit for Building Work.</p> <p>41. All remnant overhead electricity lines traversing the development site is to be placed underground. The existing overhead electricity lines along the Brinsmead Road frontage is to be placed underground to the full extent of the development's frontage. Such works are to be undertaken by Ergon Energy or its approved contractor at the applicant's expense.</p> <p>42. The above conditions relating to electricity supply must be provided to Ergon Energy at the same time as the application for Network Connection Services.</p> <p>Street Lighting</p> <p>43. Prior to the issue of a Development Permit for Operational Works, a Rate 2 lighting scheme is to be prepared by an Ergon Energy 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 current 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 in the FNQROC Development Manual. The lighting scheme must demonstrate that light pole locations align with common property boundaries, represent the permitted design spacing, and that there are no conflicts with vegetation to be retained, stormwater, driveways, kerb inlet pits and other services.</p> <p>The design must provide the applicable illumination level specified in the current Road Lighting Standard AS/NZS 1158 at the following road elements:</p> <ul style="list-style-type: none"> a. Intersections; b. Pedestrian Refuges; c. Cul-de-sacs; and d. Local Area Traffic Management (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>44. The roundabout and associated infrastructure upgrades for the intersection on Brinsmead Road must be provided with Category V3 street lighting for a distance equivalent to at least two (2) spans either side of the intersection. The roundabout is to be lit from a single conventional high mast pole situated at the middle of the central island. All new lighting columns are to be of steel construction with LED luminaires and underground service, all existing Ergon Energy timber street light poles are to be recovered. All major road LED fixtures are to installed with a zero Degree upcast by means of a spigot adaptor.</p> <p>45. Prior to Council approval of the Plan of Survey for the respective stage, written confirmation that the relevant capital contribution required by Ergon Energy has been paid must be submitted to ensure that the street lighting will be constructed.</p> <p>Stockpiling and Transportation of Material</p>		

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						<p>46. Soil used for filling or spoil from earthworks carried out on the site 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.</p> <p>Transportation of fill or spoil to and/or from the site must not occur:</p> <ol style="list-style-type: none"> within peak traffic times; before 7:00am or after 6:00pm Monday to Friday; before 7:00am or after 1:00pm Saturday; or at any time on a Sunday or Public Holiday. <p>47. Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause nuisance to surrounding properties.</p> <p>Storage of Machinery and Plant</p> <p>48. 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>C. The following notation will be placed on Council's future rates record in respect of the new:</p> <p><u>Lots 1, 51-58:</u></p> <p>Allotment Access</p> <ol style="list-style-type: none"> No direct access is permitted between the subject lot and Brinsmead Road. All access to these lots is to be from the internal road network as detailed on the Approved Plans for the development. A copy of the Approved Plan can be obtained from Council's Planning Department, Council Reference #6068264, 8/19/7. <p><u>Lots 1-10, 36-39 40-43, 45-48:</u></p> <p>Covenant</p> <ol style="list-style-type: none"> A Statutory Covenant for Environmental Purposes exists over the lot. A copy of the Statutory Covenant documentation may be purchased from the State Titles Office. <p><u>Lots 1-3, 33, 35-36, 40-43, and 49-53:</u></p> <ol style="list-style-type: none"> The owner of this lot will be required to utilise the hard stand wheelie bin area on collection days. <p>CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS</p> <table border="1" data-bbox="1329 1640 2407 1843"> <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 Assessment Referral Agency (Department of Natural Resources, Mines and Energy)</td> <td>1809-7455 SRA</td> <td>25 October 2018</td> <td>#5909490</td> </tr> </tbody> </table> <p>Refer to Appendix 2: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).</p> <p>ADVICE</p>	Concurrency Agency	Concurrency Agency Reference	Date	Council Electronic Reference	State Assessment Referral Agency (Department of Natural Resources, Mines and Energy)	1809-7455 SRA	25 October 2018	#5909490		
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						<ol style="list-style-type: none"> 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. 2. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. <p>Infrastructure Charges Notice</p> <ol style="list-style-type: none"> 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>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> 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 different at the time of payment. Please contact the Planning Approvals Team at council for review of the charge amount prior to payment.</p> <p>The time when payment is due is contained in the Infrastructure Charges Notice.</p> <ol style="list-style-type: none"> 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 meters should be installed. 5. For information relating to the <i>Planning Act 2016</i> log on to https://planning.dsdmip.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au 6. The Applicant/Owner/Developer is advised to undertake a Dial Before You Dig search and all information is to be verified and services located on site. Council accepts no responsibility for damaged assets undertaken as part of these works. All damaged Council infrastructure is to be returned/replaced to an as-new state before works acceptance is issued. 7. 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. 8. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. 9. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au. 10. For further information on Natural Area Restoration Design Guidelines and Specifications (currently under review), please follow the below links. http://www.fnqroc.qld.gov.au/files/media/original/003/cd8/f77/989/S9-Natural-Area- 		

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						Restoration-Specification-FNQROC-Development-Manual-11-05.pdf http://www.fnqroc.qld.gov.au/files/media/original/003/cd7/507/d86/D10-Natural-Area-Restoration-Guideline-FNQROC-Development-Manual-11-05.pdf 11. Notified exemption advice is required from the Department of Environment & Science (DES) Lot 2, 3 RP741238 is mapped as High Risk by the Protected Plants Flora Survey Trigger mapping under the <i>Nature Conservation Act 1992</i> . Information on the Flora Survey Guidelines-Protected Plants can be obtained at www.ehp.qld.gov.au .								
24	12/6/19 Ordinary Meeting #6098271		Unity Team Cr Cooper	Negotiated Decision request – development permit for reconfiguring a lot (3 lots into 81 lots, 1 balance lot, park & new road), 357R-371R Redlynch Intake Road, Redlynch – Division 6 Nicole Tsakissiris 8/13/1888 Seda #6003437	6101499	It is recommended that Council : Approves in part the Negotiated Decision request to the Development Permit for Reconfiguring a Lot (3 lots into 81 Lots, 1 Balance Lot, Park & New Road) over land described as Lot 523 on NR5565, Lot 5 on CP857640 and Lot 2 RP726219, located at 357R-371R Redlynch Intake Road, Redlynch subject to the following: The Assessment Manager considers that the application is in conflict with the applicable codes contained within the relevant Planning Scheme. Specifically, the application is in conflict with the <i>Rural 1 Planning Area Code</i> and the <i>Reconfiguring a Lot Code</i> . STATEMENT OF REASONS In accordance with Section 326(1)(b) of the <i>Sustainable Planning Act (2009)</i> , the Assessment Manager considers that there exists the following sufficient grounds to justify approval of the application despite the conflict with the identified applicable codes: a. The site directly adjoins land that is located within the <i>Urban Footprint</i> of the Far North Queensland Regional Plan 2009 – 2031 and the proposed development will support the achievement of key objectives for the Desired Regional Outcomes relating to Urban Development; b. The proposed development represents a logical extension to the existing urban areas within the immediate vicinity of the site; c. There exists an appropriate level of infrastructure to service the development despite the site being designated within the Rural 1 Planning Area; d. The area of development is designated within a future urban area, Low- Medium Density Residential of the current Planning Scheme, Cairns Plan 2016v1.3. The development the subject of this application is wholly contained within this area and is consistent with the intent of the proposed Zone; and e. Whilst the proposed development the subject of this report has not been lodged in association with the existing Preliminary Approval in effect for the site, which allows for uses in accordance with the Residential 2 Planning Area and Open Space Planning Area, the proposed development is considered to be consistent with the approved intent for the site. NEGOTIATED DECISION: 1. That the Approved Plans and Documents Table is amended as follows: APPROVED DRAWING(S) AND/OR DOCUMENT(S) The term 'approved drawing(s) and/or document(s)' or other similar expression means: <table border="1" data-bbox="1400 1923 2410 1976"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Drawing or Document	Reference	Date				12 Jun 2019	Approved by CEO as per officers recommendation
Drawing or Document	Reference	Date												

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						<table border="1" data-bbox="1403 344 2410 1199"> <tr> <td data-bbox="1403 344 1834 554">Outlook at Redlynch Proposed Reconfiguration, prepared by Cardno Redlynch Vista, Stage 1-2 & Network Road</td> <td data-bbox="1834 344 2169 554">Q144027-001-L02, Revision F Job No: 31727/4-1, Plan No: 31727/025D</td> <td data-bbox="2169 344 2410 554">28/08/2015 22 May 2019</td> </tr> <tr> <td data-bbox="1403 554 1834 659">Stage 1 Building Setback Plan prepared by Cardno</td> <td data-bbox="1834 554 2169 659">Q144027-001 Rev A</td> <td data-bbox="2169 554 2410 659">31/07/2015</td> </tr> <tr> <td data-bbox="1403 659 1834 764">Stage 2 Building Setback Plan prepared by Cardno</td> <td data-bbox="1834 659 2169 764">Q144027-001 Rev A</td> <td data-bbox="2169 659 2410 764">31/07/2015</td> </tr> <tr> <td data-bbox="1403 764 1834 1073">Ultimate Road/Intersection Formation (Land Requirement) prepared by Cardno Proposed Reconfiguration for Road Widening</td> <td data-bbox="1834 764 2169 1073">Q144027-SK020 Rev B Job No. 31727-004-01, Plan No. 31727/024B</td> <td data-bbox="2169 764 2410 1073">21/10/2015 20 March 2018</td> </tr> <tr> <td data-bbox="1403 1073 1834 1199">Masterplans – Stages 1 & 2 Road Hierarchy</td> <td data-bbox="1834 1073 2169 1199">Drawing No. IH116700-CI-SK-0016, Revision A</td> <td data-bbox="2169 1073 2410 1199">23 May 2019</td> </tr> </table> <p data-bbox="1329 1230 2160 1262">2. That condition 5 relating to Land Dedication is amended as follows:</p> <p data-bbox="1403 1289 1581 1320">Land Dedication</p> <p data-bbox="1403 1348 2410 1661">5. The Applicant shall dedicate land for road purposes along the Redlynch Intake Road frontage of the development site to facilitate a 4 lane median divided road north of Jungara Road and a two through lane southbound approach to the intersection, generally in accordance with the Ultimate Road/Intersection Formation (Land Requirement) Plan prepared by Cardno (Dwg. No. Q144027-SK020, Revision B, dated 21.10.2015) Proposed Reconfiguration for Road Widening Plan (Job No. 31727-004-01, Plan No. 31727/024B). The final area of land to be dedicated shall be determined through the detailed design process for the intersection. The land dedication must be reflected on the Plan of Survey for Stages 1 and 2 of the development, with the transfer occurring in conjunction with the registration of the Plan of Survey with the titles office.</p> <p data-bbox="1472 1688 2368 1749">The land dedication required by this condition is creditable <u>trunk infrastructure</u> under Council's Adopted Infrastructure Charges Resolution.</p> <p data-bbox="1329 1776 2326 1808">3. That condition 6 relating to Revised Traffic Impact Assessment remains unchanged:</p> <p data-bbox="1403 1835 1792 1866">Revised Traffic Impact Assessment</p> <p data-bbox="1403 1894 2326 1955">6. A revised Traffic Impact Assessment is required to be submitted based on the intersection design and associated amendments required by Condition 7.</p>	Outlook at Redlynch Proposed Reconfiguration, prepared by Cardno Redlynch Vista, Stage 1-2 & Network Road	Q144027-001-L02, Revision F Job No: 31727/4-1, Plan No: 31727/025D	28/08/2015 22 May 2019	Stage 1 Building Setback Plan prepared by Cardno	Q144027-001 Rev A	31/07/2015	Stage 2 Building Setback Plan prepared by Cardno	Q144027-001 Rev A	31/07/2015	Ultimate Road/Intersection Formation (Land Requirement) prepared by Cardno Proposed Reconfiguration for Road Widening	Q144027-SK020 Rev B Job No. 31727-004-01, Plan No. 31727/024B	21/10/2015 20 March 2018	Masterplans – Stages 1 & 2 Road Hierarchy	Drawing No. IH116700-CI-SK-0016, Revision A	23 May 2019		
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						<p>As part of the revised Traffic Impact Assessment, an updated SIDRA analysis of the intersection must be submitted incorporating the following amendments:</p> <ul style="list-style-type: none"> a. Utilisation of a peak factor reflective of surveyed traffic flows and applied in accordance with the relevant Highway Capacity Manual methodology; b. All phases should be reflective of the physical lane configuration and associated lane disciplines; and c. Dedicated right turn lane exiting the development site. <p>The revised Traffic Impact Assessment and associated SIDRA analysis must be submitted to Council for endorsement in conjunction with a future application for Operational Works (Civil Works).</p> <p>4. That condition 7 relating to Road Works External is amended as follows:</p> <p>Road Works External</p> <p>7. The Applicant shall design and construct the intersection of Redlynch Intake Road, Jungara Road and the access to the development, inclusive of associated street lighting, landscaping, line-marking and signage, generally in accordance with the arrangement shown on Cardno Dwg. No. Q144027-SK020 Revision B, dated 21.10.2015 Proposed Reconfiguration for Road Widening Plan (Job No. 31727-004-01, Plan No. 31727/024B), subject to the following amendments:</p> <ul style="list-style-type: none"> a. The approach to the intersection from the development site i.e. eastern leg of the intersection shall be configured to provide: <ul style="list-style-type: none"> i. A minimum 1.5m bicycle lane is provided on all approaches and departures to the intersection; and ii. A right turn lane and separate through/left turn lane exiting the development site. b. The short lane on the southbound approach and departure shall be increased to 100m; c. A minimum 1.0m shoulder is provided around all corners of the intersection that is clear of a turning path for a 12.5m single unit truck/bus; d. A minimum verge width of 4.5m is provided around all corners of the intersection; and e. Where a reduced verge width is proposed, detail within the required Operational Works documentation, the position of any existing services that will become 'off standard alignment' as a result of the reduced verge width. <p>The external works required by this condition must be documented and submitted to Council as part of a future application for Operational Works (Civil Works) for the development. The intersection must be completed prior to the issue of a Compliance Certificate for the Plan of Survey for the first stage of the development. Note: A portion of these works will be considered creditable works in accordance with Council's Adopted Infrastructure Charges Resolution.</p> <p>5. That conditions 11, 12 & 13 relating to Road Works Internal are amended as follows:</p>		

