



PLANNING & ENVIRONMENT MEETING

10 MAY 2023

9.02 A.M.

PRESENT: Cr T James (Chairperson)
Cr R Coghlan
Cr A Eden
Cr B Moller
Cr M O'Halloran
Cr B Olds
Cr R Pyne
Cr K Vallely
Cr C Zeiger

APOLOGY: Cr B Manning

OFFICERS:

M Martin	Chief Executive Officer
C Posgate	Director People and Organisational Performance
E Johnson	Director Planning, Growth and Sustainability
M Wuth	Director Cairns Infrastructure and Assets
D Puia	Director Lifestyle and Community
L Whitton	Chief Financial Officer
N Masasso	Director Economic Development and Advocacy
C Simmons	Executive Manager Development & Planning
A Combe	Executive Manager Marketing & Communications
P Rogato	Media Coordinator
S Cottrell	Minute Secretary

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APOLOGY

Council notes the apology of Councillor Manning and grants leave of absence.

PRESCRIBED CONFLICT OF INTEREST / DECLARABLE CONFLICT OF INTEREST

1. Cr Moller provided a clarification relating to Item 1 Development and Investment Incentive Support Policy for Adoption. He had previously declared an interest relating to Gilvear Planning, an interested party, due to his close personal relationship with a part time consultant (Paul Gregory). Cr Moller has received advice that no conflict exists where Paul Gregory has not been involved in a matter, and therefore has no conflict to declare for this item.
2. Edward Johnson informed the meeting that he had a conflict of interest in Clause No. 6 – Proposed Infrastructure Agreement For The Deferred Payment Of Levied Charges For The Palms Development Stages 1 And 2 (87 Residential Lots) Of Development Permit 8/30/369 For Reconfiguring A Lot (1 Lot Into 176 Lots, Park And Balance Land – Stages 1 - 4) And Operational Works (Civil Works & Landscaping – Stages 1 & 2) – Division 9, as a result of being a former employee of Urbis Pty Ltd, a consultant involved in the master planning of the land to which the application relates.

To remove the doubt, he left the meeting while the matter was discussed and voted on. He also noted that he was not involved in the preparation of the report for this item.

PURPOSE OF MEETING

To consider the matters listed on the agenda.

CONFIRMATION OF MINUTES OF PLANNING & ENVIRONMENT MEETING 23/03/23

OLDS / O'HALLORAN

That the Minutes of the Planning & Environment Meeting held on Wednesday, 23 March 2023 be confirmed.

carried unanimously

1. DEVELOPMENT AND INVESTMENT INCENTIVE SUPPORT POLICY FOR ADOPTION4
Kylie Nolan | 5/7/16 | #7158637

MOLLER / COGHLAN

That Council adopts the Development and Investment Incentive Support Policy.
carried unanimously

2. DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (2 LOTS INTO 68 LOTS, NEW ROAD AND BALANCE LAND) – 101R-103R COOPER ROAD AND 900L WILDERNESS WAY, MOUNT PETER – DIVISION 1.....22
Ali Davey | 8/13/2504 | 7169371

MOLLER / PYNE

That Council approves the development application for Reconfiguring a Lot (2 Lots into 68 Lots, New Road and Balance Land) over land described as 101R – 103R Cooper Road and 900L Wilderness Way, Mount Peter, located at Lot 100 on SP322661 & Lot 900 on SP322693, subject to the following:

Approved Plans and Documents

1. The development is to be completed and carried out generally in accordance with the following approved plans and reports submitted with the development application, except where modified by the conditions of this Development Permit at all times:

Drawing Description	No.	Rev
Proposed Reconfiguration – Master Planned Community – Stages 1, 2, 2B, 3 & 4, Mount Peter	Job No.: 304700741 – Q194095 Plan No.: Q194095-SP01 H	Dated 30 th August 2022
Road Safety Assessment – Rocky Creek Residential Subdivision Stage 1	Q204098	Dated 21 April 2022
Interim and Ultimate Works Plan	Sheet 1 Drawing Number Q204085-07-CI-SK01	Revision 3 Dated 22 November 2022
Interim and Ultimate Works Plan	Sheet 2 Drawing Number Q204085-07-CI-SK02	Revision 3 Dated 22 November 2022
Interim and Ultimate Works Plan	Sheet 3 Drawing Number Q204085-07-CI-SK03	Revision 3 Dated 22 November 2022
Interim and Ultimate Works Plan	Sheet 4 Drawing Number Q204085-07-CI-SK04	Revision 3 Dated 22 November 2022
Road Hierarchy and Key Plan	Q204085-05-CI-SK012	Revision 1 Dated 23 March 2023
Degraded Waterway Areas	L7.01	Revision 01 Dated 9 February 2023
Degraded Waterway Areas – Revegetation Management Plan	L8.01	Revision 01 Dated 9 February 2023
Degraded Waterway Areas – Landscape Specifications	L9.01	Revision 01 9 February 2023

Amended Plans and Documents

2. Amended plans and documents must be submitted generally in accordance with the following plans and documents submitted with the application, being:

Drawing Description	No.	Rev
Proposed Reconfiguration – Master Planned Community – Stages 1, 2, 2B, 3 & 4, Mount Peter	Job No.: 304700741 – Q194095 Plan No.: Q194095-SP01 H	Dated 30 th August 2022
Pinecrest – Rocky Creek Stage 3 – Water Supply & Sewerage Assessment	Q204085	Dated 23 February 2023

But modified to reflect:

- a. A minimum truncation of 6.4 metres for Lots 320 and 322. The amended plan must be submitted to Council in conjunction with an application for Council approval of the Plan of Subdivision.

Note: Lots 320 and 322 for Stage 3 have a truncation of 6m. The minimum requirement is 6.4m to comply with minimum verge in accordance with the Planning Scheme.

- b. An updated Water Supply and Sewerage Master Plan accompanied by supporting calculations prepared/certified by a RPEQ must be provided which demonstrates how the development can be serviced and include the following:
 - i. The updated Water Supply and Sewerage Master Plan and network analysis must reflect the designed water network and service intent (including actual water main alignments, proposed ground levels, hydrant locations) and provide detailed model results that confirm compliance of the 'for construction' network with the *FNQROC Development Manual*. Provide all supporting hydraulic calculations;
 - ii. On the water reticulation plans as part of the Development Application for Operational Work, clearly identify each individual lot within the Stage 3 boundary that will require a notation to be placed on the rates file where the building envelope pressure is less than 30m in accordance Section D6.07 – 2 in the *FNQROC Development Manual*;
 - iii. Update the Water Supply and Sewerage Assessment to reflect the designed wastewater network and service intent (including sewer diameters and grades) and provide detailed calculations confirming compliance of the 'for construction' network with the *FNQROC Development Manual*. Provide all supporting hydraulic calculations;
 - iv. The 'Pinecrest – Rocky Creek Stage 3 Water Supply and Sewerage Assessment' dated 23 February 2023 is for Stage 3 only and references to other Stages or aspects of development are outside the scope of this approval; and
 - v. All elements of the 'Pinecrest – Rocky Creek Stage 3 Water Supply and Sewerage Assessment' dated 23 February 2023 which relate to subsequent stages of the Rocky Creek Development or the Pinecrest Development more broadly are not approved and of no effect until they are approved under the relevant development approval.

The Water Supply and Sewerage Master Plan must be provided to and endorsed by Council prior to the issue of a Development Permit for Operational Work.

Currency Period

- 3. This development approval, granted under the provisions of the *Planning Act 2016* (Qld), lapses six (6) years from the day the development approval takes effect, in accordance with the provisions of section 85 of the *Planning Act 2016* (Qld).**

Timing of Effect

- 4. The conditions of the Development Permit must be satisfied prior to Council's approval of the Plan of Subdivision, except where specified otherwise in these conditions of approval.**
- 5. Council approval of the Plan of Subdivision must occur simultaneously, or subsequent to, Council approval for the Plan of Subdivision for Development Permit 8/13/2495 (Rocky Creek Precinct – Stage 2B).**

Limitation of Effect of Approval

- 6. This Development Permit relates to the lots contained in Stage 3 shown on the Approved Plan only.**

Water Supply and Sewerage Works External

- 7. Undertake the following water supply and sewerage work external to the premises to connect the land to existing water supply and sewerage infrastructure prior to Council approval of the Plan of Subdivision:**
 - a. Extend water infrastructure to connect the land to Council's existing water infrastructure at a point that has sufficient capacity to service the development.**

The above work must be designed and constructed in accordance with the *FNQROC Development Manual*.

A plan of the works must be approved by Council prior to the issue of a Development Permit for Operational Work and constructed in accordance with the approved plans prior to Council approval of the Plan of Subdivision.

