



## **ORDINARY MEETING**

**25 MARCH 2026**

**9 A.M.**

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

**APOLOGY:**

**OFFICERS:**

K Gouldthorp	Chief Executive Officer
H McBride	Director People and Organisational Performance
M Davey	Director Planning, Growth and Sustainability
M Wuth	Director Cairns Infrastructure and Assets
D Puia	Director Lifestyle and Community
L Whitton	Chief Financial Officer
N Masasso	Director Economic Development and Advocacy
B Nancarrow	Executive Manager Development & Planning
A Patterson	Executive Manager Licensing & Compliance
J Conway	Executive Officer
P Rogato	Public Affairs Coordinator
L Vigar	Public Affairs Advisor
S Cottrell	Minute Secretary

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**1. ATTENDANCE & APOLOGIES**

Nil

**2. PRESCRIBED CONFLICT OF INTEREST / DECLARABLE CONFLICT OF INTEREST**

There were no conflict of interests or material personal interests declared.

**3. MAYORAL MINUTE**

Nil

**4. CONFIRMATION OF MINUTES OF ORDINARY MEETING 11 MARCH 2026**

COGHLAN / OLDS

That the Minutes of the Ordinary Meeting held on Wednesday, 11 March 2026 be confirmed.

*carried unanimously*

**5. OPEN SESSION – OFFICERS’ REPORTS**

<b>5.1 CEO MONTHLY REPORT .....</b>	<b>9</b>
EO   93/1/2   #7831569	

MOLLER / VALLELY

That Council notes:

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

*carried with Councillor Pyne voting against the motion*

**5.2 FINANCIAL PERFORMANCE REPORT FOR THE PERIOD ENDED 27 FEBRUARY 2026 ..... 24**  
 F&BS | 63/17/2-01 | #7826266

MOLLER / COGHLAN

**That Council notes the financial performance report for the period ended 27 February 2026.**

*carried unanimously*

**5.3 RELATED PARTIES DISCLOSURE GENERAL POLICY ..... 47**  
 F&BS | 63/17/2-01 | #7841695

OLDS / VALLELY

**That Council adopts the Related Parties Disclosure General Policy.**

*carried unanimously*

**5.4 UNDERSTORY FILM FESTIVAL 2025 WRAP-UP ..... 53**  
 L&C | 79/5/7-01 | #7825795

MIDDLETON / TIM

**That Council notes the report.**

*carried unanimously*

**5.5 CAIRNS CELEBRATES 150 YEARS ADVISORY COMMITTEE MINUTES .. 63**  
 L&C | 79/4/1-01 | #7837178

ZEIGER / EDEN

**That Council notes the minutes of the Cairns Celebrates 150 Years Advisory Committee Meeting held 6 March 2026.**

*carried unanimously*

**Question taken on notice:**

Mayor Eden “I would like to just take the opportunity to ask the CEO, I didn’t know that the stickers had been recalled, Cr Zeiger, that’s such a shame I’ve heard such good things and I was trying to find out where I could get some more. So Mr. CEO are you able to enlighten us on that please?”

The CEO advised he would take the question on notice.

<b>5.6 SUBMISSION TO JUSTICE, INTEGRITY AND COMMUNITY SAFETY COMMITTEE REGARDING EXPANDING ADULT CRIME, ADULT TIME AND TAKING A STRONG STANCE ON DRUGS AND ANTI-SOCIAL BEHAVIOUR AMENDMENT BILL 2026.....</b>	<b>67</b>
L&C   71/2/1-02   #7841656	

## OLDS / VALLELY

**That Council endorses the attached submission to the Queensland Parliament’s Justice, Integrity and Community Safety Committee regarding the introduction of new and expanded police powers within prescribed Designated Business and Community Precincts (DBCPs).**

*carried with Councillor Pyne & Councillor Middleton voting against the motion*

<b>5.7 MINUTES AUDIT COMMITTEE MEETING – 10 MARCH 2026.....</b>	<b>73</b>
POP   65/4/1   #7843106	

## MOLLER / TICKNER

**That Council accepts the minutes of the Audit Committee meeting held 10 March 2026.**

*carried unanimously*

<b>5.8 COUNCIL TO CHIEF EXECUTIVE OFFICER DELEGATIONS .....</b>	<b>78</b>
POP   65/9/2   #7825556	

## COGHLAN / VALLELY

**That Council:**

- 1. Adopts the changes to the powers delegated to the Chief Executive Officer pursuant to section 257 of the *Local Government Act 2009* as detailed in Attachment 1.**
- 2. Recognises the powers that are unable to be delegated as detailed in Attachment 2.**
- 3. Adopts the ‘Register of Delegations – Council the Chief Executive Officer’, consolidating the changes in Attachment 1 with the existing delegations in Attachment 3, which details all powers both delegated and not delegated, pursuant to section 257 of the *Local Government Act 2009*.**
- 4. Adopts the conditions and limitations to the exercising of delegated powers outlined in Attachment 4.**
- 5. Authorises the Mayor to sign the Instrument of Delegation in accordance with section 27A(3) of the *Acts Interpretation Act 1954*.**

*carried unanimously*

**5.9 TOURISM TROPICAL NORTH QUEENSLAND LIMITED – 2025/26 EVENT FUNDING REALLOCATION REQUEST..... 1174**  
 EDA | 58/1/2 | #7825130

OLDS / TICKNER

That Council:

1. Does not approve TTNQ's request for reallocation of \$225,000 (ex GST) of the 2025/26 Event Funding specified in Council's Resource and Performance Agreement with TTNQ; and
2. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to deal with any and all matters arising from the above.