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						<p>Road Works Internal</p> <p>11. All streets must be designed and constructed in accordance with the FNQROC Development Manual. Except where modified by these conditions of approval, the road hierarchy shall be generally in accordance with that indicated for Stage 1 and Stage 2 <u>only on the Proposed Road Layout Plan (Dwg. No. Q144027-003-SK002, Revision B, dated July 2015, prepared by Cardno) MasterPlans - Stages 1 & 2 Road Hierarchy Plan prepared by Jacobs (Drawing No. IH116700-CI-SK-0016, Rev A).</u></p> <p>12. The section of Access Place road in Stage 1 (adjacent Lots 21 – 24) shall be reclassified, designed and constructed to an Access Street standard as per the requirements of the FNQROC Development Manual.</p> <p>13. Submit a Footpath Master Plan, prepared in accordance with the requirements of the FNQROC Development Manual, which details where footpaths will be constructed within the approved development. All Footpaths must be designed and constructed in accordance with the FNQROC Development Manual. Except where modified by these conditions of approval, the footpaths shall be generally in accordance with that indicated for Stage 1 and Stage 2 only on the MasterPlans - Stages 1 & 2 Road Hierarchy Plan prepared by Jacobs (Drawing No. IH116700-CI-SK-0016, Rev A).</p> <p>The required Footpath Master Plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works (Civil Works) associated with the approved development.</p> <p>All footpaths shown on the endorsed Footpath Master Plan must be constructed in accordance with the FNQROC Development Manual prior to the issue of a Compliance Certificate for the Plan of Survey.</p> <p>6. That conditions 23 and 25 relating to Flood Immunity Internal are amended as follows:</p> <p>Flood Immunity</p> <p>23. All new allotments must have immunity from flooding associated with a 100 year ARI rainfall event. <u>The Applicant / Owner must provide confirmation of the finished building pad levels required to achieve immunity, to the satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.</u></p> <p>25. As part of a future application for Operational Works (Civil Works) for the development, submit certification from a Registered Professional Engineer Queensland (RPEQ) stating that the Operational Works design has been carried out in accordance with the 'Outlook at Redlynch Flood Study, dated 7 June 2015 <u>28 April 2016</u>, prepared by Cardno, Reference Q144027'.</p> <p>7. That condition 32 relating to Landscape Plan is amended as follows:</p> <p>Landscape Plan</p> <p>32. 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 prior to the issue of a Development Permit for Operational Work. In particular, the plan must show:</p> <p>a. Plants proposed to be removed;</p>		

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						<ul style="list-style-type: none"> b. Planting of the park and 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; c. Details of all works relating to the Park as per Condition 33; d. Planting of the park with native species with a preference on species that attract native wildlife; e. A vegetated visual buffer shall be provided within the road reserve along the entire Redlynch Intake Road frontage of the site. The buffer shall be designed to ensure appropriate screening of any fence structure(s) adjoining Redlynch Intake Road. <p style="margin-left: 40px;">The design of the visual buffer must ensure that it does not restrict any sight lines required for the safe operation of the intersection providing access to the development site.</p> f.e. Details of the landscape works proposed to the centre median at the entry to the site; gf. Typical landscape sections for the Entry Road, the interface between new lots and the Local Park, and the interface between new lots and Redlynch Intake Road; and hg. 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>Three (3) A1 copies One (1) PDF copy and one (1) A3 copy of the Landscape Plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works (Public Landscaping).</p> <p>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>8. That condition 33 relating to Community Purpose/Park Infrastructure is amended as follows: Community Purpose/Park Infrastructure – Local Park</p> <p>33. The Park identified on the approved plan of development being Proposed Reconfiguring (Dwg. No. Q144027-001-L02, Revision F, dated 28/08/15, prepared by Cardno) Redlynch Vista, Stage 1-2 & Network Road Plan (Job No: 31727/4-1, Plan No: 31727/025D) must be transferred to Council in freehold for Town Planning Purposes – Park.</p> <p>The Park shown on the approved site plan must be laid out and embellished in accordance with a Landscaping Plan to the requirements and satisfaction of the Chief Executive Officer.</p> <p>The following items as a minimum are required to be shown within the Park area on the Landscaping Plan:</p> <ul style="list-style-type: none"> a. Bollards or other suitable barriers preventing vehicular access to the park. The material for the bollards/barriers should preferably be replas. Timber/Koppers logs are not acceptable; b. One drinking fountain and tap combination (with dog bowl); 		

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						<ul style="list-style-type: none"> c. Minimum of one play space/playground (including replas edging and sand soft fall) to be designed with, and agreed to, by Council; d. One picnic table and associated seating; e. One bin located near the road and within close proximity to the proposed picnic table; f. One seat located adjacent to the play space in a shaded position if possible; g. The drinking fountain, play space/playground, picnic set, bin and seat must be located in close proximity to each other; h. Shade structures are required over the play space and picnic table (existing trees can be used to perform this role if they are present); i. 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. Sufficient space for a kick about area must be provided and shown on the plan; j. Removal of all pest plants; k. 2,000m² of the park is to be sited above the ARI 50 flood level. If necessary, this may require appropriate filling. The area to be embellished for the playground equipment, picnic area and structures in general is to be located within this area; l. Boundary fencing located on any boundary with a private property to a maximum height of 1.8m; and m. The embellished area containing playground, picnic tables and the like must be levelled to provide a flat gradient. A total area of 500m² must be made available to accommodate this. <p>Three (3) copies of the Landscaping Plan must be provided and be endorsed by the Chief Executive Officer.</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 FNQROC Development Manual, Design Guideline D9 – 03/14, Landscaping.</p> <p>The park must be dedicated to Council and park embellishments completed prior to the issue of a Compliance Certificate for the Plan of Survey for Stage 1 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 in part its open space contribution requirements required under the Planning Scheme and Public Open Space Policy.</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>		

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						<p>9. That condition 42 relating to Demolish Structures is deleted:</p> <p>Demolish Structures</p> <p>42. All structures not associated with the approved development (including disused services and utilities) must be demolished and/or removed from the site prior to the issue of the Compliance Certificate for the Plan of Survey.</p> <p>10. That an advice note be added as follows:</p> <p>#. An Infrastructure Agreement between Council and the Applicant/Developer will need to be entered into, to set out the responsibilities of each party with respect to the construction and funding of works that are considered to be trunk infrastructure.</p> <p>11. That all Conditions, Advice Notes and Rates Notations remain unchanged and are renumbered accordingly.</p> <p>12. That the Infrastructure Charges Notice be updated to reflect the amended development.</p>								
25	12/6/19 Ordinary Meeting #6098271		Unity Team Cr Cooper	Negotiated Decision request – development permit for reconfiguring a lot (55 lots, balance land & new road) – 357R-371R Redlynch Intake Road, Redlynch – Division 6 Nicole Tsakissiris 8/13/1925 Seda #6003446	6101517	<p>It is recommended that Council :</p> <p>Approves in part the Negotiated Decision request to the Development Permit for Reconfiguring a Lot (55 Lots, Balance Land & New Road) over land described as Lot 523 on NR5565, Lot 5 on CP857640 and Lot 2 RP726219, located at 357R-371R Redlynch Intake Road, Redlynch subject to the following:</p> <p>The Assessment Manager considers that the application is in conflict with the applicable codes contained within the relevant Planning Scheme. Specifically, the application is in conflict with the <i>Rural 1 Planning Area Code</i> and the <i>Reconfiguring a Lot Code</i>.</p> <p>STATEMENT OF REASONS :</p> <p>In accordance with Section 326(1)(b) of the <i>Sustainable Planning Act (2009)</i>, the Assessment Manager considers that there exists sufficient grounds to justify the issue of a Development Permit in relation to the application despite the conflict with the identified applicable codes:</p> <p>a. The site directly adjoins the <i>Urban Footprint</i> of the Far North Queensland Regional Plan 2009 – 2031 and the urban residential lots proposed as part of this stage of the development will assist in the achievement of key objectives for the Desired Regional Outcomes relating to Urban Development;</p> <p>b. The proposed development represents a further and final logical extension to the urban developable area in this location; and</p> <p>c. There exists an appropriate level of infrastructure to service the development despite the site being designated within the Rural 1 Planning Area under CairnsPlan 2009 and partially designated within the Rural Zone under CairnsPlan 2016 v1.3.</p> <p>NEGOTIATED DECISION:</p> <p>1. That the Approved Plans 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 expression means:</p> <table border="1" data-bbox="1418 1927 2415 1957"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Drawing or Document	Reference	Date				12 Jun 2019	Approved by CEO as per officers recommendation
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						<table border="1" data-bbox="1418 352 2415 527"> <tr> <td data-bbox="1418 352 1813 464">Outlook at Redlynch Proposed Reconfiguration, prepared by Cardno Redlynch Vista, Stage 3</td> <td data-bbox="1813 352 2208 464">Dwg. No. Q144027-001-L03, Revision B Job No: 31727/4-1, Plan No: 31727/026D</td> <td data-bbox="2208 352 2415 464">06/05/2016 22 May 2019</td> </tr> <tr> <td data-bbox="1418 464 1813 527">MasterPlans – Stage 3 Road Hierarchy</td> <td data-bbox="1813 464 2208 527">Drawing No. IH116700-CI-SK-0017, Rev A</td> <td data-bbox="2208 464 2415 527">23 May 2019</td> </tr> </table> <p data-bbox="1329 554 2415 1957"> 2. That condition 4 relating to Amendment to Design be deleted as follows: Amendment to Design 4. Proposed Lot 312 must be integrated into the park to be provided as part of Stage 1 (Development Permit 8/13/1888). 3. That condition 5 relating to Staged Development be amended as follows: Staged Development 5. The development is able to be undertaken in stages as generally indicated on the approved Plan of Development. Council must be notified of any proposed changes to the approved stage boundaries, including as a result of Condition 4. 4. That condition 7 relating to Road Hierarchy Master Plan be amended as follows: Road Hierarchy Master Plan 7. The Road Hierarchy Master Plan being Proposed Road Layout, Dwg. No. Q144027-003-SK002, Revision A, dated 24 March 2015 MasterPlans – Stage 3 Road Hierarchy (Drawing No. IH116700-CI-SK-0017, Rev A) shall be amended to reflect the approved layout for the development i.e. that shown on the approved Plan of Development. The following road standards must be shown on the amended plan: a. The road named as Sawyer Drive on the approved Plan of Development shall be designed and constructed to a Minor Collector Road standard from between Lots 316 & 317 to between Lots 301 & 327; and b. The road named as Oxbow Loop shall be designed and constructed to an Access Street standard from its connection with Sawyer Drive, for the full frontage of Lots 357 – 364 and Lots 365 to 372. a. <u>The full length of the road in Stage 3 must be constructed to an Access Street standard in the section adjacent to Lots 74-83, 98, 64-73 in accordance with Council's FNQROC Development Manual.</u> The required Road Hierarchy Master Plan must be submitted for approval in conjunction with the first application for Operational Works for the development. 5. That condition 8 relating to Road Works Internal be amended as follows: Road Works Internal 8. All streets must be designed and constructed in accordance with the FNQROC Development Manual. The required Road Hierarchy shall be as per the Road Hierarchy Master Plan required by Condition 7. <u>Except where modified by these conditions of approval, the road hierarchy shall be generally in accordance with that</u> </p>	Outlook at Redlynch Proposed Reconfiguration, prepared by Cardno Redlynch Vista, Stage 3	Dwg. No. Q144027-001-L03, Revision B Job No: 31727/4-1, Plan No: 31727/026D	06/05/2016 22 May 2019	MasterPlans – Stage 3 Road Hierarchy	Drawing No. IH116700-CI-SK-0017, Rev A	23 May 2019		
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						<p><u>indicated for Stage 3 only on the MasterPlans – Stage 3 Road Hierarchy (Drawing No. IH116700-CI-SK-0017, Rev A).</u></p> <p>6. That condition 11 relating to Footpath Master Plan be amended as follows:</p> <p>Footpath Master Plan</p> <p>11. Submit a Footpath Master Plan, prepared in accordance with the requirements of the FNQROC Development Manual, which details where footpaths will be constructed within the approved development.</p> <p>The Master Plan shall detail where internal footpath networks are proposed to be joined to external networks i.e. along the northern boundary of the site. Where works are proposed to realign existing section(s) of footpath, the cost of such works shall be not be creditable works and shall be borne fully by the developer.</p> <p>The required Footpath Master Plan must be submitted for approval in conjunction with the first application for Operational Works for the development.</p> <p><u>All Footpaths must be designed and constructed in accordance with the FNQROC Development Manual. Except where modified by these conditions of approval, the footpaths shall be generally in accordance with that indicated for Stage 3 only on the Masterplans Road Hierarchy (Drawing No. IH116700-CI-SK-0017, Rev A).</u></p> <p>All footpaths shown on the endorsed Footpath Master Plan must be constructed in accordance with the FNQROC Development Manual prior to the issue of a Compliance Certificate for the Plan of Survey.</p> <p>7. That conditions 19 & 21 relating to Flood Immunity be amended as follows:</p> <p>Flood Immunity</p> <p>19. All new allotments must have immunity from flooding associated with a 100 year ARI rainfall event. <u>The Applicant / Owner must provide confirmation of the finished building pad levels required to achieve immunity, to the satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.</u></p> <p>21. As part of a future application for Operational Works (Civil Works) for the development, submit certification from a Registered Professional Engineer Queensland (RPEQ) stating that the Operational Works design has been carried out in accordance with the 'Outlook at Redlynch Flood Study, dated 29 March 2016, <u>28 April 2016</u> prepared by Cardno, Reference Q144027'.</p> <p>8. That condition 28 relating to Landscape Plans be amended as follows:</p> <p>Landscape Plan</p> <p>28. 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 prior to the issue of a Development Permit for Operational Work. In particular, the plan must show:</p> <p>a. Plants proposed to be removed;</p> <p>b. Planting of the road verges, including the area between Lots 301 and 364, with trees, shrubs and grass, using locally endemic species and with regard to any overhead or underground services and lot access/crossover constraints;</p>		

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						<p>e. Details of exclusion devices to ensure vehicular access is not available to</p> <p>i. the park located off Levee Court, to the south of Lot 312; and</p> <p>ii. the small area of road reserve between Lots 301 and 364.</p> <p>d. Typical landscape sections for the Minor Collector Road (Sawyer Drive), the interface between Lots 345—356 <u>9-19</u> and the existing bike path to the north and the interface between Lots 301, 356—364 <u>19</u> and the new road and the Cane Rail Corridor;</p> <p>e. Details of the fencing required by Conditions 30 and 31;</p> <p>f. 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>Three (3) A1 copies <u>One (1) PDF copy</u> and one (1) A3 copy of the Landscape Plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works (Public Landscaping). 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>9. That condition 29 relating to Community Purpose/Drainage Infrastructure – Balance Allotment be amended as follows:</p> <p>Community Purpose/Drainage Infrastructure – Balance Allotment</p> <p>29. The Balance Allotment (Lot 9002) identified on the approved plan of development being <u>Redlynch Vista, Stage 3 (Job No: 31727/4-1, Plan No: 31727/026D Proposed Plan of Reconfiguration – Stage 3 (Dwg. No. Q144027-001-L03, Revision D, dated 06/05/2016, prepared by Cardno)</u> must be transferred to Council in freehold for Town Planning Purposes – Drainage and Open Space.</p> <p>The Balance Allotment must be transferred to Council prior to or in conjunction with the registration of a Plan of Survey for the fiftieth allotment within <u>Stage 3</u> of the approved development.</p> <p>Utilities such as electricity substations, sewer and pump stations and the like are not permitted to be located within the Balance Allotment. It is recommended that a separate utility lot/road reserve indentation be sited in a suitable location to enable provision of such services.</p> <p>10. That condition 30 relating to Fencing: Lots 345 – 356 be deleted:</p> <p>Fencing: Lots 345 – 356</p> <p>30. Prior to the issue of a Compliance Certificate for the Plans of Survey for these lots, an appropriate fencing system must be constructed that assists in achieving passive surveillance opportunities along the existing bike path located adjacent the northern boundary of the lots.</p>		