Water Supply and Sewerage Works Internal

- 8. Undertake the following water supply and sewerage works internal to premises:**

- a. Provide a single internal sewer connection to each lot in accordance with the *FNQROC Development Manual*;
- b. Extend water mains such that each allotment can be provided with a water service connection to the lot frontage; and
- c. Any redundant sewer property connection(s) and water connection(s) must be decommissioned and removed.

All the above works must be designed and constructed in accordance with the *FNQROC Development Manual*.

All works must be carried out in accordance with plan(s) approved under a Development Permit for Operational Work, to the requirements and satisfaction of Council prior to Council approval of the Plan of Subdivision.

Inspection of Sewers

9. Prior to Council approval of the Plan of Subdivision, 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.

Sewer Easement

10. Prepare for lodgement for registration at the Department of Resources (Titles Registry) a Sewer Easement in favour of Council, subject to Council's relevant standard terms document Registered Dealing Number 721329134, over Council sewers within the land that are on a non-standard alignment.

The easement documents required must be:

- a. In the approved form (Form 9) for lodgement to the Titles Registry;
- b. Executed by each relevant landowner; and
- c. Endorsed by Council prior to Council approval of the Plan of Subdivision and lodgement to the Titles Registry.

Waste Collection

11. Sufficient area for two (2) wheelie bins each is to be available in the verge fronting lots 305, 308, 309 and 338.

Revised Traffic Impact Assessment

12. Prior to an application for Operational Works for Stage 3, submit to Council for approval a revised RPEQ certified Traffic Impact Assessment (TIA) report for Rocky Creek Stage 3. The TIA must:
 - a. Be prepared by an appropriately qualified and experienced Traffic Engineer;
 - b. Consider and address the impacts of the proposed development on the existing transport network and Council's ultimate road network;
 - c. Be in accordance with Austroads *Guide to Traffic Management Part 12* and be up to date and current and not reference older partially superseded TIAs, Technical Memos or Road Safety Assessments; and
 - d. The TIA must include, but is not limited to, the following;
 - i. A road hierarchy master plan;
 - ii. The anticipated timing of Stage 3 of the development;
 - iii. The prediction of road traffic generated by the proposed development, traffic distribution and travel patterns, for Stage 3 of the development;
 - iv. Analysis of internal traffic circulation including provision of details of any intersections;
 - v. Intersection site distance assessments in accordance with relevant guidelines and identification of any augmentations to the existing road network required to provide safe and serviceable access to the proposed development. This includes any requirements for turn lanes and / or deceleration lanes;
 - vi. Analysis of the impact of development related traffic on Council roads and interim (Cooper / Mount Peter intersection and Mackillop / Mount Peter intersection) and ultimate (Mackillop / Mackillop West / Mount Peter intersection) intersections for Stage 3 of the development giving consideration to capacity and safety. The analysis must also consider any expected growth in the catchment external to the development. The assessment must identify the anticipated timing (number of lots) that will trigger the need for an upgrade of the road network to the ultimate form in accordance with the *FNQROC Development Manual Design Guideline D3*. SIDRA Movement Summary output tables for each intersection and SIDRA electronic files must be submitted to Council for review;

- vii. **Details of turn warrant assessments and of ameliorative measures required to mitigate any identified impacts identified as a result of the analysis undertaken per Condition 12.d.vi, ensuring any proposed works are compatible with Council's ultimate road network plan;**
- viii. **Provide the sugar cane rail line schedule and determine if further safety improvements, including possible extension of turning lane length are required for the Cooper Road / Mount Peter Road intersection;**
- ix. **Consideration of pedestrian and cyclist connectivity requirements internally and access from external catchments; and**
- x. **Details regarding access to public transport and the provision of bus stops and supporting infrastructure.**

The TIA report must include appropriate discussion and data to support the recommendations. All assumptions must be documented, and references detailed.

Note: This condition is imposed under section 145 of the Planning Act 2016 (Qld).

External Roadworks - Cooper Road (Trunk Infrastructure)

- 13. **Submit as part of the Operational Works application for Stage 3, detailed (for construction) design plans for the Cooper Road upgrade works under Condition 14. The detailed design plans must be:**
 - a. **Certified by an RPEQ (traffic);**
 - b. **In accordance Drawing Number Q204085-07-CI-SK01 to Q204085-07-CI-SK04, Revision 3, Cooper Road – Civil Works Interim and Ultimate Works Plan – Sheets 1 to 4 and dated 22/11/2022; and**
 - c. **In accordance with the *FNQROC Development Manual*.**
- 14. **Prior to Council approval of the Plan of Subdivision for Stage 3, Cooper Road must be upgraded to the ultimate standard generally in accordance with Drawing Number Q204085-07-CI-SK01 to Q204085-07-CI-SK04, Revision 3, Cooper Road – Civil Works Interim and Ultimate Works Plan – Sheets 1 to 4 and dated 22/11/2022 and comprising the following minimum requirements:**
 - a. **Two-lane median divided Sub-Arterial Trunk Road standard in accordance with the *FNQROC Development Manual*, D1;**

- b. Intersection (roundabout) (LGIP Item IRF18) shown on Drawing Number Q204085-07-CI-SK03, Rev 3, Cooper Road – Civil Works Interim and Ultimate Works Plan – Sheet 3 and dated 22/11/2022;
- c. 2 metre wide footpaths on both sides of the road; and
- d. Category V3 major road lighting, located within the centre median, designed in accordance with the relevant current Road Lighting Standard *AS/NZS 1158* and the *FNQROC Development Manual* Sections D1 and D8.

Note: This condition is imposed under section 128(1) of the Planning Act 2016 (Qld).

External Works – Balance of Cooper Road (Non-trunk Infrastructure)

- 15. Prior to an application for Operational Works for Stage 3, prepare and submit to Council for approval RPEQ (traffic) certified preliminary design plans for the for the balance of Cooper Road servicing the development under Condition 17. The design must:
 - a. Be based on the Revised Traffic Impact Assessment required under Condition 12;
 - b. Incorporate, where relevant, safety recommendations listed in Road Safety Assessment – Rocky Creek Residential Subdivision Stage 1 prepared by Cardno / Stantec (21 April 2022), table 2-3; and
 - c. Be designed in accordance with the *FNQROC Development Manual* and the relevant Australian Standards, where applicable, unless otherwise approved by Council and endorsed by an appropriately qualified RPEQ Engineer.
- 16. Submit as part of the Operational Works application for Stage 3, detailed (for construction) design plans for the balance of Cooper Road servicing the development. The detailed design plans must:
 - a. Be certified by an RPEQ (traffic); and
 - b. Be in accordance with the preliminary design plans approved by Council under Condition 15.
- 17. Prior to Council's approval of the Plan of Subdivision for Stage 3, the balance of Cooper Road servicing the development must be upgraded to a Minor Collector in accordance with *FNQROC Development Manual* Standard Drawing S1006 and comprising the following minimum requirements:
 - a. A 7.5 metre wide sealed carriageway with 4.5 metre wide verges;

- b. 2 metre wide footpath on one side of the road; and
- c. Category PR3 minor road lighting designed in accordance with the relevant current Road Lighting Standard AS/NZS 1158 and the *FNQROC Development Manual* Sections D1 and D8.

Note: These conditions are imposed under section 145 of the Planning Act 2016 (Qld).

External Works – Cooper Road Intersection (Non-trunk Infrastructure)

18. Prior to an application for Operational Works for Stage 3, prepare and submit to Council for approval RPEQ (traffic) certified preliminary design plans for the following intersections under Condition 20:
 - a. Intersection (roundabout) shown on Drawing Number Q204085-07-CI-SK02, Rev 3, Cooper Road – Civil Works Interim and Ultimate Works Plan – Sheet 2 and dated 22/11/2022; and
 - b. Intersection (roundabout) shown on Drawing Number Q204085-07-CI-SK04, Rev 3, Cooper Road – Civil Works Interim and Ultimate Works Plan – Sheet 4 and dated 22/11/2022.

The design must be:

- a. Designed in accordance with the *FNQROC Development Manual* and the Australian Standards where applicable, unless otherwise approved by Council and endorsed by an appropriately qualified RPEQ Engineer.
19. Submit as part of the Operational Works application for Stage 3, detailed (for construction) design plans for the intersections under Condition 18. The detailed design plans must:
 - a. Be certified by an RPEQ (traffic); and
 - b. Be in accordance with the preliminary design plans approved by Council under Condition 18.
 20. Prior to Council’s approval of the Plan of Subdivision for Stage 3, construct the following Council approved and RPEQ (traffic) certified intersections:
 - a. Intersection (roundabout) shown on Drawing Number Q204085-07-CI-SK02, Rev 3, Cooper Road – Civil Works Interim and Ultimate Works Plan – Sheet 2 and dated 22/11/2022; and
 - b. Intersection (roundabout) shown on Drawing Number Q204085-07-CI-SK04, Rev 3, Cooper Road – Civil Works Interim and Ultimate Works Plan – Sheet 4 and dated 22/11/2022.