*carried with Councillors Tim, Pyne & Middleton voting against the motion*

**5.10 SUBMISSION TO THE QUEENSLAND REDISTRIBUTION COMMISSION ..... 1180**  
 EDA | 58/6/3-01 | #7839345

MOLLER / TICKNER

That Council:

1. Objects to the Queensland Redistribution Commission's Proposal for the Redistribution of the State's Electoral Districts;
2. Approves the attached submission to the Queensland Redistribution Commission which sets out the basis for the objection; and
3. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to finalise and lodge the submission and deal with any queries or other matters arising from it.

*carried unanimously*

**5.11 MINUTES CAIRNS WATER SECURITY (CWS) STEERING COMMITTEE MEETING HELD 24 FEBRUARY 2026 ..... 1193**  
 CIA | 63/5/3-03 | #7497390v19

TICKNER / TIM

That Council endorses the minutes of the Cairns Water Security (CWS) Steering Committee meeting held 24 February 2026.

*carried unanimously*

**5.12 PROPOSED INFRASTRUCTURE AGREEMENT BETWEEN FAR NORTH QUEENSLAND PORTS CORPORATION LIMITED T/A PORTS NORTH AND CAIRNS REGIONAL COUNCIL – TRANSPORT INFRASTRUCTURE (COOK STREET BRIDGE) – 2-48 COOK ST, PORTSMITH – DIVISION 5 ..... 1200  
PGS | 70/4/6 | #7835486**

PYNE / VALLELY

That Council:

1. **Agrees to enter into a proposed Infrastructure Agreement with Far North Queensland Ports Corporation Limited T/A Ports North, for the provision of trunk infrastructure being a transport works contribution for the replacement of the Cook Street Bridge, in general accordance with the terms set out in the attached Draft Infrastructure Agreement including:**
  - a. **The final dollar amount that Council will provide to the Developer as a Financial Contribution is limited to \$1,500,000.00 excluding GST, as stated in Schedule 3 – Infrastructure Contribution Schedule (ICS) of the Draft Infrastructure Agreement.**
2. **Approve a Project Launch Approval for the following project:**
  - a. **Project No. 60007 – Cook Street Bridge (LGIP ID SBF32) with a total Project Launch Budget for Council’s financial contribution of \$1,730,379.00 excluding GST and an Approved End Date of 30 June 2030.**
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 the Infrastructure Agreement and associated projects.**

*carried unanimously*

**5.13 COMBINED DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING (70 UNITS) AND RECONFIGURING A LOT (1 LOT INTO 2 LOTS) – REED ROAD, TRINITY PARK – DIVISION 8 ..... 1245  
PGS | 8/30/455: #7827894**

COGHLAN / OLDS

**That Council approves the Combined Development Application for a Material Change of Use for a Multiple Dwelling (70 units) and Reconfiguring a Lot (1 Lot into 2 Lots) over land formally described as Lot 10 on SP123049 situated at Reed Road, Trinity Park, subject to the following conditions:**

**PART A: Material Change of Use**

**Note: This part applies to the aspect of development relating to a Material Change of Use only.**

**Approved Plan(s) and Document(s)**

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

<b>Plan or Document</b>	<b>Reference</b>	<b>Date</b>
<b>Overall Site</b>	<b>Plan No. 1919-SK-02, Rev D, Prepared by HumacGroup</b>	<b>14 January 2026</b>
<b>Site Plan</b>	<b>Plan No. 1919-SK-03, Rev E, Prepared by HumacGroup</b>	<b>14 January 2026</b>
<b>Solar Study</b>	<b>Plan No. 1919-SK-04, Rev D, Prepared by HumacGroup</b>	<b>14 January 2026</b>
<b>Plan – Level 01 – 05 (Typical)</b>	<b>Plan No. 1919-SK-07, Rev C, Prepared by HumacGroup</b>	<b>14 January 2026</b>
<b>Plan - Roof</b>	<b>Plan No. 1919-SK-08, Rev C, Prepared by HumacGroup</b>	<b>14 January 2026</b>
<b>Elevations</b>	<b>Plan No. 1919-SK-09, Rev C, Prepared by HumacGroup</b>	<b>14 January 2026</b>
<b>Elevations</b>	<b>Plan No. 1919-SK-10, Rev C, Prepared by HumacGroup</b>	<b>14 January 2026</b>
<b>Elevations</b>	<b>Plan No. 1919-SK-11, Rev C, Prepared by HumacGroup</b>	<b>14 January 2026</b>
<b>Sections</b>	<b>Plan No. 1919-SK-12, Rev C, Prepared by HumacGroup</b>	<b>14 January 2026</b>
<b>Sections</b>	<b>Plan No. 1919-SK-13, Rev C, Prepared by HumacGroup</b>	<b>14 January 2026</b>
<b>Typical Unit Layouts</b>	<b>Plan No. 1919-SK-15, Rev C, Prepared by HumacGroup</b>	<b>14 January 2026</b>
<b>Typical Unit Layouts</b>	<b>Plan No. 1919-SK-16, Rev C, Prepared by HumacGroup</b>	<b>14 January 2026</b>
<b>Typical Unit Layouts</b>	<b>Plan No. 1919-SK-17, Rev C, Prepared by HumacGroup</b>	<b>14 January 2026</b>
<b>Communal Areas</b>	<b>Plan No. 1919-SK-18, Rev</b>	<b>14 January 2026</b>