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					<p>The fencing required by this condition shall be carried out to the satisfaction of the Chief Executive Officer and completed prior to the issue of a Compliance Certificate for the Plan of Survey for the relevant stage.</p> <p>11. That condition 31 relating to Fencing: 301, 356 – 364 be amended as follows:</p> <p>Fencing: Lots 301, 356 – 364 <u>19</u></p> <p>31. Prior to the issue of a Compliance Certificate for the Plan of Survey for these lots, an appropriate fencing system must be constructed that assists in achieving a defined edge to the common boundary with the Cane Rail corridor. Fencing must be a minimum of 1.8m in height and restrict access to the corridor.</p> <p>12. That condition 41 relating to Cane Rail Corridor – Impact of Development Works be amended as follows:</p> <p>Cane Rail Corridor – Impact of Development Works</p> <p>41. A clear space of a minimum width of 4.2m measured from the centre line of the cane rail and extending westward must be provided for the length of the corridor adjacent to Lots 356 – 364, Lot 301 <u>Lot 19</u> and the portion of road reserve located between Lots 301 and 364 <u>located adjacent to the cane railway</u>. This area must be retained as a generally flat, trafficable surface clear of obstruction to permit Mulgrave Mill vehicles access.</p> <p>13. That an advice note be added as follows:</p> <p>#. An Infrastructure Agreement between Council and the Applicant/Developer will need to be entered into, to set out the responsibilities of each party with respect to the construction and funding of works that are considered to be trunk infrastructure.</p> <p>14. That all Conditions, Advice Notes and Rates Notations remain unchanged and are renumbered accordingly.</p> <p>15. That the Infrastructure Charges Notice be updated to reflect the amended development.</p>		
26	12/6/19 Ordinary meeting #6098271		Unity Team Contractual Matter – Major Event Post Event Reports Jess Trolvi 10/1/12-02 # 5937797v2	6101521	It is recommended that Council : Notes the Post Event Report and associated outcomes for the 2018 Cairns Airport Adventure Festival, 2018 NRL Premiership Match, 2018 AFL Premiership Match, 2018 Reef to Reef MTB event, 2018 Great Barrier Reef Targa and 2018 Para Pan Pacific Swimming Championships.	12 Jun 2019	Approved by CEO as per officers recommendation
27	12/6/19 Ordinary Meeting #6098271		Unity Team Cr Cooper Contractual Matter - Project Launch approval for Mcgregor Road construction – pt19054 Michael Ringer 1/3/21-21 # 6079664	6191524	It is recommended that Council : 1. Approves the Project Launch Approval for the construction of McGregor Road between Sidlaw Street and Smithfield Village Drive, Smithfield, for the amount of \$4,347,068; and 2. Delegates authority to the Chief Executive Officer in accordance with the <i>Local Government Act 2009</i> to enter into contracts, negotiate, finalise and execute any and all matters, including an Infrastructure Agreement, associated with or in relation to this project, subject to Council's procurement practices and policies.	12 Jun 2019	Approved by CEO as per officers recommendation
28.	26/6/19 Ordinary Meeting #6109814		Unity Team Cr. Cooper Contractual Matter – Project Launch Approval for the 2019/20 Regional Bitumen Reseal Program	6115024	It is recommended that Council: 1. Approves the 2019/20 Regional Bitumen Reseal Program Project Launch Approval (PLA) with an overall Project Launch Budget (PLB) of \$1.9M and an Approved End Date (AED) of 30 June 2020; and	26 Jun 2019	Approved by CEO as per officers recommendation

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				Martin Perkowicz 50/5/10-01 #6097473		<ol style="list-style-type: none"> 2. Awards the 2019/20 Regional Bitumen Reseal Program to FGF Bitumen Pty Ltd based on their schedule of rates tendered; and 3. Delegates authority to the Chief Executive Officer in accordance with the <i>Local Government Act 2009</i> to enter into contracts, negotiate, finalise and execute any and all matters associated with or in relation to this project subject to Council's procurement practices and policies. 		
29.	26/6/19 Ordinary Meeting #6109814		Unity Team Cr. Cooper Cr. Olds	Prejudicial Matter – Community Services Grant Round – General Jennifer Thompson 1/3/22-29 #6092659	6115030	<p>It is recommended that Council:</p> <ol style="list-style-type: none"> 1. Approves establishing the following funding agreements: <ul style="list-style-type: none"> • Guides Queensland for the provision of marquees to the value of \$2,321 • Access Community Housing Company Limited for the ACHC Tenant Engagement Program to the value of \$2,079 • Tennis Queensland for the Aces for All project to the value of \$4,000 • Braveheart's Foundation Ltd for the Braveheart's Cairns Technology Update to the value of \$3,750 • Cairns Yacht Club to provide support to replace the Sail Training Fleet to the value of \$8,000 • COUCH Wellness Centre for the Carers for Carers Program to the value of \$4,000 • North Queensland Branch Inc Surf Lifesaving Association of QLD for the Youth Surf Sport Training and Mentoring Program to the value of 3,000 • Sacred Tribe Queensland Incorporated for creative workshops to the value of \$2,500 • Life Education Centre Foundation Queensland for the provision of a Soundfield System for the Cairns Mobile Learning Centre to the value of \$2,300 2. Delegates authority to the Chief Executive Officer in accordance with the <i>Local Government Act 2009</i> to finalise any and all matters relating to the above agreements. 	26 Jun 2019	Approved by CEO as per officers recommendation
30.	26/6/19 Ordinary Meeting #6109814		Unity Team Cr. Zeiger	Prejudicial Matter – 2018/2019 Industry and Economic Diversification Fund (IEDF) Application S Wiaczek 1/8/4 #6082401	6115036	<p>It is recommended that Council:</p> <ol style="list-style-type: none"> 1. Approves the award of grant funding through Council's Industry and Economic Diversification Fund to the following applicants: <ol style="list-style-type: none"> a. Cairns Chamber of Commerce Inc (Tradelinked) to develop a case for direct flights between Cairns and Lae to the value of \$9,800 (ex GST). b. Cairns Aviation Skills Centre Limited to undertake strategic planning to the value of \$9,000 (ex GST). c. Dive Queensland Inc to support delivery of seminar activities at a Dive Equipment and Marketing Association event in November 2019 and a subsequent journalists' familiarisation tour to Cairns to a value of \$9,900 (ex GST). 2. Delegates authority to the Chief Executive Officer in accordance with the <i>Local Government Act 2009</i> to finalise any and all matters relating to this project-based funding. 	26 Jun 2019	Approved by CEO as per officers recommendation
	3 July 2019 Special (Budget) Meeting No items delegated to the CEO							

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31	10/7/2019 Ordinary Meeting #6123431		Unity Team Cr Cooper	Material Change of Use – Office , Showroom & Food and Drink Outlet – 147-161 and 131-145 Draper Street, Portsmouth – Division 5 Katherine Wilson 8/7/4447 #6003409v3	6126722	<p>It is recommended that Council approves the development application for Office, Showroom, Food and Drink Outlet over land described as Lot 2 on SP235242 and Easement A on Lot 1 on SP235242, located at 131-145 and 147-161 Draper Street, Portsmouth, 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" data-bbox="1329 604 2424 905"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Site Plan and Floor Plan</td> <td>A-DA-0100 – Revision F</td> <td>25/03/2019</td> </tr> <tr> <td>Site Plan – New Works</td> <td>A-DA-0101 – Revision C</td> <td>26/03/2019</td> </tr> <tr> <td>Elevations</td> <td>A-DA-2000 – Revision B</td> <td>04/02/2019</td> </tr> <tr> <td>Elevations</td> <td>A-DA-2001 – Revision B</td> <td>04/02/2019</td> </tr> <tr> <td>Elevations</td> <td>A-DA-2002 – Revision C</td> <td>26/03/2019</td> </tr> <tr> <td>Overall Sections</td> <td>A-DA-3000 – Revision D</td> <td>26/03/2019</td> </tr> <tr> <td>Perspectives</td> <td>A-DA-5000 – Revision B</td> <td>04/02/2019</td> </tr> <tr> <td>Southbound Bus Stop – Stop Location and Pedestrian Connection</td> <td>16BRT0680-10 – Revision D, prepared by TTM Consulting Pty Ltd</td> <td>23/05/2019</td> </tr> </tbody> </table> <p>Assessment Manager Conditions</p> <ol style="list-style-type: none"> 1. This approval, granted under the provisions of the Planning Act 2016, shall lapse 6 years from the day the approval takes effect in accordance with the provisions of 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 style="margin-left: 40px;">Except where modified by these conditions of approval</p> <p>Timing of Effect</p> <ol style="list-style-type: none"> 3. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval. <p>Staging</p> <ol style="list-style-type: none"> 4. The development may be undertaken in stages, allowing the approved uses (Office, Showroom and Food and Drink Outlet) to commence independently of each other. <p>Notice of Intention to Commence Use</p> <ol style="list-style-type: none"> 5. Prior to commencement of each use on the site, written notice must be given to Council that demonstrates that the development fully complies with this Development Permit. Please return the attached “Notice of Intention to Commence Use” form when the use has commenced. (Attached at Appendix 2). <p>Operational Works</p>	Drawing or Document	Reference	Date	Site Plan and Floor Plan	A-DA-0100 – Revision F	25/03/2019	Site Plan – New Works	A-DA-0101 – Revision C	26/03/2019	Elevations	A-DA-2000 – Revision B	04/02/2019	Elevations	A-DA-2001 – Revision B	04/02/2019	Elevations	A-DA-2002 – Revision C	26/03/2019	Overall Sections	A-DA-3000 – Revision D	26/03/2019	Perspectives	A-DA-5000 – Revision B	04/02/2019	Southbound Bus Stop – Stop Location and Pedestrian Connection	16BRT0680-10 – Revision D, prepared by TTM Consulting Pty Ltd	23/05/2019	10 Jul 2019	Approved by CEO as per officers recommendation
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						<p>6. An Operational Works Approval is required for the proposed bus stop on Draper Street. Such works must be completed in accordance with the Operational Works approval and to the satisfaction of the Chief Executive Officer prior to Commencement of Use.</p> <p>Approved Use</p> <p>7. The Development Permit approves the following land uses as defined by the CairnsPlan 2016 v1.2:</p> <ul style="list-style-type: none"> a. Tenancy T01 – Showroom; b. Tenancy T02 – Office; and c. Food and Drink Outlet (in accordance with Conditions 8 and 9). <p>Detailed Plans – Food and Drink Outlet</p> <p>8. Prior to the issue of a Development Permit for Building Works provide Council with detailed plans showing the proposed location of the approved Food and Drink Outlet.</p> <p>9. The Food and Drink Outlet is limited to a maximum Gross Floor Area of 50m² and is to be contained within the existing building footprint.</p> <p>Vehicle Parking</p> <p>10. The amount of vehicle parking must be not less than 341 onsite spaces as specified on the approved plans.</p> <p>Car Parking Layout</p> <p>11. The Applicant/Owner must demonstrate that the existing parking layout complies with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and CairnsPlan v1.2, in particular that:</p> <ul style="list-style-type: none"> a. All parking, driveway and vehicular manoeuvring areas are imperviously sealed, drained and line marked; b. The driveway serving the parking area includes a physical means of speed control at the exit point; and c. Provision must be made for loading / unloading of vehicles onsite (no loading or unloading is permitted within the Road Reserve). <p>12. The disabled off-street car park must be designed in accordance with AS2890.6 Off-Street Car Parking for People with Disabilities, including parking bay dimensions and shared area.</p> <p>Bus Stop</p> <p>13. Provide a Bus Stop on the northern side of Draper Street in accordance with the approved Southbound Bus Stop – Stop Location and Pedestrian Connection.</p> <p>Detailed design of the bus stop and associated access facilities is required to be included within a development application for Operational Works. The new bus stop must be constructed at no cost to Council prior to the commencement of use of the Office.</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>Bicycle Parking</p> <p>14. Provide secured, on-site bicycle parking for the approved Office. Based on the provisions of CarinsPlan 2016, in Table C2.7 (page 90) the minimum number of bicycle parking spaces required for this development is 25 spaces. The bicycle parking area must be constructed prior to Commencement of Use.</p> <p>Prior to the issue of a Development Permit for Building Works provide Council with plans showing the location of the on-site bicycle parking.</p> <p>Protection of Landscaped Areas from Parking</p> <p>15. Landscaped areas adjoining the parking and manoeuvring areas must be protected by a 150 mm high vertical concrete kerb or similar obstruction. The kerb must be set back from the garden edge sufficiently to prevent vehicular encroachment and damage to plants by vehicles.</p> <p>Landscaping</p> <p>16. Maintain the existing landscaping on the site in accordance with the approved plans.</p> <p>Lawful Point of Discharge</p> <p>17. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer.</p> <p>Ponding and/or Concentration of Stormwater</p> <p>18. The proposed development is not to create ponding nuisances and/or concentration of stormwater flows to adjoining properties.</p> <p>Refuse Storage</p> <p>19. A Waste Management Plan providing details on the storage location of bins and how the site will be serviced must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works.</p> <p>Liquid Waste Disposal</p> <p>20. Trade waste discharge to sewer must meet the requirements of Cairns Water and Waste's Trade Waste Environmental Management Plan (TWEMP). Detailed Hydraulic Plans must be provided accompanied by a report which demonstrates that the facility complies with the TWEMP and must be approved by Council prior to the issue of a Development Permit for Building Work. All measures for pre-treatment in accordance with the approved plans must be installed prior to Commencement of Use of the Food and Drink Outlet.</p> <p>External Works</p> <p>21. Provide evidence that the existing crossover and apron to Draper Street is compliant with FNQROC Development Manual Drawing S1015 Rev D (as attached).</p> <p>OR</p> <p>Upgrade the existing concrete crossover and aprons located on Draper Street to a commercial standard in accordance with FNQROC Development Manual Standard Drawing</p>		