Note: These conditions are imposed under section 145 of the Planning Act 2016 (Qld).

External Works – Cooper Road / Mount Peter Road Intersection Interim Upgrade (Non-trunk Infrastructure)

21. Prior to an application for Operational Works for Stage 3, prepare and submit to Council for approval an RPEQ (traffic) certified preliminary design for the Cooper Road / Mount Peter Road intersection interim upgrade under Condition 23. The design must be:
 - a. Based on the Revised Traffic Impact Assessment required under Condition 12; and
 - b. Designed in accordance with the *FNQROC Development Manual* and the relevant Australian Standards, where applicable, unless otherwise approved by Council and endorsed by an appropriately qualified RPEQ Engineer.
22. Submit as part of the Operational Works application for Stage 3, detailed (for construction) design plans for the Cooper Road / Mount Peter Road intersection interim upgrade. The detailed design plans must:
 - a. Be certified by an RPEQ (traffic); and
 - b. Be in accordance with the preliminary design plans approved by Council under Condition 21.
23. Prior to Council's approval of the Plan of Subdivision for Stage 3, construct the Council approved and RPEQ (traffic) certified Cooper Road / Mount Peter Road intersection interim upgrade.

Note: These conditions are imposed under section 145 of the Planning Act 2016 (Qld).

Street Layout and Design

24. The street layout and design must comply with the *FNQROC Development Manual*, to the satisfaction of the Chief Executive Officer. In particular:
 - a. The new internal roads as shown in the Road Hierarchy Plan (Q204085-05-CI-SK012, Rev 1, dated 23 March 2023) must be designed and constructed in accordance with Council's *FNQROC Development Manual*;
 - b. Provide a minimum of 0.5 spaces per lot for on-street parking;

- c. Details for all internal four-way intersection treatments are required. All roundabouts must be in accordance with Council's Typical Bicycle Treatment; and
- d. A temporary vehicle turn-around at the end of all partially constructed roads must be provided.

Plans incorporating the above requirements must be submitted prior to the issue of a Development Permit for Operational Work.

All works must be carried out in accordance with the plans approved as part of the Development Permit for Operational Work, to the requirements and satisfaction of Council prior to Council's approval of the Plan of Subdivision.

Footpath Master Plan

- 25. Prior to the issue of a Development Permit for Operational Work, the Applicant must submit a Footpath Master Plan for approval by Council. The Footpath Master Plan must include details on pedestrian and cyclist connectivity requirements internally and access from external catchments and to public transport infrastructure.

All Access Street or higher order roads must include a minimum 2.0 metre wide footpath in accordance with *FNQROC Development Manual*. The new section of footpath must match neatly to the existing footpath at both extents in relation to alignment and grade.

All footpaths must be designed and constructed in accordance with the requirements of the *FNQROC Development Manual*.

The footpath must be constructed prior to Council approval of the Plan of Subdivision.

Kerb Ramps

- 26. Create a safe pedestrian crossing point across the new internal road(s) by constructing kerb ramps in accordance with *FNQROC Development Manual* Standard Drawing S1016D prior to Council approval of the Plan of Subdivision.

Driveway (for Battle-Axe Lots Only – Lots 305, 308, 309 and 338)

- 27. Construct a concrete driveway (or other approved surface) extending from the back of the kerb for the full length of the access handle of Lots 305, 308, 309 and 338. Construction of the concrete driveway must be carried out in accordance with the *FNQROC Development Manual* Standard Drawing S1110 or as approved as part of a Development Permit for Operational Work. All works must be carried out to the requirements and satisfaction of Council prior to Council approval of the Plan of Subdivision.

Service Conduits

28. Design and construct all necessary underground service conduits, including water, electricity and telecommunications, with associated access pits, beside the driveway and finishing within the body of Lots 305, 308, 309 and 338. All works must be carried out to the requirements and satisfaction of Council prior to Council approval of the Plan of Subdivision.

Services Master Plan

29. A Services Master Plan must be submitted to Council in conjunction with the application for a Development Permit for Operational Work. The plan must include all civil infrastructure such as water, sewer, stormwater, street lighting, proposed driveway locations, street trees and any other essential infrastructure. The plan must demonstrate the placement of one (1) street tree per fifteen (15) metres spacing in accordance with Schedule 12A of the *Planning Regulation 2017*.

All elements must achieve the appropriate clearances from other infrastructure as required in the *FNQROC Development Manual* and/or relevant Australian Standards.

Traffic Management

30. Conduct a Risk Management Assessment of all safety risks likely to arise during the course of undertaking works on the road including the setting up, operating, changing and dismantling of a traffic guidance scheme. This assessment is to consider the general behaviour of road users, cyclists and pedestrians. Where the Risk Management Assessment determines works will impact the normal operations of the Local Government Managed Areas and Roads, the applicant must implement a Traffic Guidance Scheme and a copy of the plans must be submitted to Council for approval prior to implementation of the Traffic Guidance Scheme and prior to Commencement of Work.

Note: Where the Local Government Road is required to be partially or fully closed, please note that additional permits and approvals may be required. Please refer to Further Advice attached to this Permit.

Waterway Corridor

31. The boundary for all lots and roads adjacent to Stony Creek must be setback to allow for the natural function of the waterway, being the greater of either:
- a. 10 metres measured perpendicular from the top of high bank; or
 - b. The area of land affected by the 1% AEP flood event.

A plan (or other suitable documentation) must be lodged with Council with the application for a Development Permit for Operational Work demonstrating the above requirements and prior to Council approval of the Plan of Subdivision.

Restoration of the Waterway Corridor (Stony Creek)

32. The Waterway Corridor for Stony Creek and areas adjacent to existing native vegetation to be retained must be restored and revegetated in accordance with the approved plans and documents and a Rehabilitation Plan to be submitted for assessment as part of the first Operational Work application for Stage 3, and must include the following:
- a. Stage 3 Rehabilitation must be designed to accommodate the required 10 metre buffer from the top of bank. The 10 metre buffer must include restoration and revegetation of any degraded natural areas and a grassed area at a grade that can be accessed and traversed by maintenance machinery adjacent to the rear of lots; and
 - b. Eradication of all priority invasive and environmental weeds from the waterway and waterway buffer area.

All of the above works must be completed to the satisfaction of Council prior to Council approval of the Plan of Subdivision and maintained until the Final Works Acceptance.

Vegetation Protection and Clearing

33. Any proposed vegetation clearing from within the waterway or waterway buffer area defined as 10 metres from the top of the bank, must not commence until a Development Permit for Operational Work (Vegetation Clearing) has been obtained.

Note: A Tree Management Plan and Survey by a suitably qualified person should be submitted in conjunction with an application for Operational Work and demonstrate any proposed clearing of assessable vegetation damage.

Detailed Landscaping Plan

34. Undertake landscaping of the site and street frontages of new roads in accordance with the *FNQROC Development Manual* and in accordance with a Detailed Landscaping Plan prepared by a suitably qualified Landscape Architect or Landscape Designer. In particular, the plan must show:
- a. Existing vegetation boundary extent proposed to be retained and/or removed;

- b. Restoration and revegetation of degraded areas within the waterway and waterway buffer area pursuant to Condition 32 (Restoration of the Waterway Corridor (Stony Creek));
- c. Treatment to barriers in accordance with the *FNQROC Development Manual* (i.e. post and rail, access gates) to restrict public access and encroachment within the area rear of the lots adjoining the Waterway Corridor and enable Council maintenance;
- d. Specifications for the staging and methodology for weed management and removal on-site;
- e. Location of services, driveways, street lighting and street trees in accordance with an approved Services Master Plan pursuant to Condition 29 (Services Master Plan);
- f. Location of footpaths in accordance with an approved Footpath Master Plan pursuant to Condition 25 (Footpath Master Plan);
- g. Planting of the road verges with trees, using native, bushfire-resistant species, having regard to any service locations and lot access crossover constraints;
- 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.

Note: A list of suitable verge tree species for planting adjacent to infrastructure and services and revegetation species are attached as Appendix D & E within FNQROC Development Manual Cairns Regional Council's Specific Requirements.

A copy of the Detailed Landscaping Plan that aligns with the Rehabilitation Plan must be submitted for approval with the first Development Application for Operational Work for Stage 3.

The required landscaping, restoration and civil works must all align with the stage boundaries shown on the approved plans.

All landscaping works must be installed in accordance with the endorsed Detailed Landscaping Plan. All landscape work must be completed to the satisfaction of Council prior to Council approval of the Plan of Survey and maintained until Final Works Acceptance.

Drainage

- 35. The applicant is required to submit a Site Based Stormwater Management Plan (SBSMP) for the development.

This document must nominate the required soil and water 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 water 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 *Environmental Protection Act 1994 (Qld)*, the *Queensland Urban Drainage Manual*, and the *FNQROC 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 Council.

36. 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 Council, in particular:

- a. Drainage infrastructure in accordance with the *FNQROC Development Manual*; and
- b. Detailed design drawings are to be provided to Council for approval.

The above drainage measures must be submitted in conjunction with the Development Application for Operational Work for the development. All works must be carried out in accordance with the approved plans and to the requirements and satisfaction of Council.

Concentration of Stormwater

37. The proposed development must not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties at all times.

Lawful Point of Discharge

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, in accordance with the *Queensland Urban Drainage Manual*, Fourth Edition (2016) at all times.

Stormwater Quality Improvement Devices

39. Council must approve the location of any Stormwater Quality Improvement Devices (SQIDS) prior to installation. SQIDS (e.g. GPTs) shall include a removal basket equivalent or similar to the CleansAll product, to allow simple and economical maintenance of the device. They shall be positioned to allow for economic and efficient maintenance operations and will require a reinforced concrete hard standing area to be provided from the edge of the carriageway to the SQID location. 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 the *FNQROC Development Manual*, and access from the public road reserve to the SQID must remain unrestricted.

Sediment and Erosion Control

40. Prepare and provide to Council for approval an Erosion and Sediment Control Plan (ESCP) to be implemented on the site. The requirements of the ESCP 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 1994 (Qld)*, *FNQROC Development Manual* and the *International Erosion Control Association 2008 Guidelines*).
41. During construction, the contractor must implement a suitable dust management strategy to minimise dust nuisance on adjacent properties. Details of the dust management strategy must be incorporated into the ESCP and be noted on the contractors ESCP.
42. All reasonable and practicable measures must be taken to prevent pollution entering existing creeks, waterways or drainage lines, as a result of silt run-off, oil and grease spills from any machinery. Wastewater as a result of cleaning equipment must not be discharged directly or in-directly to any watercourses, stormwater systems or private properties (in accordance with the requirements of the *Environmental Protection Act 1994 (Qld)*, the *FNQROC Development Manual* and *Best Practice Erosion & Sediment Control – IECA Australasia*, November 2008).

Open Channels

43. Open channels must be designed and constructed in accordance with Section D4.12 of the *FNQROC Development Manual* and must have smooth transitions with access provisions for maintenance and cleaning prior to Council approval of the Plan of Subdivision.

Allotment Drainage

44. All inter allotment drainage must be conveyed by above ground open channel catch drains as per the requirements of Section D4.13 of the *FNQROC Development Manual* at all times.

Private Drainage Assets

45. All rear allotment drainage pits and associated pipework contained within the lot boundaries of this development site shall be private infrastructure and shall not become an asset of Council, at all times.

Allotment Drainage to Drainage Reserve or Creek

46. All lots must drain towards the road reserve, drainage reserve or adjacent creek, stream or defined waterway unless otherwise approved by council. All allotments that do not drain towards a road frontage shall be provided with stormwater services in accordance with Section D4.13.2.a of the *FNQROC Development Manual*, at all times.

Electrical Design

47. Underground electricity reticulation must be designed and provided to service the development in accordance with the requirements of Section D8.06 of the *FNQROC Development Manual* prior to Council approval of the Plan of Subdivision.

Electricity Supply

48. Each lot must be connected to the electricity network in accordance with the *FNQROC Development Manual* and the relevant electricity providers standards Prior to Council approval of the Plan of Subdivision.

An underground electricity reticulation must be provided to the subdivision in accordance with the requirements of the *FNQROC Development Manual*, with the connection point being a service pillar installed by Ergon Energy at the property boundary.

Telecommunications Supply

49. Each lot must be connected to the telecommunications network in accordance with section D8.05 of the *FNQROC Development Manual* prior to Council approval of the Plan of Subdivision.

Electrical Transformer

50. Any padmount transformer must be installed on site and positioned in accordance with the following requirements prior to Council approval of the Plan of Subdivision:

- a. Not located on land used for open space or sport and recreation purposes;
- b. Screened from view by landscaping, sightscreens and/or fencing;
- c. Accessible for maintenance in accordance with the relevant utility provider;
- d. Must be located clear of footpaths;
- e. Must not be located over existing infrastructure; and
- f. In new residential subdivisions, located in road reserve.

Evidence of Electrical and Telecommunication Connections

51. Provide Council with evidence of the agreement to provide an electricity supply and telecommunication services for each new lot shown on the approved plan. Such evidence must be in the form of a "Certificate of Electricity Supply" or "Certificate of Electrical Acceptance".

The confirmation from the telecommunications provider must be in the form of a receipt for the full payment of the telecommunications "Development Application" or alternatively, a copy of the telecommunications provider "Council Letter".

The above evidence must be provided prior to Council approval of the Plan of Subdivision.

Electrical and Street Lighting Plans

52. Design and provide for endorsement by Council prior to Commencement of Work, layout plans for telecommunication, electrical services and road lighting generally in accordance with Section D8 of the *FNQROC Development Manual*.

The application must include evidence in the form of detailed plans which show the locations of all existing and approved civil infrastructure, including water, sewer, drainage, road, footpaths and any existing or proposed telecommunication, lighting and electrical services.

Note: Fees and charges apply as per the Council fees and charges schedule.

Offsets for Electrical and Telecommunication Services

53. All electrical and telecommunication services must be located within the road reserve at a distance of 0.3m – 1.2m from the property boundary, unless otherwise approved prior to Council approval of the Plan of Subdivision.

Street Lighting

54. Provide the following arrangements for the installation of public street lighting within the subdivision:

- a. The application must include evidence in the form of detailed plans which show the locations of all existing and approved civil infrastructure, including water, sewer, drainage, road, footpaths and any existing or proposed telecommunication, lighting and electrical services.

Note: Fees and charges apply as per the Council fees and charges schedule;

- b. A Rate 2 lighting scheme is to be designed in accordance with the relevant current Road Lighting Standard AS/NZS 1158 and the *FNQROC Development Manual*. The Rate 2 lighting scheme must be certified by a suitably qualified electrical/lighting Registered Professional Engineer Queensland;
- c. The applicable lighting category is to be determined from the Street and 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;
- d. The design must provide the applicable illumination level specified in the current Road Lighting Standard AS/NZS 1158 at the following road elements:
- i. Intersections;
 - ii. Pedestrian refuges;
 - iii. Cul-de-sacs;
 - iv. Bus stops;
 - v. Local Area Traffic Management (LATM) Devices (including roundabouts); and
 - vi. 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;

- e. **The lighting scheme must be approved by Council prior to the issue of a Development Permit for Operational Work.**
- f. **Where a new intersection is formed on an existing roadway for the purpose of accessing a new subdivision development or an existing intersection is to be upgraded as part of the Development Approval, the intersection and existing road approaches must be provided with street lighting for a distance equivalent to at least two (2) spans either side of the intersection to the relevant Lighting Category; and**
- g. **All new lighting columns are to be of steel construction with LED luminaires installed at a zero-degree upcast and underground service, and all existing Ergon Energy timber street light poles are to be recovered.**

The approved Street Lighting Scheme must be fully constructed and completed prior to Council approval of the Plan of Subdivision.

Damage to Infrastructure and Land

- 55. **Where any part of Council's existing infrastructure or land is damaged as a result of construction activities occurring on the land, including but not limited to; mobilisation of heavy construction equipment, stripping, grubbing and vegetation damage, notify Council immediately of the affected infrastructure or land and have it repaired, replaced or reinstated at no cost to Council prior to Council approval of the Plan of Subdivision and at all times.**

FURTHER ADVICE

Further Approvals Required to Carry out the Development:

- 1. **The following further approvals are required prior to carrying out the development generally in accordance with the approved plan(s) and drawings:**
 - **Development Permit for Operational Work;**
 - **Development Permit for Plumbing Work.**

Planning Laws

- 2. **Information relating to the Planning Act 2016 (Qld), Planning Regulation 2017 (Qld) and Development Assessment Rules is located on the Queensland Government's planning website.**

Definitions

3. All terms used in this development approval have those definitions as defined under the *Planning Act 2016* (Qld) and *Planning Regulation 2017* (Qld) (as at the date of the approval), Queensland Development Code and CairnsPlan 2016.

To the extent of any inconsistency, the order of precedence of the above instruments is as follows:

- a. *Planning Act 2016* (Qld);
- b. *Planning Regulation 2017* (Qld);
- c. Queensland Development Code;
- d. CairnsPlan 2016; and
- e. *FNQROC Development Manual*.

FNQROC Development Manual

4. Access to *FNQROC Development Manual*, Local Laws, CairnsPlan 2016 and other referenced planning scheme policies are located on Council's website – www.cairns.qld.gov.au.