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						<p>S1015, Revision D (as attached).</p> <p>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 works carried out in association with the construction of the approved development must be repaired at no cost to Council prior to the Commencement of the Use.</p> <p>The external works outlined above may require an Operational Works approval from Council. Such work must be constructed at no cost to Council and in accordance with the Operational Works approval to the satisfaction of the Chief Executive Officer prior to Commencement of Use.</p> <p>Crime Prevention through Environmental Design</p> <p>22. All lighting and landscaping requirements are to comply with Council's General Policy Crime Prevention through Environmental Design (CPTED).</p> <p>Advertising Signage</p> <p>23. Signs on the subject land must conform with relevant Local Laws and Planning Scheme to the requirements and satisfaction of the Chief Executive Officer.</p> <p>This Development Permit does not authorise the installation of any assessable Advertising Device.</p> <p>Note: Advertising Devices including Pylon Signs, Billboard Signs, Projecting Signs and Illuminated Signs are assessable development under the CairnsPlan 2016 V1.2 and may require a Development Permit for Operational Works. Please note the use of LED, LCD, Plasma or similar screens are not "Acceptable Outcomes" under the Advertising Devices Code.</p> <p>CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS</p> <table border="1" data-bbox="1329 1352 2424 1444"> <thead> <tr> <th>Concurrency Agency</th> <th>Concurrency Agency Reference</th> <th>Date</th> <th>Council Electronic Reference</th> </tr> </thead> <tbody> <tr> <td>SARA</td> <td>1903-10095 SRA</td> <td>9 April 2019</td> <td>6046672</td> </tr> </tbody> </table> <p>Refer to Appendix 2: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).</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>	Concurrency Agency	Concurrency Agency Reference	Date	Council Electronic Reference	SARA	1903-10095 SRA	9 April 2019	6046672		
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					<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 different at the time of payment. Please contact the Planning Approvals Team at council for review of the charge amount prior to payment.</p> <p>The time when payment is due is contained in the Infrastructure Charges Notice.</p> <p>5 For information relating to the Planning Act 2016 log on to www.dilgp.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.</p> <p>LAND USE DEFINITIONS*</p> <p>In accordance with CairnsPlan 2016 v1.2 the approved land uses of Food and Drink Outlet, Office and Showroom are defined as:</p> <table border="1"> <tr> <td>Food and Drink Outlet</td> <td>Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.</td> </tr> <tr> <td>Office</td> <td>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following: <ul style="list-style-type: none"> business or professional advice; service of goods that are not physically on the premises; office based administrative functions of an organisation. </td> </tr> <tr> <td>Showroom</td> <td>Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires: <ul style="list-style-type: none"> a large area for handling, display or storage direct vehicle access to the building by members of the public for loading and unloading items purchased or hired. </td> </tr> </table> <p>*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.</p>	Food and Drink Outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Office	Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following: <ul style="list-style-type: none"> business or professional advice; service of goods that are not physically on the premises; office based administrative functions of an organisation. 	Showroom	Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires: <ul style="list-style-type: none"> a large area for handling, display or storage direct vehicle access to the building by members of the public for loading and unloading items purchased or hired. 		
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32	10/7/2019 Ordinary Meeting #6123431		Unity Team Cr James Cr Cooper	Register of Prequalified Suppliers - Water and Wastewater Works (ROPS 75558) SK:PT 63/5/45 #6050891	6126736	<p>It is recommended that Council:</p> <ol style="list-style-type: none"> Awards Register of Prequalified Suppliers (ROPS) 75558 - Water and Wastewater Works to the list of Contractors in Appendix 1, for a period of two years commencing on 1 September 2019, with an extension option of up to 12 months available at Council's discretion. 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 contract subject to Council's normal procurement policies and practices. 	10 Jul 2019	Approved by CEO as per officers recommendation					

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					<p>Appendix 1 – Companies Recommended for the Register by Category</p> <p>✓ = successful in nominated category</p> <table border="1" data-bbox="1344 443 2404 1010"> <thead> <tr> <th>Company Name</th> <th>CAT 1 - Sewer Mains</th> <th>CAT 2 - Water Mains</th> <th>CAT 3 - Relining and Patching - Sewer and Water Mains</th> <th>CAT 4 - Sewer Pump Stations</th> <th>CAT 5 - Water Pump Stations</th> <th>CAT 6 - Pipe Bursting</th> <th>CAT 7 - Refurbishment / Remediation Works</th> <th>CAT 8 - Civil construction works associated with water or wastewater infrastructure</th> <th>CAT 9 - Design and construct (D&C) works</th> </tr> </thead> <tbody> <tr><td>Veolia Environmental Services (Australia) Pty Ltd</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Ultimate Equipment Hire & Transport Pty Ltd (Spillers)</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td></td><td></td></tr> <tr><td>The Water and Carbon Group</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td></td><td>✓</td></tr> <tr><td>SNG Constructions Pty Ltd</td><td>✓</td><td>✓</td><td></td><td></td><td>✓</td><td>✓</td><td></td><td></td><td></td></tr> <tr><td>Satintouch Limited</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td></td><td></td></tr> <tr><td>Rylsey Enterprises Pty Ltd</td><td>✓</td><td>✓</td><td></td><td>✓</td><td>✓</td><td></td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Pipe Replacement Solutions Pty Ltd</td><td></td><td></td><td>✓</td><td></td><td></td><td></td><td>✓</td><td></td><td></td></tr> <tr><td>Magnum Plumbing Pty Ltd</td><td></td><td></td><td>✓</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>LDI Constructions Civil Pty Ltd</td><td>✓</td><td>✓</td><td></td><td>✓</td><td>✓</td><td></td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>LC Water Pty Ltd</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td></tr> <tr><td>Koppens Developments Pty Ltd</td><td>✓</td><td>✓</td><td></td><td>✓</td><td>✓</td><td></td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>King Concreting (Qld) Pty Ltd T/A Civform</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td><td></td></tr> </tbody> </table> <table border="1" data-bbox="1344 1052 2404 1703"> <thead> <tr> <th>Company Name</th> <th>CAT 1 - Sewer Mains</th> <th>CAT 2 - Water Mains</th> <th>CAT 3 - Relining and Patching - Sewer and Water Mains</th> <th>CAT 4 - Sewer Pump Stations</th> <th>CAT 5 - Water Pump Stations</th> <th>CAT 6 - Pipe Bursting</th> <th>CAT 7 - Refurbishment / Remediation Works</th> <th>CAT 8 - Civil construction works associated with water or wastewater infrastructure</th> <th>CAT 9 - Design and construct (D&C) works</th> </tr> </thead> <tbody> <tr><td>JDP Applications Pty Ltd</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td></td><td></td></tr> <tr><td>ITS PipeTech Pty Ltd</td><td></td><td>✓</td><td>✓</td><td>✓</td><td></td><td>✓</td><td>✓</td><td></td><td>✓</td></tr> <tr><td>Interflow Pty Ltd</td><td></td><td></td><td>✓</td><td></td><td></td><td>✓</td><td>✓</td><td></td><td></td></tr> <tr><td>Insituform Pacific Pty Limited</td><td></td><td></td><td>✓</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>HEH Civil Pty Ltd</td><td>✓</td><td>✓</td><td></td><td>✓</td><td></td><td></td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Heaton Family Trust T/A Heaton Plant and Pipeline</td><td></td><td>✓</td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td></td></tr> <tr><td>Guidera O'Connor Pty Ltd</td><td></td><td></td><td></td><td>✓</td><td>✓</td><td></td><td></td><td></td><td>✓</td></tr> <tr><td>GNM Group (Qld) Pty Ltd</td><td>✓</td><td>✓</td><td></td><td>✓</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Freyssinet Australia Pty Ltd</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td></td><td></td></tr> <tr><td>FNQ Pipelines Pty Ltd (NCP Contracting)</td><td>✓</td><td>✓</td><td></td><td>✓</td><td>✓</td><td></td><td></td><td>✓</td><td></td></tr> <tr><td>FlowPro Pty Ltd</td><td></td><td></td><td>✓</td><td></td><td></td><td></td><td>✓</td><td></td><td></td></tr> <tr><td>Fitt Resources Pty Ltd</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td></td><td></td></tr> <tr><td>FGF Developments Pty Ltd</td><td>✓</td><td>✓</td><td></td><td>✓</td><td>✓</td><td></td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Dawsons Engineering (N.Q.) 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33	24/7/2019 Ordinary Meeting #6134393		Unity Team Operational Works Advertising Device (Illuminated Sign) - 532 Mulgrave Road Earlville – Division 4 Paul Cohen 8/10/510 #6130463	6138044	<p>It is recommended that Council refuse the development application for Operational Works - Advertising Device (Illuminated Sign) over land described as Lot 2 on SP305277, located at 532 Mulgrave Road, Earlville, on the following grounds:</p> <ol style="list-style-type: none"> The proposed Advertising Device conflicts with Specific Outcomes 18 and 19 of Strategic Outcome 3.3.9 Element – built form, design and city image in that the location, size and scale of the illuminated advertising device is inconsistent with any other digital advertising device in the locality, and that the new device that is an addition to the site, not a reduction of devices on the premises. The proposed Advertising Device conflicts with the Purpose of Performance Outcome PO2 of the Advertising Devices Code in that it would contribute to visual clutter and it is not consistent with advertising devices in the area; and There are not sufficient grounds to approve the development in its current form despite these conflicts. 	24 Jul 2019	Approved by CEO as per officers recommendation																																																												
34	24/7/2019 Ordinary Meeting #6134393		Unity Team Cr Cooper Contractual Matter – Project Launch Approval – PCS10410 – Contract 75556 – Sewerage Pumping Station R1 Upgrade SK:PT 50/6/41 #6084168	6138053	<p>It is recommended that Council:</p> <ol style="list-style-type: none"> Approves the award of Contract 75556 – Sewerage Pumping Station R1 upgrade to Koppens Developments Pty Ltd for the total lump sum of \$1,307,344 excluding GST; Approves the Project Launch Approval for project PCS10410 as listed in the report with a Project Launch Budget (PLB) of \$2,253,439 and an Approved End Date (AED) of 25 April 2020; and Delegates authority to the CEO in accordance with the Local Government Act to enter into contracts, finalise and negotiate any and all matters relating to this project subject to normal procurement practices and policies. 	24 Jul 2019	Approved by CEO as per officers recommendation																																																												
35	14/8/2019 Ordinary Meeting #6153243		Unity Team Memorandum of Understanding between Cairns Regional Council and James Cook University Belinda Hutchinson 1/8/4 #6017723	6156608	<p>It is recommended that Council:</p> <ol style="list-style-type: none"> Notes the projects and outcomes that have been delivered under the former Memorandum of Understanding between Cairns Regional Council and James Cook University from 1 November 2017 to 30 June 2019; Approves a new five-year Memorandum of Understanding between Cairns Regional Council and James Cook University; and Delegates authority to the Mayor and Chief Executive Officer in accordance with the <i>Local Government Act 2009</i> to finalise and execute the new five-year Memorandum of Understanding between Cairns Regional Council and James Cook University. 	14 Aug 2019	Approved by CEO as per officers recommendation																																																												

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36	14/8/2019 Ordinary Meeting #6153243		Unity Team Cr Cooper	Legal Matter - Cairns Regional Council ats Urban Properties Centenary Pty Ltd Supreme Court No. 117/19 - Matter: 181050 - 10-12 Centenary Close, Manoora – Division 7 K Reaston 8/7/3305 #6136693	6156610	It is recommended that Council: 1. Endorse the Deed of Settlement on the terms proposed in full and final satisfaction of this matter; and 2. Delegates authority to the Chief Executive Officer under the provisions of the <i>Local Government Act 2009</i> to finalise any and all matters associated with this settlement.	14 Aug 2019	Approved by CEO as per officers recommendation						
37	14/8/2019 Ordinary Meeting #6153243		Unity Team Cr Zeiger Cr Bates	Prejudicial Matter – Tenancy Update and Proposed Trustee Lease Offer for the School of Arts, Part of L22 C198406, 93-105 Lake Street, Cairns – Division 5 Sharon Morgan 19/28/320-01 #6145602	6156611	It is recommended that Council: 1. Finalises negotiations with the Cairns Chamber of Commerce for a trustee lease for part of Lot 22 on C198406, 93-105 Lake Street, Cairns; 2. Enters into a Resource and Performance Agreement with the Cairns Chamber of Commerce for the initial term of the Trustee Lease; 3. Grants a three (3) month trial to the Roti Shack to allow trade to 3am on Friday and Saturday nights under the advice of Queensland Police Service (QPS) and terms and conditions contained in this report; 4. Notes and supports the updates and proposals on current and potential tenancies contained within this report; and 5. Delegates authority to the Mayor and Chief Executive Officer under the provisions of the <i>Local Government Act 2009</i> to finalise all matters associated with the trustee lease, current and potential tenancies in accordance with Council's 'General Policy for tenure arrangements and disposal of Council property' ('tenure and disposal policy') and subject but not limited to the terms and conditions herein.	14 Aug 2019	Approved by CEO as per officers recommendation						
38	28/8/2019 Ordinary Meeting #6166035		Unity	Development Application for Reconfiguring a lot (2 lots into 110 lots, road, open space and drainage reserve) under the Superseded Planning Scheme (CairnsPlan 2009) – Captain Cook Highway, Clifton Beach – Division 9 Ian Elliott-Smith 8/35/119 #6112812	6167743	It is recommended that Council approves the Development Application under the Superseded Planning Scheme for Reconfiguring a Lot (2 Lots into 110 Lots, road, park and drainage reserve) over land described as Lots 1 – 3 on SP301575 (previously Lot 1 on RP731761 and Lot 1 on RP731765, located at Captain Cook Highway, Clifton Beach, subject to the following: APPROVED DRAWING(S) AND / OR DOCUMENT(S) The term 'approved drawing(s) and / or document(s)' or other similar expressions means: <table border="1" data-bbox="1347 1465 2421 1556"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Proposed Reconfiguration Lots 1–110 & 1000-1006</td> <td>Plan No. 34242/030, Revision G Prepared by Brazier Motti</td> <td>4 June 2019</td> </tr> </tbody> </table> Assessment Manager Conditions 1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with: a. The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within technical reports; and b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual. Except where modified by these conditions of approval.	Drawing or Document	Reference	Date	Proposed Reconfiguration Lots 1–110 & 1000-1006	Plan No. 34242/030, Revision G Prepared by Brazier Motti	4 June 2019	28 Aug 2019	Approved by CEO as per officers recommendation
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Proposed Reconfiguration Lots 1–110 & 1000-1006	Plan No. 34242/030, Revision G Prepared by Brazier Motti	4 June 2019												

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						<p>Timing of Effect</p> <p>2. 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>Staging of Development</p> <p>3. The approved development may be undertaken in Stages as shown on the approved Plans of Development. Any variation to the staging shown on the approved plans of development must be submitted to and endorsed by the Chief Executive Officer prior to Council endorsement of the Plan of Survey for the relevant stage.</p> <p>Operational Works</p> <p>4. Development Approval for Operational Works is required for all internal and external earth works, civil works including, but not limited to road, water, sewerage and drainage works and landscape works associated with the development.</p> <p>All such works must be completed to the satisfaction of the Chief Executive Officer prior to Council approval of the Plan of Survey for the relevant stage of the development.</p> <p>Batter Treatment</p> <p>5. Where it is proposed to incorporate batters and/or retaining walls into the development, such batters and/or retaining walls must be designed in accordance with the requirements of the FNQROC Development Manual. Details of all batters and/or retaining walls are to be included in the relevant Operational Works application to be submitted to and approved by Council.</p> <p>Traffic Impact Assessment</p> <p>6. A Traffic Impact Assessment (TIA) for the overall development must be submitted in conjunction with the first Development Application for Operational Works.</p> <p>The TIA must assess the impacts of the development on the existing road network and the need for any upgrades to the existing network to accommodate the demands placed on it by the development.</p> <p>The TIA must consider the overall development in two (2) scenarios, one where access is only available to the site from Cottesloe Drive (interim arrangement) and the other where access is available to the site from Cottesloe Drive and also from the future extensions of Unity Street and Hope Street (ultimate arrangement).</p> <p>The TIA must include, but is not limited to the following matters:</p> <p>a. The proposed staging of the development and anticipated timing;</p> <p>b. The predication of road traffic generated by the proposed development, traffic distribution and travel patterns for each stage of the development;</p> <p>c. Analysis of the impact of development related traffic on Council roads and intersections for the above identified scenarios giving consideration to capacity and safety. In particular, the impact the development would have on Cottesloe Drive and its intersection with Albatross Street, Gannet Street and Poolwood Road; and</p> <p>d. Identification of any upgrades required to the existing road network to mitigate any</p>		