Infrastructure Charges Notice

5. A charge levied for the supply of trunk infrastructure is payable to Council in accordance with Council's Infrastructure Charges Resolution No. 2 of 2021 and the Infrastructure Charges Notice, a copy of which is attached for reference purposes only.

The original Infrastructure Charges Notice will be provided under cover of a separate letter.

The amount in the Infrastructure Charges Notice has been calculated according to Council's Infrastructure Charges Resolution.

Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The *Planning Act 2016* (Qld) confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately.

The amount in the Infrastructure Charges Notice is subject to index adjustments and may differ at the time of payment. Please contact Council's Development Assessment Team for review of the charge amount prior to payment.

The time when payment is due is contained within the Infrastructure Charges Notice.

Weeds, Pest Animals and Ants

6. Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Queensland Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.

Removal of Protected Vegetation

7. This development approval does not approve or authorise the removal of vegetation that is otherwise protected under separate State or Federal legislation, including under the following:
 - a. *Environmental Protection and Biodiversity Conservation Act 1999* (Cth);
 - b. *Nature Conservation Act 1999* (Qld); and
 - c. *Vegetation Management Act 1999* (Qld).

For further information see:

<https://www.qld.gov.au/environment/land/management/vegetation/damage>.

Native Wildlife

8. Prior to any vegetation damage, an inspection to determine the possible presence of native wildlife and animal breeding places must be undertaken by a suitably qualified and experienced spotter/catcher. The assessment must include the identification of any breeding places for any Endangered/Vulnerable or Near Threatened animal species, special least concern or colonial breeding species prior to the removal of any trees and/or vegetation as per the requirements of section 332 of the *Nature Conservation (Wildlife Management) Regulation 2006* (Qld). The Department of Environment and Science must be contacted where any Endangered, Vulnerable or Near Threatened native wildlife is found to be present in any area subject to works.

Environmental Protection and Biodiversity Act (Cth)

9. The *Environmental Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) applies to an action that has, will have, or is likely to have a significant impact on matters of national environmental significance.

Further information on the EPBC Act and a copy of the *Significant Impact Guidelines 1.1 – Matters of Environmental Significance* (2013) can be obtained from the Department of Agriculture, Water and Environment at <https://www.awe.gov.au/environment/epbc/publications/significant-impact-guidelines-11-matters-national-environmental-significance>.

This approval does not negate the requirement for compliance with other relevant State and Federal statutory requirements, particularly with respect to the disturbance of Spectacled Flying Fox communities. For further information consult with the Queensland State Department of Environment and Science and the Federal Department of Agriculture, Water and Environment.

Yellow Crazy Ants

10. Yellow crazy ants are designated as invasive biosecurity matter under the *Biosecurity Act 2014* (Qld). All parties (whether landholders or not) are required to take all reasonable measures to prevent the movement of yellow crazy ants. This includes restrictions on the movement of any materials deemed to be infested with yellow crazy ants. For further information contact the Department of Environment and Science – <https://www.daf.qld.gov.au/business-priorities/biosecurity/policy-legislation-regulation/biosecurity-act-2014/biosecurity-matter-report/restricted-matter>.

Environmental Nuisance

11. Construction or operational activities, including but not limited to, the operation of mechanical plant and equipment, must not cause an 'environmental nuisance' within the meaning of the *Environmental Protection Act 1994* (Qld) to any sensitive receptor as stated within Schedule 1 of the *Environmental Protection (Noise) Policy 2019* (Qld).

Noise from air-conditioning units, swimming and spa pool filters, service equipment or other mechanical equipment must not emanate from the subject land to a degree that would in the opinion of an Authorised Person (officer) of Council, create an environmental nuisance having regard to the provisions of Chapter 8 Part 3B of the *Environmental Protection Act 1994* (Qld).

Cyclone Watch Site Management

12. 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.

Connections to, Alteration or Realignment of Council Infrastructure

13. Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), obtain the necessary approvals from the relevant public utility authority prior to works commencing.

All connections or disconnection of water infrastructure must be undertaken by Council at the Applicant's cost.

Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage, reinstatement of maintenance hole covers, stormwater drainage, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.

Dial Before You Dig

14. 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 as a result of these works. All damaged Council infrastructure is to be returned/replaced to an as-new state before works acceptance is issued.

Future Compliance

15. This approval does not negate the requirement for compliance of any future use with CairnsPlan 2016 or any future in force planning schemes, all other relevant Local Laws and other statutory requirements.

Road Closures and Works on a Local Government Road

16. Road Closures and Works on a Local Government Road require further approvals from Cairns Regional Council that are not covered by this Permit. An [Application for a Temporary Road Closure](#) is required where an activity on Council managed road or footpath occurs and where the activity will create an interference with the normal flow of traffic or pedestrian movement. An activity pertains to construction works undertaken within the road reserve. Applicants should allow additional time before planned works commence to obtain the required approvals.

carried unanimously

3. RENAME OF COMMUNITY SUSTAINABILITY GRANT TO SUSTAINABILITY AND CLIMATE ACTION GRANT155

Will McDonald | 61/7/2-01 | #7169073

EDEN / PYNE

That Council approves:

1. Renaming the Community Sustainability grant to Sustainability and Climate Action grant within the Community Grants General Policy;
2. Updating the Community Sustainability grant objectives and assessment criteria within the Community Grants General Policy to align with the Climate Change Strategy 2030; and
3. Updating the Community Grants General Policy and Schedules with minor administrative changes to reflect changed position titles.

carried unanimously

4. MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS – 17 VEIVERS ROAD, PALM COVE – DIVISION 9183

Michelle Henderson | 8/7/5246 | #7152319

OLDS / COGHLAN

That Council approves the development application for a Material Change of Use for Multiple Dwellings over land described as 17 Veivers Road, Palm Cove, located at Lot 54 on RP725473, 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:

Drawing or Document	Reference	Date
Cover Sheet	Drawing no DA0.0 Rev P1 prepared by Circa 2000	10 Jan 2022
Site Plan	Drawing no DA1.0 Rev P5 prepared by Circa 2000	8 Aug 2022

Floor Plan – Basement	Drawing no DA1.1 Rev P5 prepared by Circa 2000	6 April 2023
Floor Plan – Ground	Drawing no DA1.2 Rev P5 prepared by Circa 2000	13 March 2023

Floor Plan – Level 1	Drawing no DA1.3 Rev P4 prepared by Circa 2000	13 March 2023
Typical Floor Plan – Levels 2, 3 & 4	Drawing no DA1.4 Rev P4 prepared by Circa 2000	13 March 2023
Detailed Floor Plan – Typical Unit	Drawing no DA1.5 Rev P2 prepared by Circa 2000	10 Jan 2022
Floor Plan – Pool Terrace	Drawing no DA1.6 Rev P2 prepared by Circa 2000	10 Jan 2022
Elevations 1	Drawing no DA1.7 Rev P3 prepared by Circa 2000	10 Jan 2022
Elevations 2	Drawing no DA1.8 Rev P4 prepared by Circa 2000	13 March 2023
Section a	Drawing no DA1.9 Rev P1 prepared by Circa 2000	10 Jan 2022
Section b	Drawing no DA1.10 Rev P1 prepared by Circa 2000	10 Jan 2022
Perspective 1	Drawing no DA1.11 Rev P3 prepared by Circa 2000	10 Jan 2022
Perspective 2	Drawing no DA1.12 Rev P3 prepared by Circa 2000	10 Jan 2022
Longitudinal Elevations	Drawing no DA2.0 Rev P1 prepared by Circa 2000	16 May 2022
Site Plan – existing vegetation	Drawing no DA2.1 Rev P1 prepared by Circa 2000	8 August 2022
Vehicle Sight Lines & Basement Wall Construction	Drawing no DA2.2 Rev P1 prepared by Circa 2000	8 August 2022
Tree Impact Assessment	Tree Impact Assessment prepared by Advanced Vegetation Management dated 12 April 2023	12 April 2023

ASSESSMENT MANAGER CONDITIONS

Currency Period

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*.

Carry Out the Approved Development

2. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:-
 - a. The specifications, facts and circumstances as set out in the application submitted to Council;
 - 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.

Timing of Effect

3. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Notice of Intention to Commence Use

4. Prior to the Commencement of 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 (attached at Appendix 2).

Minimum Floor Levels

5. The finished floor levels of the building must be located equal to or greater than 300mm above the 1% AEP defined inundation event level (including storm surge).
6. The entrance to the car parking areas must be immune to the 1% AEP defined inundation event level for flood (i.e. excluding storm surge).
7. Where the finished floor level for the ground level of the development is above the height of the existing footpath level, any ramp, stairs or other features utilised to bridge the variation in floor level must be contained wholly within the curtilage of the development site. Ramping within the road reserve to achieve accessibility to the site must not occur.

Water Supply and Sewerage Works External (Non-Trunk Infrastructure)

8. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:
 - a. Augment existing water supply infrastructure to the extent necessary

such that the development does not adversely affect the water supply to adjacent properties and such that a water service connection can be provided at the lot frontage; and

- b. Augment existing sewers and pump station downstream of the site, to the extent required to accommodate the increased flows generated by the development.

The external works outlined above require approval from Council in accordance with an application for Operational Works. A plan of the works 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 Commencement of Use or Council's approval for the Plan of Survey, whichever occurs first.

This condition is imposed under section 145 of the Planning Act 2016 (Qld).

Water Supply and Sewerage Works Internal

9. Undertake the following water supply and sewerage works internal to the subject land:
 - a. The development must be serviced by an internal water and sewerage connection made clear of any buildings or structures;
 - b. Water supply sub-metering must be designed and installed in accordance with the *Plumbing and Drainage Act 2018* and the *Water Supply (Safety and Reliability) Act 2008*. Smart meters are to align with Council's Smart Meter Program;
 - c. Any redundant sewer property connection and water connection shall be decommissioned and removed;
 - d. Fire fighting pumped connections must be provided with a break tank where required;
 - e. Council does not guarantee a minimum service standard for fire fighting from Council's water network. It is the responsibility of the 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; and
 - f. Any fire booster assembly, cabinet and water meters are to be located within the property.

All the above works must be designed and constructed in accordance with the *FNQROC Development Manual*. A plan of works must be approved 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.

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 Council's approval for the Plan of Survey, whichever occurs first.

Refuse Storage

- 10. The development must be designed to be serviced by bulk bin collection for both waste and recycling.**

A roofed bin enclosure must be provided in accordance with Council's requirements and waste contractors requirements.

Access to the refuse bin enclosure must have appropriate overhead clearances and have adequate turning space for vehicles in particular to avoid the need to reverse.

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 or Compliance Permit for Building Works.

The bin enclosure must be constructed in accordance with the approved plans prior to the Commencement of Use or lodgement of the Building Unit Plan, whichever occurs first.

Damage to Infrastructure and Land

- 11. In the event that any part of Council's existing infrastructure or land is damaged as a result of construction activities occurring on the land, including but not limited to; mobilisation of heavy construction equipment, stripping and grubbing, notify Council immediately of the affected infrastructure or land and have it repaired, replaced or reinstated at no cost to Council.**

Car Parking

- 12. Provide a minimum of twenty-three (23) vehicle parking spaces. The car parking layout must comply with *AS2890.1:2004 – Parking facilities – Off-street car parking* and be constructed in accordance with Austroads and good engineering design including parking bay dimensions, aisle widths, ramps and speed control. All parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.**

The off-street car park for People with Disabilities must be designed in accordance with *AS2890.6 Off-Street Car Parking for People with Disabilities*, including parking bay dimensions and shared area. 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.

The car parking design is to be certified by a Registered Professional Engineer Queensland (RPEQ) that the car park manoeuvring provisions (swept paths) are considered safe and acceptable and comply with Australian Standards prior to the issue of a Development Permit for Building Works. The RPEQ certification is to also address the management of traffic flow in the single lane ramp to the basement through the installation of traffic signals. The signals must be maintained in working order for the life of the building to the satisfaction of the Chief Executive Officer.

13. The driveway must be designed in accordance with AS2890.1 Off-Street Car Parking, including the sight distance requirements and minimum width of 3 metres.

A curved mirror must be fitted to the outer curve of the basement ramp to improve driver sightlines.

14. No reliance must be placed on on-street parking to meet any parking demand generated by the development.
15. The eighteen (18) tandem car parking spaces must be clearly signed/marked for use by a single unit only (i.e. two (2) tandem spaces allocated to a single unit).

Bicycle Parking

16. Provide a minimum of ten (10) on-site bicycle parking spaces for the Multiple Dwellings, with up to five (5) spaces able to be accommodated within the basement storage area for the units.

The bicycle parking areas must be constructed prior to Commencement of Use.

External Works (Non-Trunk Infrastructure)

17. Undertake the following works external to the site at no cost to Council:
 - a. Provide an access crossover and driveway to the development on the Triton Street frontage in the locations shown on the approved drawings. The access crossovers, aprons and driveways must be upgraded/constructed to a commercial/industrial standard in accordance with the current version of *FNQROC Development Manual Standard Drawings S1015* and *S1110*, prior to Commencement of Use.

Any ramping to meet with floor/garage levels must occur within the property. No grade change/ramping etc. for access is permitted within the road reserve.

All land adjacent to the driveway in the road verge which is disturbed as a consequence of creating the driveway, including the existing kerb and channel, footpath or roadway, must be reinstated to its pre-works condition.

- b. A minimum 2 metre wide footpath must be provided for the full frontage of the property to Veivers Road and Triton Street in accordance with FNQROC Development Manual Standard Drawing 1035D. The new section of the footpath must match neatly to the existing footpath at both extents in relation to alignment and grade.**
- c. Remove any redundant crossovers and reinstate the kerb and channel along the frontages of the site. Any sections showing ponding, significant cracking or the like shall be deemed not fit for purpose and are to be replaced; and**
- d. Amend and/or remove any existing line marking along the Veivers Road and Triton Street frontages of the site which is required to be altered or removed in response to the construction of the access crossover and/or removal of redundant crossovers. Painting over existing line marking in black is not permitted as it may be mistaken at night as line marking.**

All on-street works must be submitted to Council for assessment as part of the Operational Works application. Such works must be constructed to the satisfaction of the Chief Executive Officer, prior to the Commencement of Use.

These conditions are imposed under section 145 of the Planning Act 2016 (Qld).

Electrical & Telecommunications

- 18. An underground electricity reticulation and telecommunications service must be provided to the development in accordance with requirements of the *FNQROC Development Manual*.**
- 19. Where the electrical load of the development requires a network supply upgrade by Ergon Energy, provision must be made for a padmount transformer on site and positioned so that it does not detract from the appearance of the streetscape and must be clear of footpath areas.
OR
If a supply upgrade is not necessary, then power to the property needs to be provided via an underground service installed by Ergon Energy to a pillar at the property boundary.**

20. The applicant/owner must provide written evidence from the electricity authority stating that an underground service has or will be provided to the development prior to Commencement of Use or Council approval of the Plan of Survey.
21. The minimum clearance between a streetlight and a driveway is to be at least 1.0m in accordance with the current version of FNQROC Standard Drawing S1015.
22. The Development Approval condition(s) relating to the supply of electricity must be provided to Ergon Energy with the application for power supply.

Street Lighting

23. Prior to Commencement of Use and at no cost to Council, the street lighting must be upgraded to Lighting Category V3 along the Triton Street frontage of the site, and including the Veivers Road intersection.

The new Rate 2 street lighting is to be designed in accordance with Section D8 of the *FNQROC Development Manual* and the relevant Road Lighting Standard *AS/NZS 1158*. New lighting columns are to be of steel construction with LED luminaires and underground services. The LED luminaires are to be installed at a zero-degree upcast and underground service.

Tree Impact Assessment Addendum

24. An addendum to the approved Tree Impact Assessment dated 12 April 2023 must be submitted for Council acceptance to provide:
 - a. An assessment of the existing canopy of Trees 6 and 19 to be retained known as *Melaleuca leucadendra*, Weeping Paperbark, and any determined conflict with the canopy and the proposed building/structures and or the construction works;
 - b. Methodology for any proposed pruning work in accordance with the Australian Standard *AS4373 Pruning of amenity trees*; and
 - c. Methodology for the protection of the tree canopy in accordance with the Australian Standard *AS4970 Protection of trees on development sites*.

The addendum is to be provided prior to the Commencement of any Works.

Amended Plans and Documents – Internal Landscaping

25. Detailed Landscape Plans must be submitted as an Application for Landscape Endorsement or as a combined Civil, Vegetation Clearing and Landscaping Operational Works application and obtain Endorsement generally in accordance with the following plans submitted with the

application, being:

Drawing Description	Date	Rev
Landscape Planting Plan	7 September 2022	01
Landscape Planting Plan – Level One	7 September 2022	01
Landscape Elevation	7 September 2022	01
Landscape Elevation	7 September 2022	01
Landscape Elevation	7 September 2022	01
Plant Schedule	-	-

But modified to provide:

- a. Details of the location of existing Tree 6 and Tree 19 known as *Melaleuca leucadendra*, Weeping Paperbark to be retained and their Tree Protection Zone and the Structural Root Rones in accordance with the Tree Impact Assessment dated 12 April 2023;
- b. ‘Deep planting’ to achieve vertical landscaping within the entire side and rear property boundary setback areas to achieve visual articulation and softening of the built form, minimising overlooking into neighbouring properties whilst maximising cross breezes and natural light into the buildings;
- c. Relevant engineering, planter and trellising design, specifications for soil medium, mulching and irrigation to demonstrate that the planters have been designed appropriately to achieve long-term plant establishment and maturity;

Note: Planter boxes, roof top planting and vertical walls must be designed in consultation with the building designer and structural engineer to ensure the building can accommodate these landscape features. The final species selection for the roof top gardens must be able to withstand a roof top environment (i.e. drought tolerant and wind resistant) and be suitably resilient.