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						<p>identified impacts of the development and the associated timing for such upgrades.</p> <p>The TIA must be prepared and certified by a suitably qualified and experienced Traffic Engineer. The TIA must be prepared in accordance with Austroads guide to Traffic Management Part 12 and certified by a RPEQ in this field.</p> <p>The report must include appropriate discussion and data to support the recommendations. All assumptions must be documented and references detailed.</p> <p>Where the TIA identifies that upgrades to the existing road network are required, such upgrades must be undertaken in accordance with the associated timing identified within the TIA or prior to Council approval of the final Plan of Survey for the development, whichever occurs first.</p> <p>Note: The costs associated with any required upgrades, where such work is not identified as Trunk Infrastructure, shall be fully borne by the Applicant.</p> <p>Road Works Internal</p> <p>7. All new roads must be designed and constructed in accordance with the FNQROC Development Manual, to the satisfaction of the Chief Executive Officer. In particular, the following Road Hierarchy must be adopted for the development unless otherwise approved by the Chief Executive Officer:</p> <ul style="list-style-type: none"> a. The extension of Cottesloe Drive, from the southern boundary to the northern boundary must be a Major Collector standard with a minimum 20m reservation and 11m carriageway width as per the FNQROC Development Manual Standard Drawing S1006, Rev. C; b. The road traversing Stage 4 from the intersection adjacent Lots 76 and 92 to the end of the road adjacent Lot 108 must be a Minor Collector standard with a minimum 18m reservation and 10m carriageway width as per the FNQROC Development Manual Standard Drawing S1006, Rev. D; c. The road providing access to Stage 1 and 2, from the intersection with the extension of Cottesloe Drive to the intersection adjacent Lots 21, 39, 40 and 50 within Stage 2 must be an Access Street standard as per the FNQROC Development Manual Standard Drawing S1005, Rev. D; and d. The roads and associated cul-de-sac's in Stages, 2, 3 and 4 must be an Access Place standard as per the FNQROC Development Manual Standard Drawing S1005, Rev. C. <p>Detailed design of all new streets must be submitted as part of the Development Application for Operational Works for the relevant stage. All works must be completed prior to Council approval of the Plan of Survey for the relevant stage.</p> <p>Note: Where the works required by the above condition include a requirement to provide Trunk Infrastructure, such infrastructure must be designed in consultation with Council. The provision and associated cost of Trunk Infrastructure may be subject to separate agreement between the Applicant and Council.</p> <p>8. Individual property access, including a crossover and driveway must be designed and constructed for each of Lots 5, 29, 30, 52, 64, 71, 85, 87 and 110.</p>		

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						<p>Each individual crossover and driveway must be designed generally in accordance with FNQROC Development Manual Standard Drawing S1015, Revision D and S1110 Revision E. The maximum grade for the crossover is 2.5% unless otherwise approved by the Chief Executive Officer.</p> <p>The required crossovers and driveways must be constructed prior to Council approval of the Plan of Survey for the stage in which the identified lots are located.</p> <p>9. A minimum of 0.5 spaces per allotment must be available to accommodate on-street car parking. Plans detailing the provision of the required on-street car parking spaces must be included as part of the Development Application for Operational Works for the relevant stage.</p> <p>Temporary Vehicle Turnaround</p> <p>10. A temporary vehicle turnaround at the end of all partially constructed roads where the length of road exceeds sixty (60) metres (i.e. maximum acceptable reversing distance for a garbage truck) must be provided. The turning facility must be of sufficient size to turn around a garbage truck, either in a continuous forward movement or by three-point turn.</p> <p>Service Conduits</p> <p>11. Provide service conduits for Lots 5, 29, 30, 52, 64, 71, 85, 87 and 110, adjacent to the driveway and with associated access pits if necessary, and extending from the front boundary to the end of the access handle.</p> <p>Plans detailing the location of the service conduits must be submitted as part of the Development Application for Operational Works for the relevant stage. 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 for the relevant stage.</p> <p>Pedestrian Connectivity</p> <p>12. All Footpaths must be provided, designed and constructed in accordance with the requirements of the FNQROC Development Manual and shown on a Footpath Masterplan. In particular, a 2 metre wide footpath shall be constructed as follows unless otherwise approved by the Chief Executive Officer as part of the Footpath Masterplan:</p> <ul style="list-style-type: none"> a. Along the eastern side of the extension of Cottesloe Drive, from the southern boundary and extending to the northern site boundary adjacent approved Lot 92; b. Along the southern side of the Minor Collector Road within Stage 4, extending from adjacent Lot 92 and extending until the eastern boundary of Lot 108; and c. Along the northern and western sides of the Access Street within Stages 1 and 2, extending from the intersection with the extension of Cottesloe Drive to the intersection adjoining Lots 21, 39, 40 and 50 within Stage 2. <p>The Footpath Masterplan must be submitted in conjunction with the first Development Application for Operational Works for the approved Development.</p> <p>Pram ramps must be provided at appropriate intersection locations to facilitate orderly access. Detailed design of all required Footpaths and required pram ramps must be provided as part of the Development Application for Operational Works for the relevant stage. All Footpaths must be constructed prior to Council approval of the Plan of Survey for the relevant stage.</p>		

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						<p>Water Supply and Sewerage Master Plan</p> <p>13. A Water Supply and Sewerage Master Plan accompanied by supporting calculations must be submitted in conjunction with the first Development Application for Operational Works. The Master Plan must demonstrate how the development can be serviced and must include any identified Trunk Infrastructure in accordance with Council's Local Government Infrastructure Plan.</p> <p>The Water Supply and Sewerage Master Plan must be endorsed by the Chief Executive Officer prior to the issue of the first Development Permit for Operational Works.</p> <p>Water Supply and Sewerage Works External</p> <p>14. 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 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>Plan(s) demonstrating the above requirements must be submitted in conjunction with the first Development Application for Operational Works.</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 approval of the Plan of Survey.</p> <p>Water Supply and Sewerage Works Internal</p> <p>15. Undertake the following water supply and sewerage works internal to the subject land:</p> <p>a. Provide Trunk Infrastructure being a 225DN water main, extending from Cottesloe Drive to the Captain Cook Highway, on an alignment that will minimise, where possible, the impact and burden on existing and future residential lots;</p> <p>b. Provide a single internal sewer connection to each lot in accordance with the FNQROC Development Manual;</p> <p>c. Extend water mains such that each allotment can be provided with a water service connection to the lot frontage; and</p> <p>d. Provide easements having a nominal width of 3m over sewers which are on a non-standard alignment.</p> <p>All the above works must be designed and constructed in accordance with the FNQROC Development Manual.</p> <p>Plan(s) of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works for the relevant stage.</p> <p>All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer and prior to issue of a Compliance Certificate for the Plan of Survey.</p> <p>Note: Where the works required by the above condition include a requirement to provide Trunk Infrastructure, such infrastructure must be designed in consultation with Council. The</p>		

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						<p>provision and associated cost of Trunk Infrastructure may be subject to separate agreement between the Applicant and Council.</p> <p>Inspection of Sewers</p> <p>16. CCTV inspections of all constructed sewers must be undertaken. An assessment of the CCTV records must be undertaken by the Applicant 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 and at no cost to Council prior to Council approval of the Plan of Survey for the relevant stage.</p> <p>Sewer Easement(s)</p> <p>17. Create an easement having a minimum width of 5 metres placed centrally over each existing trunk sewer main and any other sewers that are relocated from an adjoining site, to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement document must be submitted to Council for the approval by Council's solicitors at no cost to Council.</p> <p>The approved easement document must be submitted at the same time as seeking Council approval for the Plan of Survey and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey.</p> <p>Note: It is recommended that the easement(s) required by this condition be created prior to the transfer of Lot 1004 required by conditions of this approval.</p> <p>Refuse Storage</p> <p>18. Provide wheelie bin hardstands at the kerbside for all 'battle-axe' style lots within the development, in particular, Lots 5, 29, 30, 52, 64, 71, 85, 87 and 110. Hardstands are to be sized for two wheelie bins per lot and be made with a concrete stencilled pattern in order to differentiate the refuse area.</p> <p>The required hardstands must be provided for the identified lots prior to Council approval of the Plan of Survey for the relevant stage.</p> <p>Plan of Drainage Works</p> <p>19. The site 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; and b. The drainage network for the development must incorporate a gross pollutant trap(s) or equivalent measure(s), meeting the following Council specifications for stormwater quality improvement devices (SQID), namely: <ul style="list-style-type: none"> i. End-of-line stormwater quality improvement devices (SQID) 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. SQIDs shall remove at least ninety-five per cent of all foreign matter with a minimum dimension of three (3) mm and shall be configured to prevent re-injection of captured contaminants. The SQID treat all first flush runoff, which shall be defined as that volume of water equivalent to the runoff from the three (3) month ARI storm event. The location of SQIDs within the drainage system 		

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						<p>shall be planned to ensure that the first flush waters from all parts of the (developed) catchment are treated.</p> <p>iii. The design of the SQID shall not compromise the hydraulic performance of the overall drainage system.</p> <p>iv. SQIDs shall be positioned so as to provide appropriate access for maintenance equipment.</p> <p>v. The SQID shall be provided with a hardstand structure suitable to bear the weight of a design truck and located off of the road pavement so as to not to interfere with the movement of traffic or household driveways whilst in operation.</p> <p>The detailed design and associated plans of all drainage infrastructure must be submitted in conjunction with the Development Application for Operational Works for the relevant stage.</p> <p>Flood and Inundation Immunity</p> <p>20. All new allotments must have immunity from inundation associated with a 1% AEP defined inundation event.</p> <p>21. The development must be designed and constructed in accordance with the requirements of the FNQROC Development Manual to ensure that:</p> <p>a. There is no increase in peak flow rates downstream from the site;</p> <p>b. There is no significant increase in flood levels external to the site unless otherwise agreed to by written consent of the affected land owner(s); and</p> <p>c. There is no increase in duration of inundation external to the site that could cause loss or damage.</p> <p>22. As part of a future Development Application for Operational Works for each stage of the development, submit certification from a Registered Professional Engineer Queensland (RPEQ) confirming that the Operational Works design has been carried out in accordance with the 'Flood Impact Assessment, Kewarra Beach Estate: Master Plan, dated 28 September 2018, prepared by Premise Water, Report No. 17BNE-0079, Document No. 1701078, Revision 5'.</p> <p>Concentration of Stormwater</p> <p>23. The development must not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties.</p> <p>Lawful Point of Discharge</p> <p>24. All stormwater from the property and newly created allotments must be directed to a lawful point of discharge 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>Drainage Easement(s)</p> <p>25. Drainage Easement(s) must be created with a minimum width of 3 metres over any inter-allotment drainage infrastructure in favour of Council. A copy of the easement document(s) must be submitted to Council for approval by Council's solicitors at no cost to Council. The</p>		

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						<p>approved easement document(s) must be submitted at the same time as seeking a Compliance Certificate for a Plan of Survey and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey.</p> <p>Sediment and Erosion Control</p> <p>26. In conjunction with each application for Operational Works for a relevant stage, submit for approval a Sediment and Erosion Control Plan to be implemented on the site. The requirements of the plan must be adopted and 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 (1992), the FNQROC Development Manual and Best Practice Erosion & Sediment Control – IECA Australasia, November 2008).</p> <p>Detailed Landscape Plan</p> <p>27. Undertake landscaping of the site and street frontages of new roads in accordance with FNQROC Development Manual and in accordance with a Detailed Landscape Plan prepared by a suitably qualified Landscape Architect or Landscape Designer. The landscape plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Work for each stage of the approved development. In particular, the plan must show:</p> <ul style="list-style-type: none"> a. Existing vegetation proposed to be retained and removed; b. Planting of the road verges with trees, shrubs and grass, using locally endemic species only and with regard to any overhead or underground services and lot access/crossover constraints and potential nuisance from overhanging branches/fruit/leaf drop within the road reserve or allotments; c. Revegetation of any areas disturbed as a result of construction activities within Lots 1000, 1001 or 1003 in accordance with the Rehabilitation Management Plan required by Condition 28; d. Revegetation of any areas disturbed as a result of construction activities within Lot 1004; e. Details of any entry statement proposed within a private allotment; f. Methods for watering to ensure plant establishment without the requirement for permanent irrigation to be installed; g. Vehicle exclusion devices along the common boundary of Lots 1000, 1001, 1003 and 1004 and new road h. 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>One (1) A3 and one (1) electronic pdf copy of the Landscape Plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. The required landscape works must align with the stage boundaries shown on the approved Plan of Development.</p> <p>Areas to be landscaped must be established prior to Council approval of the Plan of Survey for the relevant stage and must be maintained for the duration of the on-maintenance period and until Final Works Acceptance, to the satisfaction of the Chief Executive Officer.</p>		

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						<p>Note: The vehicle exclusion devices required by item e may, where approved by Council, take the form of a suitable kerb solution and landscape interface, with a preference for detailing a 'forested buffer planting' or 'avenue of street trees' to reduce any required bollards and or post and rail solutions.</p> <p>Rehabilitation of Waterway and Riparian Corridors</p> <p>28. Degraded sections of waterways and associated riparian corridors contained within Lots 1000, 1001 and 1003 must be rehabilitated and revegetated with endemic species typically associated with the riparian corridor and demonstrated on a Rehabilitation Management Plan.</p> <p>The Rehabilitation Management Plan must align with the Weed Management Plan required by Condition 30 and be prepared by a suitably qualified and experienced person in ecosystem management.</p> <p>The Rehabilitation Management Plan must include, but not be limited to the following matters:</p> <ol style="list-style-type: none"> a. identification of the areas of the site subject for rehabilitation and revegetation; b. proposed methodology for the rehabilitation and revegetation works; c. planting schedule with native endemic species; d. identification of timing and/or staging of the rehabilitation and revegetation works and provision for regular monitoring and evaluation of the rehabilitated areas; e. identification of roles and responsibilities for stakeholders involved in the rehabilitation works <p>The Rehabilitation Management Plan must be submitted in conjunction with the first Development Application for Operational Works associated with the approved development.</p> <p>All rehabilitation works within Lots 1000, 1001 and 1003 must be completed and accepted in accordance with Condition 29, prior to Council approval of the final Plan of Survey for the Approved Development.</p> <p>Note: The term <i>Riparian Corridor</i> is defined within the administrative definitions contained within CairnsPlan 2009.</p> <p>Maintenance Period for Rehabilitated Land</p> <p>29. Upon establishment of the rehabilitation required in accordance with Condition 28, the Applicant must notify Council to arrange an on-site inspection prior to the acceptance by Council of the commencement of the Applicants 'Maintenance Period' for the rehabilitated land.</p> <p>The 'Maintenance Period' shall comprise a period of not less than six (6) months during which time the Applicant must be responsible for the maintenance of the rehabilitated land and rectification of any areas of the rehabilitated land which have not established.</p> <p>Upon completion of the Maintenance Period, the Applicant must notify Council to arrange an on-site inspection of the rehabilitated land by Council prior to the issue of Final Works</p>		