‘Deep planting’ is the planting of shrubs and trees within the natural ground of the site where there are no structures or basements below the surface of the ground. Deep planting allows sufficient area and conditions to accommodate the normal full growth of large scale trees.

- d. A detailed planting design and schedule for all proposed landscaped areas including but not limited to street frontages, side and rear property boundary setback and roof top areas;
- e. A planting schedule that includes a selection of layered/tiered tropical species which will grow to differing heights including trees, palms, and shrub species within the side and rear property boundaries to achieve heights that will achieve practical screening and softening of the intended built form. Trees and palms must be able to achieve a

minimum height of 10m and shrubs achieve a minimum height of 4m at maturity;

Note: The Landscape Planting Plan and Elevations demonstrate limited plant species that are hardy tropical trees, shrubs and palms and are long lived in the landscape that will achieve a buffer and soften the built form with height both on the ground level and on level one, when viewed from neighbouring properties and public realm.

- f. *Archontophoenix alexandrae*, Alexandra Palms must be incorporated within the landscaping to ensure character of the area is maintained;

Note: Archontophoenix alexandrae, Alexandra Palms proposed to be removed must be incorporated within the landscaping to ensure character of the area is maintained. Officers note the potential for Alexandra Palms to be reinstated within the planting palette within the site in garden beds fronting the streetscape and within the setbacks between neighbouring boundaries.

- g. Details of the climatic condition of the locality which will inform the species selection;
- h. Details of any fencing associated with the development;
- i. Detail of how the proposed landscape treatments respond to the design principals of tropical urbanism as detailed within Planning Scheme Policy SC6.16;
- j. A planning schedule specifying that all trees and palms to be planted within the side and rear setback areas to be supplied in an advanced size (minimum 400mm/45lt container and minimum two metres in height with a clear trunk and canopy). A minimum 200mm contained size must be specified for shrubs; and
- k. Any existing landscape treatments, either hardscape or softscape, street furniture, infrastructure or assets that are proposed to be removed, relocated or retained.

The internal landscaping must be constructed in accordance with the approved plans and the conditions stated in this approval prior to the Commencement of Use and maintained at all times by the property owner to the satisfaction of Council. To achieve the desired landscaping effects, it is critical that species of plants specified are planted and the container sizes nominated on the approved plans are adhered to.

If at any stage it is considered necessary to vary the work, endorsement must be sought in writing from Council (Planning_Admin@cairns.qld.gov.au).

Amended Plans and Documents – Internal Landscaping

26. An amended Landscape Management Manual must be amended to provide specifications/methodology to demonstrate the proposed maintenance and management regimes to the inground landscaping, planters and vertical trellising landscaping will be implemented and carried out to ensure the landscape features of the site can be maintained safely for the life of the development.

The Manual must specify how the inground landscaping, planters and vertical trellising landscaping are to be installed and maintained, and by whom they will be installed and maintained.

The amended Manual must be submitted as an Application for Landscape Endorsement or as a combined Civil, Vegetation Clearing and Landscaping Operational Works application and obtain Endorsement generally in accordance with the following plans submitted with the application, being:

Drawing Description	Date	Rev
Landscape Management Manual	-	01

But modified to provide:

- a. Number and types of contractors required for landscape maintenance;
- b. Frequency of maintenance servicing;
- c. Schedule of maintenance works, required equipment and consumables, and PPE and safety equipment; and
- d. The person or entity committing to the landscaping maintenance who will ensure:
 - i. The operation and management activities are adequate to protect public health, safety and amenity and prevent environmental harm;
 - ii. The works or activity must not significantly detract from the capacity of the road to provide a vehicular and, where relevant, pedestrian thoroughfare;
 - iii. The works or activity must not adversely affect the amenity of the area, residents or the environment; and
 - iv. The person or entity is to ensure the person has public liability insurance.

External Works – Tree Protection

27. A Development Permit for Operational Works must be obtained for the following external works:

- a. Tree protection installation methods for Trees 6 and 19 known as *Melaleuca leucadendra*, Weeping Paperbark, and within the Tree Impact Assessment dated 12 April 2023;

Note: Tailored methodology for tree protection must be informed by recommendations of a Project (Dip 5) Arborist following Exploratory Root Excavation (ERE) pursuant to section 10. Additional Construction Specifications within the approved Tree Impact Assessment dated 12 April 2023.

- b. Vegetation clearing of Tree 25 known as *Mangifera cultivar*, Mango Tree, within the Tree Impact Assessment dated 12 April 2023;
- c. Any recommended pruning work on Trees 6 and 19 as recommended within an approved addendum to the Tree Impact Assessment pursuant to Condition 24;
- d. Landscaping work; and
- e. Irrigation work.

External Landscaping must be completed at the Works Acceptance Inspection and always maintained by the applicant/property owner to the satisfaction of Council until the Final Works Acceptance.

Irrigation Design – External Landscaping

28. Any proposed changes to Council's permanent irrigation system requires irrigation plans designed in accordance with Cairns Regional Council's Standard for Irrigation Design and Supply, to be approved for Operational Work associated with the External Works.

Note: Contact Council to obtain a copy of Council's Irrigation Standard Specifications and obtain project specific direction on Council's intent for the requirement for irrigation.

Wildlife

29. Prior to commencement of vegetation clearing, an inspection to determine the possible presence of native wildlife and particular animal breeding places must be undertaken by a suitably qualified and experienced 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. Fauna management and protection

activities must be supervised by a project supervisor with suitable experience in Ecosystem Management/Ecology.

Note: The Department of Environment & Science must be contacted if native wildlife is found to be present. The suitably qualified and experienced spotter/catcher must be present during the clearing of vegetation.

Vegetation Damage

30. Damaged vegetation must be either:
 - a. Removed and disposed of at an approved site; or
 - b. Mulched or chipped and used onsite.

Air-Conditioning, Plant and Machinery Screens

31. Air-Conditioning, Plant and Machinery units located above ground level and visible from external properties and the street at the frontage of the land must be screened from view with appropriate materials or landscaping.
32. Mechanical plant must not be located on balconies or adjacent to other liveable spaces.

Street Signage Incorporating Numbering

33. Clear and legible signage incorporating the street number must be provided for the benefit of motorists. Signage and numbering must be installed on the premises prior to the Commencement of Use.

Dewatering Management Plan

34. In the event that dewatering is required to facilitate the approved development, a Dewatering Management Plan must be submitted for endorsement by Council, prior to any works commencing on-site. The Dewatering Management Plan must be prepared by a suitably qualified professional and include, but not limited to:
 - a. Dewatering technique to be employed;
 - b. Anticipated dewatering flowrate and total dewatering duration;
 - c. Controls to be employed (i.e. settling tank, turbidity curtain);
 - d. Measures and techniques to manage noise, vibration and odour issues;
 - e. Monitoring;
 - f. Contingency plan in case of emergency;
 - g. Specifications for dewatering and treatment; and
 - h. Point of discharge or place of disposal.

Acid Sulfate Soils Investigation

35. If any excavation is proposed that may result in disturbance of actual or potential acid sulfate soils (AASS/PASS), an acid sulfate soils investigation must be undertaken prior to excavation and the recommendations of the investigation implemented prior to such works commencing. The Acid Sulfate Soils Management Plan must be prepared by a suitably qualified person.

NB: Planning Scheme Policy – Acid Sulfate Soils provides guidance on preparing an acid sulfate soils investigation.

Construction Management Plan

36. A Construction Management Plan must be submitted to Council and endorsed prior to works commencing on the site. The Construction Management Plan must address all activities/operations associated with construction including:

- a. Hours of construction;
- b. Location(s) of construction access;
- c. Parking of vehicles (including construction site employees and delivery vehicles);
- d. Traffic management and control (including loading and unloading);
- e. On-site dust and noise management, so as to not cause a nuisance to the amenity of the surrounding area;
- f. Tree protection management in accordance with the Australian Standard AS4970 – *Protection of trees on development sites* specific for Tree 6 & 19 known as *Melaleuca leucadendra*, Weeping Paperbark in accordance with and approved Tree Impact Assessment dated 12 April 2023 and an approved addendum pursuant to Condition 24;

Note: Tailored methodology for tree protection must be informed by recommendations of a Project (Dip 5) Arborist following Exploratory Root Excavation (ERE) pursuant to section 10. Additional Construction Specifications within the approved Tree Impact Assessment dated 12 April 2023.