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						<p>Acceptance for the rehabilitated land. Where rehabilitation is included within a civil works stage boundary, the rehabilitation works must be maintained until the Final Works Acceptance of the associated stage following a minimum six (6) months maintenance period.</p> <p>Weed Management Plan</p> <p>30. A Weed Management Plan and associated specification must be submitted to Council in conjunction with the first application for Operational Works for the approved development.</p> <p>The Weed Management Plan must include the following:</p> <ol style="list-style-type: none"> a. The identification and location of any invasive species, declared pests or environmental weeds occurring on the site; b. The methods to be employed to control and eradicate all such identified invasive species, declared pests and environmental weeds; c. The methods to be employed to prevent both the import and export of invasive species, declared pests and environmental weeds to and from the site; d. The provision for regular monitoring of the site for weeds and documentation of treatment method(s) used on weeds found to be present; e. Certification from a suitably qualified person in ecosystem management that the removal and eradication of any identified invasive species, declared pests or environmental weeds within the waterways or riparian corridors within Lots 1000, 1001 and 1003 will not compromise the stability of the waterway or riparian corridor; and f. The identification of roles and responsibilities of all stakeholders associated with implementing the Weed Management Plan. <p>The recommendations and obligations of the Weed Management Plan must be fully implemented for each stage of the approved development prior to Council approval of the Plan of Survey for the relevant stage.</p> <p>Transfer of Land</p> <p>31. Lots 1000, 1001, 1003 and 1006 as identified on the approved Plan of Development must be transferred to Council in freehold for Town Planning Purposes.</p> <p>Lot 1004 as identified on the approved Plan of Development must be dedicated to Council as Reserve for Open Space and Drainage purposes.</p> <p>The identified lots must be transferred and/or dedicated to Council in conjunction with the registration of the Plan of Survey for the relevant stage of the development in which the lots are located.</p> <p>New utilities and infrastructure (except agreed upon Trunk Infrastructure) such as electricity substations, sewer and pump stations and the like are not permitted to be located within the identified Lots. It is recommended that a separate utility lot be sited in a suitable location to enable provision of such services and/or infrastructure.</p> <p>Vegetation Clearing</p> <p>32. A Development Permit for Operational Works is required for all vegetation clearing. Any</p>		

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						<p>Development Application for Operational Works must demonstrate the purpose for the vegetation clearing and how vegetation to be retained will be protected in accordance with AS 4970-2009 Protection of trees on development sites.</p> <p>Buffer around Vegetation</p> <p>33. A minimum two (2) metre wide buffer shall be provided around all vegetation to be retained within Lots 1000, 1001, 1003 and 1004 at all times that construction activities are occurring directly adjacent to these lots. The buffer must consist of suitable demarcation fencing to ensure that machinery, equipment or construction materials are not stored or used within this area (except where required to implement the works required by the Rehabilitation Management Plan per Condition 28). The buffer is to be established prior to the commencement of any works on the site and must be maintained at all time for the duration of construction activities, to the satisfaction of the Chief Executive Officer.</p> <p>The Applicant shall contact Council’s Environment Officer to arrange an inspection of the buffer and associated fencing prior to machinery, equipment or construction materials being delivered to site.</p> <p>Wildlife</p> <p>34. Prior to any vegetation clearing, an inspection to determine the possible presence of native wildlife and particular animal breeding places must be undertaken by a suitably qualified and experienced 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 tree and/or vegetation as per the requirements of Sect. 332 of the Nature Conservation (Wildlife Management) Regulation 2006. The Department of Environment & Science must be contacted if native wildlife is found to be present.</p> <p>The suitably qualified and experienced spotter/catcher must be present during the clearing of vegetation.</p> <p>Electricity and Telecommunications</p> <p>35. Written evidence of negotiations with Ergon Energy and the telecommunications authority must be submitted to Council stating that both an underground electricity supply and telecommunication service will be provided to all new lots.</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 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>Details of the electrical supply must be included within the Development Application for Operational Works for the relevant stage.</p> <p>36. 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 submitted as part of the application for Operational Works.</p> <p>37. All redundant overhead electricity lines traversing the development site, excluding those</p>		

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						<p>within Lot 1005, must be placed underground. Such work(s) must be undertaken by Ergon Energy or its approved contractor at the Applicant's cost.</p> <p>Street Lighting</p> <p>38. Prior to the issue of a development permit for Operational Works for a relevant stage, a Rate 2 lighting scheme must be prepared by an Ergon Energy approved consultant for the internal subdivision and submitted to the Chief Executive Officer for approval.</p> <p>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.</p> <p>The applicable lighting category is to be determined from the Road Hierarchy Table D1.1 and the corresponding applicable Lighting Categories Table D8.1 in the FNQROC Development Manual. The lighting scheme must demonstrate that light pole locations align with common property boundaries, represent the permitted design spacing and that demonstrates no conflict with other relevant infrastructure including, but not limited to driveways and kerb inlet pits or any vegetation to be retained.</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> <ol style="list-style-type: none"> a. Intersections; b. Pedestrian Refuges; c. Cul-de-sacs; and d. 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>39. The new intersection of Cottesloe Drive and the east-west aligned Minor Collector Road (intersection adjacent Lots 76 and 92) must be provided with street lighting for a distance equivalent to at least two (2) spans either side of the intersection to Lighting Category P3.</p> <p>40. Prior to Council approval of the Plan of Survey for a relevant stage, written confirmation that the relevant capital contribution required by Ergon Energy has been paid must be submitted, to ensure that the street lighting will be constructed.</p> <p>Stockpiling and Transportation of Material</p> <p>41. Soil used for filling or spoil from earthworks carried out on the site 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.</p> <p>Transportation of fill or spoil to and/or from the site must not occur:</p> <ol style="list-style-type: none"> a. within peak traffic times; b. before 7:00am or after 6:00pm Monday to Friday; c. before 7:00am or after 1:00pm Saturday; or d. at any time on a Sunday or Public Holiday. <p>42. Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause nuisance to surrounding properties.</p> <p>Storage of Machinery and Plant</p>		

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						<p>43. 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>Construction Management Plan</p> <p>44. A Construction Management Plan must be submitted in conjunction with each Development Application for Operational Work. The Construction Management Plan must address all activities/operations associated with construction including, but not limited to:</p> <ul style="list-style-type: none"> a. Hours of construction; b. Location(s) of construction access; c. Parking of vehicles (including construction site employees and delivery vehicles); d. Traffic management and control (including loading and unloading); e. Maintenance of safe pedestrian; f. On-site dust and noise management, so as to not cause a nuisance to the amenity of the surrounding area; g. Tree protection management; and h. Location and details of construction signage including any signage that is to be illuminated. <p>The approved Construction Management Plan must be complied with and a copy kept on site at all times during construction of the development.</p> <p>Construction Signage</p> <p>45. Prior to the commencement of any construction works associated with the development, a sign detailing the project team must be placed on the road frontage of the site and must be located in a prominent position. The sign must remain in place for the duration of construction activities.</p> <p>The sign must detail the relevant project coordinator for the works being undertaken on the site, and must list the following parties (where relevant) including telephone contacts:</p> <ul style="list-style-type: none"> a. Developer; b. Project Coordinator; c. Civil Engineer; and d. Civil Contractor. <p>Damage to Existing Council Infrastructure</p> <p>46. In the event that any part of Council's existing sewer, water, road or drainage infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to mobilisation of heavy earthmoving equipment, stripping and grubbing, the Applicant/Owner/Developer must notify Cairns Regional Council immediately of the affected infrastructure and have it repaired or replaced by Cairns Regional Council at the Applicant's/Owner's/Developer's cost, prior to Council approval of the Plan of Survey for the relevant stage.</p> <p>Demolish Structures</p> <p>47. All structures not associated with the approved development (including disused services and utilities) must be demolished and/or removed from the site prior to the issue of the Compliance Certificate for the Plan of Survey.</p> <p>RATES NOTATIONS</p> <p>That the following notations be added to the future property file for the identified lots:</p>		

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						<p>Lots 1 – 3, 5, 11 – 20, 42 – 50, 76, 83, 87, 88 and 106 – 110</p> <p>1. This lot is affected by Concurrence Agency Response SDA-0417-038890 (Council Reference #6096512) which dictates that no above ground built infrastructure must be located on a certain part of the allotment. A copy of the Concurrence Agency Response, including conditions and plan is able to be obtained by contacting Council.</p> <p>Lots 1 – 18, 21 – 35, 76 – 79, 87 and 92 - 96</p> <p>1. This lot may be affected by Transport Noise. Any building and/or structures on this lot site may be subject to the requirements of the Queensland Development Code (Mandatory Part) MP 4.4 – Buildings in a Transport Noise Corridor.</p> <p>CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS</p> <table border="1" data-bbox="1347 810 2421 982"> <thead> <tr> <th>Concurrence Agency</th> <th>Concurrence Agency Reference</th> <th>Date</th> <th>Council Electronic Reference</th> </tr> </thead> <tbody> <tr> <td>Department of State Development, Manufacturing, Infrastructure and Planning.</td> <td>SDA-0417-038890</td> <td>5 June 2019</td> <td>#6096512</td> </tr> </tbody> </table> <p>Refer to Appendix 2: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).</p> <p>FURTHER ADVICE</p> <p>1. This approval, granted under the transitional 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 339 and section 341 of the Sustainable Planning Act 2009.</p> <p>2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council Officers, prior to commencement of works.</p> <p>3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.</p> <p>Infrastructure Charges</p> <p>4. 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 different at the time of payment. Please contact the Planning Approvals Team at council for review of the charge amount prior to payment.</p>	Concurrence Agency	Concurrence Agency Reference	Date	Council Electronic Reference	Department of State Development, Manufacturing, Infrastructure and Planning.	SDA-0417-038890	5 June 2019	#6096512		
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					<p>The time when payment is due is contained in the Infrastructure Charges Notice.</p> <p>5. The costs associated with Trunk Infrastructure may offset, in part, in full or may exceed the levied Infrastructure Charges for the development in accordance with Council Adopted Infrastructure Charges Resolution. The Applicant may enter into an Infrastructure Agreement with Council regarding the provision of and costs associated with Trunk Infrastructure within the development.</p> <p>The provision of Trunk Infrastructure must be agreed to by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works for such infrastructure.</p> <p>Pest Management</p> <p>6. In accordance with Section 23 (the General Biosecurity Obligation) of the Biosecurity Act 2014, persons who carry out activities are required to take all reasonable measures to prevent or minimise any biosecurity risk and avoid actions that make worse or increase the risk, such as failing to manage the impact of invasive plants and animals on the subject land.</p> <p>7. 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> <p>8. For information relating to the Sustainable Planning Act 2009 and Planning Act 2016 log on to https://planning.dsdmip.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au</p>		
39 28/8/2019 Ordinary Meeting #6166035		Unity Cr Manning	Prejudicial Matter – TTNQ: Connecting With Asia Funding 2019/20 N Masasso 1/3/37 #6158515	6167759	<p>It is recommended that Council:</p> <p>1. Notes that Council’s Resource and Performance Agreement with TTNQ currently provides for Council to contribute \$1 million (ex GST) to TTNQ in the 2019/2020 financial year to be solely used to leverage the Connecting with Asia Fund.</p> <p>2. Approves the reallocation of the \$1 million (ex GST) referred to above to support activities targeting both the domestic market and markets associated with the SilkAir route.</p> <p>3. Requires TTNQ to submit the following documentation to Council in respect of the reallocated funding on or before 8 October 2019:</p> <p>a. marketing plans for campaign activity, including KPIs for measuring campaign success.</p> <p>b. cooperative marketing agreement between TTNQ and TEQ in respect of the reallocated funding.</p> <p>4. Delegates Authority to the Chief Executive Officer in accordance with the <i>Local Government Act 2009</i> to finalise any and all matters relating to the above.</p>	28 Aug 2019	Approved by CEO as per officers recommendation
40 28/8/2019 Ordinary Meeting #6166035		Unity Cr Manning	Prejudicial Matter - Tourism Tropical North Queensland Project Based Funding Application 2019/2020 A Finocchiaro 1/8/8 #6162591	6167762	<p>It is recommended that Council:</p> <p>1. Approves the application for project based funding from Tourism Tropical North Queensland to a total value of \$330,000 (ex GST) of financial assistance; and</p> <p>2. Delegates authority to the Chief Executive Officer in accordance with the <i>Local Government Act 2009</i> to finalise any and all matters relating to this project based funding.</p>	28 Aug 2019	Approved by CEO as per officers recommendation

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41 11/9/2019 Ordinary Meeting #6176978		Unity	Negotiated Decision Request – Combined Development Permit for Material Change of Use (Car Wash, Food And Drink Outlet, Low Impact Industry, Office, Service Industry, Service Station, Shop, Shopping Centre And Showroom), Operational Works (Advertising Device – Illuminated and Pylon), and Reconfiguring a Lot (2 Lots Into 4 Lots and Access Easement) – Thomson Road, Edmonton – Division 1 Claire Anderson 8/30/281 #6160113	6180532	<p>It is recommended that Council approves in part the Negotiated Decision Request to the Combined Development Permit for Material Change of Use (Car Wash, Food and Drink Outlet, Low Impact Industry, Office, Service Industry, Service Station, Shop, Shopping Centre and Showroom), Operational Works (Advertising Device – Illuminated and Pylon), and Reconfiguring a Lot (2 Lots into 4 Lots and Access Easement) over land described as Lot 1 on RP905280 and Lot 101 on RP905280, located at Thomson Road, Edmonton, subject to the following:</p> <p>1. That the Approved Drawing(s) and/or Document(s) of Part A are amended as follows:</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>Staging Plan</td> <td>Council Reference #6170916</td> <td>Received by Council 29 August 2019</td> </tr> <tr> <td>Site Plan Layout</td> <td>Max Slade Designs, Drawing No. A100, Revision C, Council Reference #6046176</td> <td>10 December 2018</td> </tr> <tr> <td>General Arrangement & Site Access</td> <td>Civil Walker, Drawing No. 172-003-SK01, Revision 4, Council Reference #6009827</td> <td>23 February 2019</td> </tr> <tr> <td>Proposed Car Wash Layout Plan</td> <td>TMC Building Design Group, Drawing No. 1 of 4, Issue B, Council Reference #6046176</td> <td>February 2019 Received by Council 29 March 2019</td> </tr> <tr> <td>Elevations</td> <td>Max Slade Designs, Drawing No. A103, Revision B, Council Reference #6046176</td> <td>10 December 2019</td> </tr> <tr> <td>Elevation – Thomson Road</td> <td>Max Slade Designs, Drawing No. A109, Revision B, Council Reference #6046176</td> <td>10 December 2019</td> </tr> <tr> <td>Proposed Car Wash Development</td> <td>TMC Building Design Group, Drawing No. 2 of 4, Issue B, Council Reference #6046176</td> <td>February 2019 Received by Council 29 March 2019</td> </tr> <tr> <td>Proposed Car Wash Development</td> <td>TMC Building Design Group, Drawing No. 3 of 4, Issue B, Council Reference #6046176</td> <td>February 2019 Received by Council 29 March 2019</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>3D Views</td> <td>Max Slade Designs, Drawing No. A104, Revision B, Council Reference #6046176</td> <td>10 December 2019</td> </tr> <tr> <td>Swept Path</td> <td>TMC Building Design Group, Drawing No. 4 of 4, Issue B, Council Reference #6046176</td> <td>February 2019 Received by Council 29 March 2019</td> </tr> <tr> <td>Landscaping Plan</td> <td>TMC Building Design Group, Drawing No. L1 of 1, Issue B, Council Reference #6046176</td> <td>February 2019 Received by Council 29 March 2019</td> </tr> </tbody> </table> <p>2. That Condition 3 – Timing and Effect of Part A be amended as follows:</p>	Drawing or Document	Reference	Date	Staging Plan	Council Reference #6170916	Received by Council 29 August 2019	Site Plan Layout	Max Slade Designs, Drawing No. A100, Revision C, Council Reference #6046176	10 December 2018	General Arrangement & Site Access	Civil Walker, Drawing No. 172-003-SK01, Revision 4, Council Reference #6009827	23 February 2019	Proposed Car Wash Layout Plan	TMC Building Design Group, Drawing No. 1 of 4, Issue B, Council Reference #6046176	February 2019 Received by Council 29 March 2019	Elevations	Max Slade Designs, Drawing No. A103, Revision B, Council Reference #6046176	10 December 2019	Elevation – Thomson Road	Max Slade Designs, Drawing No. A109, Revision B, Council Reference #6046176	10 December 2019	Proposed Car Wash Development	TMC Building Design Group, Drawing No. 2 of 4, Issue B, Council Reference #6046176	February 2019 Received by Council 29 March 2019	Proposed Car Wash Development	TMC Building Design Group, Drawing No. 3 of 4, Issue B, Council Reference #6046176	February 2019 Received by Council 29 March 2019	Drawing or Document	Reference	Date	3D Views	Max Slade Designs, Drawing No. A104, Revision B, Council Reference #6046176	10 December 2019	Swept Path	TMC Building Design Group, Drawing No. 4 of 4, Issue B, Council Reference #6046176	February 2019 Received by Council 29 March 2019	Landscaping Plan	TMC Building Design Group, Drawing No. L1 of 1, Issue B, Council Reference #6046176	February 2019 Received by Council 29 March 2019	11 Sep 2019	Approved by CEO as per officers recommendation
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						<p>Timing of Effect</p> <p>3. The conditions of the Development Permit must be effected prior to Commencement of Use <u>for each respective stage</u>, except where specified otherwise in these conditions of approval.</p> <p>3. That Condition 4 – Timing and Effect of Part A be amended as follows:</p> <p>Timing and Effect</p> <p>4. The Plan of Survey for Lots 4, 2 and 3 in accordance with Part C of this Decision Notice cannot be registered with the Department of Natural Resources, Mines and Energy prior to the issue of the Final Certificate or Commencement of Use, whichever occurs first <u>until Council is provided with evidence that the works have 'substantially commenced' on all buildings and structures on Lot 2 and Lot 3 which are approved as Part A of this Decision Notice.</u></p> <p><i>Note: For the purposes of this approval, 'substantially commenced' means the Development Permit for Building Works has been issued and the works have commenced to the satisfaction of the Chief Executive Officer.</i></p> <p>4. That the following condition be included as Condition 5 of Part A:</p> <p>Development Staging</p> <p>5. <u>The development (exclusive of Lot 4) is proposed to be undertaken in two (2) stages as detailed on the Approved Plans of development.</u></p> <p><u>Any variation to the staging must be submitted to and endorsed by the Chief Executive Officer.</u></p> <p><i>Note: Lot 4 is to be transferred to the Department of Transport and Main Roads for 'future transport purposes' and therefore is able to be created at any time for this purpose.</i></p> <p>5. That Condition 11 – Water Supply and Sewerage Works Internal of Part A be amended as follows:</p> <p>Water Supply and Sewerage Works Internal</p> <p>11. 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>All the above works must be designed and constructed in accordance with the FNQROC Development Manual.</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 Commencement of Use <u>for each respective stage.</u></p> <p>6. That Condition 12 – General External Works of Part A be amended as follows:</p> <p>General External Works</p>		

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						<p>12. The Applicant/Owner/Developer must undertake the following external works at no cost to Council:</p> <ul style="list-style-type: none"> a. A channelised right turn into the site from Thomson Road must be provided in the location identified on the Approved Plans and Drawing No. 172-003-SK02 Issue 4, dated 23 February 2019 of Civil Walker Engineering Report, 172-003-001R, Revision C, dated February 2019 (Council Reference #6009827), and must be constructed in accordance with FNQROC Development Manual and the relevant Australian Standards. b. Provide two (2) new commercial crossovers and aprons at both Thomson Road and Pyne Street as detailed in the Approved Plans, and in accordance with FNQROC Development Manual Drawing S1015, Revision D. A copy of the Drawing is attached at Appendix 3. c. Ensure the current footpath along the frontage of the site is fit for the purpose. If required, the footpath must be upgraded to a width of 2 metres in accordance with FNQROC Development Manual Standard Drawing 1035, Revision D. The new section of footpath must match neatly to the existing footpath at both extents in relation to alignment, width and grade. A copy of the Drawing is attached at Appendix 3. d. The new kerb and channel along the frontage of the site is to be constructed in accordance with FNQROC Development Manual Standard Drawing 1000, Revision F. A copy of the Drawing is attached at Appendix 3. e. The new pedestrian kerb ramp is to be constructed in accordance with FNQROC Development Manual Standard Drawing 1016, Revision C. A copy of the Drawing is attached at Appendix 3. f. The end of bicycle lane on the northern side of Thomson Road as detailed in Drawing No. 172-003-SK02 Issue 4, dated 23 February 2019 of Civil Walker Engineering Report, 172-003-001R, Revision C, dated February 2019 (Council Reference #6009827), must be designed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) requirements, including line marking and signage. g. To prevent water penetration into the pavement through joints between the existing pavement and pavement widening, a 50mm asphalt overlay in accordance with FNQROC Development Manual shall be provided over the full width of pavement, from the western boundary of the subject site to the eastern edge of the new access driveway. The required pavement widening and joints on Thomson Road must be constructed in accordance with the FNQROC Development Manual and relevant Australian Standards. h. 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>Plans of the external works must be submitted as part of the <u>first Development Application for Operational Works</u> documentation for the development. The plans must be certified by a Registered Professional Engineer Queensland (RPEQ) and be in accordance with Austroads and the FNQROC Development Manual.</p> <p>All works in the road reserve need to be properly separated from pedestrians and vehicles, with any diversions adequately signed and guarded. Particular attention</p>		

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						<p>must be given to providing safe passage for people with disabilities i.e. through the provision of temporary kerb ramps if necessary.</p> <p>Such work must be constructed in accordance with at the first Development Permit for Operational Works to the satisfaction of the Chief Executive Officer prior to Commencement of Use <u>of Stage 1</u>.</p> <p><i>Note: The above works are not considered to be creditable or trunk related works in accordance with section 145 of the Planning Act 2016.</i></p> <p><i>Note: The construction of the vehicular access from Thomson Road to the subject site must be in accordance with the Concurrence Agency Response issued by the Department of Transport and Main Roads, SDA-1903-10134 SRA (Council Reference #6092175).</i></p> <p>7. That Condition 14 – Parking and Access of Part A be amended as follows:</p> <p>Parking and Access</p> <p>14. The amount of vehicle parking must be a minimum of thirty-five (35) car parking spaces. The car parking layout must comply with the Australian Standard AS2890.1 and AS2890.6 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed (unless otherwise approved), drained and line marked.</p> <p>The car parking and manoeuvring areas must specifically incorporate the following:</p> <ol style="list-style-type: none"> Provision of space must be provided on site for vehicles to turn around so that all vehicles, including service vehicles, can enter and exit in a forward direction; Loading/unloading areas as per the approved Plans of Development which are clear of internal circulation and appropriately line marked; and The driveway at Thomson Road and Pyne Street which services the parking area must include a physical means of speed control at the entry and exit point. <p>The design is to be certified by an RPEQ that the car park manoeuvring provisions comply with Australian standards or where they deviate from Australian standards provide RPEQ certification that the provisions are suitable. The certified plan must be submitted for endorsement as part of at the first Development Application for Operational Works.</p> <p>Evidence must be submitted to Council prior to the issue of at the first Development Permit for Operational Works that the development has responded to and incorporated the above requirements.</p> <p><u>The parking and access must be constructed in accordance with the Development Permit for Operational Works prior to Commencement of Use for each respective stage.</u></p> <p>8. That Condition 16 – Bicycle Parking of Part A be amended as follows:</p> <p>Bicycle Parking</p> <p>16. Provide secured, on-site bicycle parking in accordance with the requirements of Table 9.4.8.3.d of the Parking and Access Code of the Cairns Planning Scheme and the</p>		

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						<p>Approved Site Plan. The bicycle parking spaces must be provided and available for use at the time of Commencement of Use <u>for each respective stage.</u></p> <p>9. That Condition 17 – Acoustic Fence of Part A be amended as follows:</p> <p>Acoustic Fence</p> <p>17. A double-boarded screen fence of a minimum height of 2.0 metres, must be provided and/or retained along the southern, eastern and northern property boundaries as detailed in the Approved Plans. The fence must be designed to protect the amenity of adjoining residential uses and assist with noise attenuation to the broader residential areas to the north, south and east, to the satisfaction of the Chief Executive Officer. Details of the fence are to be included in the Landscape Plan prepared for the development as detailed in Condition 19, <u>and must be constructed prior to Commencement of Use for Stage 1.</u></p> <p>10. That Condition 18 – Plant and Equipment Screening of Part A be amended as follows:</p> <p>Plant and Equipment Screening</p> <p>18. Mechanical plant and equipment (e.g air conditioning, plant and machinery units) must be designed, sited and acoustically attenuated to improve the appearance of the building and mitigate any impacts on the adjoining sensitive land use.</p> <p>Such screening must be completed prior to the Commencement of Use <u>for each respective stage.</u></p> <p>11. That Condition 19 – Amended Landscaping Plan of Part A be amended as follows:</p> <p>Amended Landscaping Plan</p> <p>19. The submitted Landscaping Plan, prepared by TMC Building Design Group, Drawing No. 18-037 DA, Issue B, must be amended to:</p> <ol style="list-style-type: none"> a. Remove all landscaping from Lot 4 – Land for Future Transport Purposes; b. Include details of all fencing (including Acoustic Fencing) as required by Condition 17; c. Include all pedestrian Pathways, as detailed on the Approved Site Layout Plan, included at Appendix 1; d. Include details for street trees at a maximum spacing of six (6) metres within the verge fronting Collinson Street and Pyne Street in accordance with the FNQROC Development Manual Cairns Regional Council Specific Drawing S4200B Verge Landscaping Guidelines <u>and FNQROC D9.07 (6) Street Tree Planting.</u> Contact Council’s Environmental Officer to discuss the proposed species for street tree planting in consideration of the local availability and power lines prior to submitting the landscaping plan for endorsement; e. Detail specifications for street tree planting in accordance with FNQROC Development Manual Standard Drawing S4210 Street Tree Planting; f. Include details for shade tree planting within <u>and adjacent to</u> all internal car park and manoeuvring areas, <u>where possible.</u> One tree must be set in sufficient growing space is required for every 6-8 parking spaces that are not covered. Car park tree planting must be in accordance with the FNQROC 		

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						<p>Development Manual Cairns Regional Council Specific Drawing S4220 Car Park Tree Planting;</p> <p>g. All trees must be nominated to be supplied in a minimum 300mm/25L container size, minimum 1.5 metres tall and formatively pruned with a clear trunk;</p> <p>h. Detail specifications for any required reinstatement of grass within the verge with turf in accordance with the FNQROC Development Manual Landscaping D9.06 Verges and Specifications Turfing S8.04;</p> <p>i. Provide a revised planting schedule that includes deep planting of the setback areas fronting the streetscape within species that ensures compliance with Council's Crime Prevention Through Environmental Design Policy. Additional hardy low shrubs must be provided that can be maintained to a maximum height of 700mm or species that can ensure a clear trunk to a height of 2 metres; <u>and</u></p> <p>j. Include deep planting with dense screen planting within the setback areas along the southern side boundary fronting Collinson Street; and</p> <p>kj. Include protection from parking areas, as required by Condition 20.</p> <p>A copy of the amended Landscape Plan must be submitted to and endorsed by the Chief Executive Officer as part of <u>the first</u> Development Application for Operational Works.</p> <p><u>The landscaping works must be completed prior to the Commencement of Use for each respective stage.</u></p> <p>12. That Condition 24 – Drainage of Part A be amended as follows:</p> <p>Drainage</p> <p>24. Design and construct, at no cost to Council, all necessary stormwater management and drainage works (internal and external to the site) required to satisfactorily drain the subject land. The subject land must be drained to the satisfaction of the Chief Executive Officer, in particular:</p> <p>a. Drainage infrastructure must be in accordance with the FNQROC Development Manual, where required; and</p> <p>b. Detailed design drawings of the stormwater network required to service the subject site are to be provided to Council for approval. The detailed design must include detailed information on all stormwater treatment devices required to treat all stormwater run of from the subject site.</p> <p>The above drainage measures must be submitted in conjunction with the <u>first Development 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 prior to the Commencement of Use for each respective stage.</u></p> <p><i>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.</i></p> <p>13. That Condition 26 – Electricity and Telecommunications of Part A be amended as follows:</p>		

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						<p>Electricity and Telecommunications</p> <p>26. Where Ergon Energy requires the installation of a substation to augment their network, a padmount 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.</p> <p>If a transformer/generator is required, details of the transformer/generator positioning must be endorsed by the Chief Executive Officer prior to the issue of Development Permit for Building Works <u>for each respective stage</u>.</p> <p>14. That Condition 31 – Refuse Storage of Part A be amended as follows:</p> <p>Refuse Storage</p> <p>31. The development must be designed to be serviced by bulk bins. Bulk bin enclosures must be provided in accordance with Council’s requirements. Brochures on Council’s requirements – ‘Requirements for Refuse Storage’ are available from Cairns Regional Council Water & Waste department.</p> <p>Details must be shown on the plan of works and must be approved by the Chief Executive Officer prior to issue of a Development Permit for Building Works <u>for each respective stage</u>.</p> <p>The bin enclosures must be constructed in accordance with the approved plans prior to the Commencement of Use <u>for each respective stage</u>.</p> <p>15. That Condition 32 – Liquid Waste Disposal of Part A be amended as follows:</p> <p>Liquid Waste Disposal</p> <p>32. Trade waste discharge to sewer must meet the requirements of Cairns Water and Waste’s Trade Waste Environmental Management Plan (TWEMP). Detailed Hydraulic Plans must be provided accompanied by a report which demonstrates that the facility complies with the TWEMP and must be approved by Council prior to the issue of a Development Permit for Building Works <u>for each respective stage</u>. All measures for pre-treatment in accordance with the approved plans must be installed prior to Commencement of Use <u>for each respective stage</u>.</p> <p>16. That Condition 33 – Damage to Infrastructure of Part A be amended as follows:</p> <p>Damage to Infrastructure</p> <p>33. 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 earthmoving equipment, stripping and grubbing, the Applicant/Owner/Developer must notify Council immediately of the affected infrastructure and have it repaired or replaced by Council, at the developer’s cost, prior to the Commencement of Use <u>for each respective stage</u>.</p> <p>17. That Condition 34 – Demolish Structures of Part A be amended as follows:</p> <p>Demolish Structures</p> <p>34. All buildings and structures not associated with the approved development (including disused services and utilities) must be demolished and/or removed from the property prior to Commencement of Use <u>for each respective stage</u>.</p>		