- g. Weed management activities including methods and timing of works to ensure safe disposal of cut vegetation and weeds and to mitigate spread of weeds to and from the site;
- h. Site safety and security after hours to prevent public entry; and

- i. **Location and details of construction signage including any signage that is to be illuminated.**

The Construction Management Plan must also provide details of any construction method(s) that will result in temporary intrusions into the operational airspace of the Cairns Airport and provide associated evidence of relevant approvals from the responsible entities for such intrusions.

The approved Construction Management Plan must be complied with, made available to all onsite workers and a copy kept on the premises at all times for the duration of the approved work.

Construction Signage

- 37. **Prior to the commencement of any construction works associated with the development, signage detailing the project team must be placed on the road frontage(s) of the site and be located in a prominent position.**

The signage must detail the relevant project coordinator for the works being undertaken on the site and must list the following parties (where relevant) and telephone contacts:

- a. **Developer;**
- b. **Project Coordinator;**
- c. **Architect/Building Designer;**
- d. **Builder;**
- e. **Civil Engineer;**
- f. **Civil Contractor;**
- g. **Landscape Architect.**

The signage must be retained on the frontage of the site for the duration of construction activities.

Stockpiling and Transportation of Fill Material

- 38. **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.**

Transportation of fill or spoil to and from the site must not occur:

- a. **During peak traffic times;**
 - b. **Before 7:00am or after 6:00pm Monday to Friday;**
 - c. **Before 7:00am or after 1:00pm on Saturdays;**
 - d. **On Sundays or public holidays.**
- 39. Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the site and cause nuisance to surrounding properties.**

Storage of Machinery and Plant

- 40. The storage of any machinery, material and vehicles must not cause nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.**

Community Management Statement

- 41. Any future Community Management Statement must address the following matters:**
- a. **Landscaping maintenance and management including the following:**
 - i. **Show on a plan the location of the common property areas subject to the maintenance arrangement;**
 - ii. **Responsibility for the management of and ongoing maintenance of all in ground landscaping, vertical landscape features and planter boxes including, but not limited to, green walls and façade planters as identified on the approved plans; and**
 - iii. **Schedule of maintenance works;**
 - 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 Landscaping Management Manual required by Condition 26;**
 - c. **Private water and sewerage infrastructure must be managed by a Community Titles Scheme. If the development consists of more than one body corporate, a parent body corporate must be established to manage the operation and maintenance of the internal water and sewerage infrastructure; and**

- d. All parking spaces must be included within the common property.

Any amendments to the Community Management Statement must not remove the above requirements for the life of the development. A copy of the Community Management Statement must be submitted to Council for review and endorsement under an application for Survey Plan Sealing.

Sediment and Erosion Control

42. Soil and water management measures must be installed/implemented prior to discharge of water from the land, such that no external storm water flow from the land adversely affects surrounding or downstream properties (in accordance with the requirements of the *Environmental Protection Act 1994* (Qld), and the *FNQROC Regional Development Manual*).

Concentration of Stormwater

43. The proposed development must not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties.

Lawful Point of Discharge

44. 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, in accordance with the *Queensland Urban Drainage Manual, Fourth Edition (2017)*.

PART B: INFRASTRUCTURE CHARGES

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

FURTHER ADVICE

Planning Laws

1. Information relating to the *Planning Act 2016* (Qld), *Planning Regulation 2017* (Qld) and Development Assessment Rules is located on the Queensland Government's planning website - <https://planning.statedevelopment.qld.gov.au>.

Definitions

2. All terms used in this development approval have those definitions as defined under the *Planning Act 2016* (Qld) and *Planning Regulation 2017* (Qld) (as at the date of the approval), Queensland Development Code and CairnsPlan 2016. To the extent of any inconsistency, the order of precedence of the above instruments is as follows:
 - a. *Planning Act 2016* (Qld);
 - b. *Planning Regulation 2017* (Qld);
 - c. Queensland Development Code;
 - d. CairnsPlan 2016.

FNQROC Development Manual

3. Access to the *FNQROC Development Manual*, Local Laws, CairnsPlan 2016 and other referenced planning scheme policies are located on Council's website – www.cairns.qld.gov.au.

Infrastructure Charges Notice

4. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Adopted Infrastructure Charges Notice. The original Infrastructure Charges Notice will be provided under cover of a separate letter. The amount in the Infrastructure Charges Notice has been calculated according to Council's Infrastructure Charges Resolution.

Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The *Planning Act 2016* confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately.

The amount in the Infrastructure Charges Notice is subject to index adjustments and may 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.

Cyclone Watch Site Management

5. 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.

Building Work

6. This approval does not approve or authorise the construction of building work. A Development Permit for Building Work must be obtained in order for construction to commence.

Future Compliance

7. This approval does not negate the requirement for compliance of any future use with CairnsPlan 2016 or any future in force planning schemes, all other relevant Local Laws and other statutory requirements.

Smart Water Meters

8. Council will be implementing “smart” water meters during the currency period of this development. The Plumbing contractor must confirm with Council, at the time of making a Development Application for Plumbing Works, what the type of water metre should be installed.

Weeds, Pest Animals and Ants

9. Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Queensland Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.

Yellow Crazy Ants

10. Yellow crazy ants are designated as invasive biosecurity matter under the *Biosecurity Act 2014* (Qld). All parties (whether landholders or not) are required to take all reasonable measures to prevent the movement of yellow crazy ants. This includes restrictions on the movement of any materials deemed to be infested with yellow crazy ants.

For further information contact the Department of Environment and Science – <https://www.daf.qld.gov.au/business-priorities/biosecurity/policy-legislation-regulation/biosecurity-act-2014/biosecurity-matter-report/restricted-matter>.

Environmental Nuisance

11. Construction or operational activities, including but not limited to, the operation of mechanical plant and equipment, must not cause an ‘environmental nuisance’ within the meaning of the *Environmental Protection Act 1994* (Qld) to any sensitive receptor as stated within Schedule 1 of the *Environmental Protection (Noise) Policy 2019* (Qld).

Noise from air-conditioning units, swimming and spa pool filters, service equipment or other mechanical equipment must not emanate from the subject land to a degree that would in the opinion of an Authorised Person (officer) of Council, create an environmental nuisance having regard to the provisions of Chapter 8 Part 3B of the *Environmental Protection Act 1994* (Qld).

Building Works Near Sewer Mains

12. Any building works located over or near an existing sewer is subject to a Plumbing Application for Permission to Build over/and or Adjacent to Sewer Mains unless the works are not referable under the Queensland Development Code MP1.4. The design of the building and footings over or near the sewer are to comply with the performance criteria in section MP.1.4 of the Queensland Development Code where relevant.

LAND USE DEFINITIONS*

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

“Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached, 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.

carried unanimously

5. IMPLEMENTATION OF THE EXPRESS DA PROGRAM289

L Dendle | 83/4/4 | #7174714

MOLLER / ZEIGER

That Council:

1. Endorses the implementation of the Express DA program; and
2. Endorses an implementation date of the Express DA program for development applications lodged from 1 July 2023 onward.

carried unanimously

Ed Johnson left meeting at 9.37 am

- 6. PROPOSED INFRASTRUCTURE AGREEMENT FOR THE DEFERRED PAYMENT OF LEVIED CHARGES FOR THE PALMS DEVELOPMENT STAGES 1 AND 2 (87 RESIDENTIAL LOTS) OF DEVELOPMENT PERMIT 8/30/369 FOR RECONFIGURING A LOT (1 LOT INTO 176 LOTS, PARK AND BALANCE LAND – STAGES 1 - 4) AND OPERATIONAL WORKS (CIVIL WORKS & LANDSCAPING – STAGES 1 & 2).....354**
K Johnston | 8/30/369 | #7177141

OLDS / O’HALLORAN

That Council:

- 1. Enters into an Infrastructure Agreement with PPNQ Developments Pty Ltd for the Deferred Payment of Levied Charges based on the draft Infrastructure Agreement provided within Attachment 1; and
- 2. Delegates authority to the Chief Executive Officer in accordance with the Local Government Act 2009 to enter into contracts, negotiate, finalise and execute any and all matters associated with the Infrastructure Agreement including consequential and minor amendments as agreed by the parties.

carried unanimously

Ed Johnson returned to meeting at 9.41 am

- 7. RENAMING OF BLACKFELLOWS CREEK TO BANA GINDARJA CREEK.....383**
Luke Jackson | 52/8/1 | #7163582

PYNE / MOLLER

That Council notes the renaming of Blackfellows Creek by the State Government to Bana Gindarja Creek

carried unanimously

THE MEETING CLOSED AT 9.50 AM

CONFIRMED THIS 7th DAY OF JUNE 2023



.....
MAYOR/CHAIR



.....
CHIEF EXECUTIVE OFFICER