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						<p>18. That Condition 37 – Construction Management Plan of Part A be amended as follows:</p> <p>Construction Management Plan</p> <p>37. A Construction Management Plan must be submitted to, and endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works or Development Permit for Operational Works, whichever occurs first for each respective stage. The Construction Management Plan must address all activities/operations associated with construction including, but not limited to:</p> <ul style="list-style-type: none"> a. Hours of construction; b. Construction access; c. Parking of vehicles (including construction site employees and delivery vehicles); d. Traffic management and control (including loading and unloading); e. Maintenance of safe pedestrian access across the site's frontage (including access by persons with a disability); f. Building and demolition waste storage and disposal; g. On-site dust and noise management, so as to not cause a nuisance to the amenity of the surrounding area; h. Tree protection management; and i. Location and details of construction signage including any signage that is to be illuminated. <p>The endorsed Construction Management Plan must be complied with and a copy kept on site at all times during construction of the development. The Construction Management Plan must identify the need for and timing on obtaining any necessary permits required for any proposed temporary road closures.</p> <p>19. That the Approved Drawing(s) and/or Document(s) of Part C be amended as follows:</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" data-bbox="1400 1612 2418 1843"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Staging Plan</td> <td>Council Reference #6170916</td> <td>Received by Council 29 August 2019</td> </tr> <tr> <td>Site Plan Layout</td> <td>Max Slade Designs, Drawing No. A100, Revision C, Council Reference #6046176</td> <td>10 December 2018</td> </tr> <tr> <td>Subdivision Plan</td> <td>SK01, Council Reference #6046176</td> <td>Received by Council 29 March 2019</td> </tr> </tbody> </table> <p>20. That Condition 3 – Timing and Effect of Part C be amended as follows:</p> <p>Timing of Effect</p>	Drawing or Document	Reference	Date	Staging Plan	Council Reference #6170916	Received by Council 29 August 2019	Site Plan Layout	Max Slade Designs, Drawing No. A100, Revision C, Council Reference #6046176	10 December 2018	Subdivision Plan	SK01, Council Reference #6046176	Received by Council 29 March 2019		
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						<p>3. The conditions of the Development Permit must be effected prior to Council Approval of the Plan of Survey <u>for each respective stage</u>, except where specified otherwise in these conditions of approval.</p> <p>21. That Condition 4 – Timing and Effect of Part C be amended as follows:</p> <p>Timing and Effect</p> <p>4. Prior to Council approval of the Plan of Survey for Lots 4, 2 and 3, Council must be provided with evidence that the works have ‘substantially commenced’ on all buildings and structures approved as Part A of this Decision Notice.</p> <p><i>Note: For the purposes of this approval, ‘substantially commenced’ means the Development Permit for Building Works has been issued and the works have commenced to the satisfaction of the Chief Executive Officer.</i></p> <p>22. That the following condition be included as Condition 5 of Part C:</p> <p>Development Staging</p> <p>5. <u>The development (exclusive of Lot 4) is proposed to be undertaken in two (2) stages as detailed on the Approved Plans of development.</u></p> <p><u>Any variation to the staging must be submitted to and endorsed by the Chief Executive Officer.</u></p> <p><i>Note: Lot 4 is to be transferred to the Department of Transport and Main Roads for ‘future transport purposes’ and therefore is able to be created at any time for this purpose.</i></p> <p>23. That Condition 5 – Water Supply and Sewerage Works Internal of Part C be amended as follows:</p> <p>Water Supply and Sewerage Works Internal</p> <p>5. 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>All the above works must be designed and constructed in accordance with the FNQROC Development Manual.</p> <p>A plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works <u>for each respective stage</u>.</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 for Lots 1, 2 and 3 <u>each respective stage</u>.</p> <p>24. That Condition 6 – Access and Parking Easement/s of Part C be amended as follows:</p> <p>Access and Parking Easement/s</p> <p>6. Create the following Easements to allow vehicle access, on-site manoeuvring and parking as generally shown on the Approved Plan of Development:</p>		

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						<p>a. An Easement for access purposes over Lot 1, in favour of Lot 2 and Lot 3;</p> <p>b. An Easement for access purposes over Lot 2, in favour of Lot 3; and</p> <p>c. An Easement for access purposes over Lot 3, in favour of Lot 2.</p> <p>A copy of the easement documents must be submitted to Council for approval by Council's Solicitors at no cost to Council. The approved easement documents must be submitted at the same time as seeking Council approval of the Plan of Survey <u>for each respective stage</u> and must be lodged and registered with the Department of Natural Resources, Mines and Energy in conjunction with the Plan of Survey for Lots 1, 2 and 3.</p> <p>25. That Condition 7 – Easement of Support of Part C be amended as follows:</p> <p>7. Create a reciprocal Easement over the common wall between the Service Station and the Retail building as detailed on the Approved Plans.</p> <p>A copy of the easement documents must be submitted to Council for approval by Council's Solicitors at no cost to Council. The approved easement documents must be submitted at the same time as seeking Council approval of the Plan of Survey <u>for Stage 2</u> and must be lodged and registered with the Department of Natural Resources, Mines and Energy in conjunction with the Plan of Survey for Lots 1, 2 and 3.</p> <p>26. That Condition 8 – Existing Services of Part C be amended as follows:</p> <p>Existing Services</p> <p>8. Prior to Council approving the Plan of Survey <u>for each respective stage</u>, written confirmation of the location of existing services (including water connections, internal plumbing, 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> <p>a. Relocate the services to comply with this requirement; or</p> <p>b. Arrange registration of necessary easements over services located within another lot prior to, or in conjunction with, the lodgement of the Plan of Survey creating the lot.</p> <p>27. That Condition 10 – Damage to Infrastructure of Part C be amended as follows:</p> <p>Damage to Infrastructure</p> <p>10. 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 earthmoving equipment, stripping and grubbing, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced by Council, at the Applicant/Owner/Developer's cost, prior to Council approval of the Plan of Survey <u>for each respective stage</u>.</p> <p>28. That Condition 11 – Electricity and Telecommunications of Part C be amended as follows:</p> <p>Electricity and Telecommunications</p>		

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						<p>12. Where Ergon Energy requires the installation of a substation to augment their network, a padmount 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.</p> <p>If a transformer/generator is required, details of the transformer/generator positioning must be endorsed by the Chief Executive Officer prior to the issue of Development Permit for Building Works for each respective stage.</p> <p>29. That any reference to <i>Reconfiguring a Lot (2 Lots into 4 Lots and Access Easement)</i> be amended to <i>Reconfiguring a Lot (1 Lot into 4 Lots and Access Easement)</i>, to correct an administrative error.</p> <p>30. That all other Conditions and Advice Notes of Development Permit 8/30/281, #6103202 remain unchanged and be renumbered accordingly.</p>														
42	11/9/2019 Ordinary Meeting #6176978		Unity	Material Change of Use – Bar and Function Facility – 2-4 Mt Koolmoon Street, Smithfield –Division 8 G Bartlett 8/8/1534 #6093020	6180537	<p>It is recommended that Council approves the development application for Bar and Function Facility over land described as Lot 19 SP188100, located at 2-4 Mt Koolmoon Street, Smithfield, 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" data-bbox="1329 1037 2421 1331"> <thead> <tr> <th>Drawing or Document</th> <th>Reference</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Site Plan</td> <td>CA Architects Proposed Bar Drawing No. 0000 DA A-01</td> <td>27 June 2019</td> </tr> <tr> <td>Basement and GF Plan</td> <td>CA Architects Proposed Bar Drawing No. 0000 DA A-02</td> <td>27 June 2019</td> </tr> <tr> <td>Elevations</td> <td>CA Architects Proposed Bar Drawing No. 0000 DA A-03</td> <td>27 June 2019</td> </tr> </tbody> </table> <p>Assessment Manager Conditions</p> <ol style="list-style-type: none"> This approval, granted under the provisions of the <i>Planning Act 2016</i>, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of select one Section 85 of the <i>Planning Act 2016</i>. 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"> The specifications, facts and circumstances as set out in the application submitted to Council; 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> <ol style="list-style-type: none"> The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval. 	Drawing or Document	Reference	Date	Site Plan	CA Architects Proposed Bar Drawing No. 0000 DA A-01	27 June 2019	Basement and GF Plan	CA Architects Proposed Bar Drawing No. 0000 DA A-02	27 June 2019	Elevations	CA Architects Proposed Bar Drawing No. 0000 DA A-03	27 June 2019	11 Sep 2019	Approved by CEO as per officers recommendation
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						<p>Notice of Intention to Commence Use</p> <p>4. Prior to commencement of use, written notice must be given to Council that the development fully complies with the relevant conditions of this Development Permit. Please return the attached “Notice of Intention to Commence Use” form when the relevant use has commenced.</p> <p>Limitation of Use</p> <p>5. The Bar and Function Facility are limited to the areas shown on the approved plans.</p> <p>6. A maximum capacity of one-hundred (100) persons inclusive of a seating capacity of sixty (60) persons.</p> <p>Hours of Operation</p> <p>7. The hours of operation of the Bar and Function Facility are restricted to between 12pm to 12am Monday to Sunday unless otherwise approved by the Chief Executive Officer.</p> <p>Vehicle Parking</p> <p>8. A minimum of thirty-one (31) car parking spaces must be provided on-site in accordance with the approved plan of development. The car parking layout must comply with the requirements of Australian Standard AS2890.1 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. All car parking, driveway and vehicular manoeuvring areas must be imperviously sealed and drained.</p> <p>9. Two (2) car parking spaces must be provided for the existing Caretaker’s Accommodation on-site as demonstrated on the approved plan of Development.</p> <p>10. Four (4) car parking spaces located on-site in the existing car parking area accessed from Mt Koolmoon Street, immediately adjoining the proposed Bar and Function Facility, must be clearly identified and provided for the exclusive use of the proposed Bar and Function Facility between the operational hours of 12pm - 5pm Monday to Friday.</p> <p>Parking Signage</p> <p>11. Erect signs identifying the availability for off-street visitor parking located at the two (2) entrances to the site from Mt Koolmoon Street and the entrance to the site from Mt Milman Drive.</p> <p>Service Vehicles</p> <p>12. Deliveries (including refuse collection vehicles) to the site must not be made prior to 7:00am or after 6:00pm, Monday to Sunday, including public holidays.</p> <p>Internal Pedestrian Pathway</p> <p>13. Provide a pedestrian pathway internal to the subject site that provides a link between the proposed Bar and Function Facility and the proposed amenities as shown on the Approved Plan of Development. The pathway must be differentiated in; colour, texture, and / or line marking, from the pathway surface finish. The pathway must be clearly identified and kept available and clear at all times.</p> <p>14. Direct pedestrian access must be provided from the existing car parking area fronting the tenancy located at the south-western entrance of Mt Koolmoon Street and the proposed Bar</p>		

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						<p>and Function Facility.</p> <p>Crime Prevention through Environmental Design</p> <p>15. A plan detailing proposed lighting on-site must be provided to Council for approval prior to the commencement of use. The plan must identify the extent of lighting for the proposed pedestrian access pathways and the existing car parking areas.</p> <p>16. Existing and proposed landscaping must be maintained adjoining the proposed pedestrian access pathways and existing car parking areas at all times to ensure clear sightlines.</p> <p>17. Install external lighting in accordance with AS4282-1997 – Control of the Obtrusive Effects of Outdoor Lighting. The installation of external lighting in accordance with this condition must be certified by a suitably qualified person prior to the commencement of use.</p> <p>18. The Applicant/Owner must ensure that all fencing, lighting and landscaping requirements comply with Council’s General Policy Crime Prevention through Environmental Design (CPTED).</p> <p>Refuse Storage</p> <p>19. Refuse collection bins storage area must be located in accordance with the location identified on the approved plans. The refuse bin enclosure must be roofed and enclosed.</p> <p>Refuse Collection</p> <p>20. General waste and recycling generated by the approved use, must be collected and disposed of by regulated waste contractors.</p> <p>Damage to Council Infrastructure</p> <p>21. In the event that any part of Council’s existing sewer / water or road 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 developer’s/owners/builders cost, prior to the Commencement of Use.</p> <p>Lawful Point of Discharge</p> <p>22. All stormwater from each lot must be directed to a lawful point of discharge 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>23. The proposed development must not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties.</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>		

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						<p>2. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.</p> <p>3. Any signage on the subject site not approved by this Development Permit must conform with the relevant provisions of Local Law No. 4 (Advertising Devices) 2016, to the satisfaction of the Chief Executive Officer. Details of signage proposed in association with the approved use of premises must be provided to Council prior to its establishment.</p> <p>Health</p> <p>4. The provision of serving or handling of food on the site may also require the need for a Food License to be obtained from Council. Please refer to Council's Website for more information. Premises intended to be used for the storage, preparation, handling, packing and/or service of food must comply with the requirements of the <i>Food Act</i> 2006 and the Food Standards Code.</p> <p>5. Prior to operation of the food business, the operator must hold a current Food Licence issued by Council's Public Health Unit under the <i>Food Act</i> 2006. Every licensed food business is required to have a Food Safety Supervisor who has met specified competencies and is reasonably available at all times the business is operating. Contact the Council's Public Health Unit for further information.</p> <p>Trade Waste</p> <p>6. Trade waste discharge to sewer must meet the requirements of Cairns Water and Waste's Trade Waste Environmental Management Plan (TWEMP). Detailed Hydraulic Plans accompanied by a report which demonstrates that the facility complies with the TWEMP may be required to be submitted to Council prior to the issue of a Development Permit for Building Work. All measures for pre-treatment in accordance with the approved plans must be installed prior to Commencement of Use.</p> <p>Liquor License</p> <p>7. The sale of alcohol may also require a liquor license to be obtained from the Office of Liquor and Gaming Regulation. Please refer to the State Government, Department of Liquor and Gaming for more information.</p> <p>Infrastructure Charges Notice</p> <p>8. 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 <i>Planning Act 2016</i> 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 different at the time of payment. Please contact the Planning Approvals Team at council for review of the charge amount prior to payment.</p> <p>The time when payment is due is contained in the Infrastructure Charges Notice.</p> <p>9. For information relating to the Planning Act 2016 log on to</p>		

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						<p>https://planning.dsdmip.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au</p> <p>LAND USE DEFINITIONS*</p> <p>In accordance with CairnsPlan 2016 the approved land use of <i>Bar and Function Facility</i> is defined as:</p> <p><i>'Bar - Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities.'</i></p> <p><i>'Function Facility - Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.'</i></p> <p>*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.</p>		
43	11/9/2019 Ordinary Meeting #6176978		Unity	Prejudicial Matter - Potential Acquisition for Public Purposes Kelly Reaston 55/2/3-03 #6172616	6180538	<p>It is recommended that Council:</p> <ol style="list-style-type: none"> Notes the details contained within this report and lodges an Expression of Interest to purchase the site; and Delegates authority to the Chief Executive Officer under the provisions of the Local Government Act 2009 to finalise all matters associated with acquiring the subject area needed for Council's operational use in accordance with Council's 'General Policy for Acquisition of Land'. 	11 Sep 2019	Approved by CEO as per officers recommendation
44	11/9/2019 Ordinary Meeting #6176978		Unity	Contractual Matter – Preferred Supplier Arrangement 2708 – Supply and Delivery of Quarry Products Julia Deleyev 63/1/216 #6146670	6180541	<p>It is recommended that Council:</p> <ol style="list-style-type: none"> Awards Preferred Supplier Arrangement (PSA) 2708 – Supply and Delivery of Quarry Products to the Contractors listed in Attachment 1, for a term of two years commencing on 1 October 2019, with an extension option of up to 12 months available at Council's discretion. Delegates authority to the Chief Executive Officer in accordance with the Local Government Act 2009 to enter into contract, negotiate, finalise and execute any and all matters associated with or in relation to this contract subject to Council's normal procurement policies and practices. 	11 Sep 2019	Approved by CEO as per officers recommendation