	C, Prepared by HumacGroup	
Areas & Boundary Setbacks	Plan No. 1919-SK-19, Rev D, Prepared by HumacGroup	14 January 2026
Boundary Interface	Plan No. 1919-SK-20, Rev C, Prepared by HumacGroup	14 January 2026
Perspective Render	Plan No. 1919-SK-05, Rev C, Prepared by HumacGroup	14 January 2026
Perspective Render	Plan No. 1919-SK-14, Rev C, Prepared by HumacGroup	14 January 2026
Material Selection	Plan No. 1919-SK-22 Rev C, Prepared by HumacGroup	14 January 2026
Landscape Documentation including preliminary Landscape Maintenance and Management Plan	Job No. 232312, Issue 3, Prepared by Suzan Quigg Landscape Design (16 Sheets/pages)	2 March 2026

### Assessment Manager Conditions

General Requirements		Timing
1.	<p><b>Approved Plan(s) and Document(s)</b></p> <p>The development is to be completed and carried out generally in accordance with the approved plan(s) and document(s) above, except where modified by the conditions of this Development Permit.</p>	At all times.
2.	<p><b>Maintain the Approved Development</b></p> <p>Maintain the approved development generally in accordance with the approved plan(s) and document(s), and any relevant approval required by these conditions of approval.</p>	At all times.
3.	<p><b>Currency Period</b></p> <p>This development approval, granted under the provisions of the <i>Planning Act 2016</i> (Qld), lapses six (6) years from the day the development approval takes effect, in accordance with the provisions of section 85 of the <i>Planning Act 2016</i> (Qld).</p>	As stated.

4.	<p><b>Notice of Intention to Commence Use</b></p> <p>Written notice must be given to Council that the development fully complies with this Development Permit.</p> <p>Return the attached “Notice of Intention to Commence Use” (attached at Appendix 2).</p>	<p>Prior to Commencement of Use.</p>
5.	<p><b>External Water Supply and Sewerage Works</b></p> <p>Design and construct the following water supply and sewerage work external in accordance with Sections D6 and D7 of the FNQROC Development Manual to the premises to connect the land to existing water supply and sewerage infrastructure:</p> <ol style="list-style-type: none"> <li>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.</li> <li>b. Extend sewer infrastructure to connect the land to Council’s existing sewer infrastructure at a point that has sufficient capacity to service the development.</li> </ol> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	<p>Prior to Commencement of Use.</p>
6.	<p><b>Internal Water Supply and Sewerage Works Internal</b></p> <p>Design and construct the following water supply and sewerage works in accordance with Sections D6 and D7 of the FNQROC Development Manual internal to the premises:</p> <ol style="list-style-type: none"> <li>a. The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures,</li> <li>b. Water supply sub-metering must be designed and installed in accordance with the <i>Plumbing and Drainage Act 2018 (Qld)</i> and the <i>Water Supply (Safety and Reliability) Act 2008 (Qld)</i>,</li> <li>c. Any redundant sewer property connection and water connection must be decommissioned and removed, and</li> <li>d. Design the private fire system to ensure compliance with the relevant building codes and</li> </ol>	<p>Prior to Commencement of Use.</p>

	<p>standards and install all necessary on-site pressure boosting and storage.</p> <p>Any fire booster assembly, cabinet and water meters are to be located within the property.</p> <p><i>Note: Council does not guarantee a minimum service standard for fire fighting from Council's water network. It is the responsibility of the property owner to ensure adequate supply for the development.</i></p>	
7.	<p><b>Access Limitation</b></p> <p>Ingress and egress for Lot 100 and Lot 200 must only be via the lowest order Road, being Derwent Street, in accordance with the Approved Plans.</p>	At all times.
8.	<p><b>Access design</b></p> <p>The design of the access crossover/s (including aprons) must be based on the swept path of the largest vehicle accessing the site to safely enter or exit with a single manoeuvre.</p> <p>An RPEQ must certify that the design provisions are in accordance with AS/NZS 2890.1:2004 – Parking Facilities, Part 1 –Off-street car parking, in particular site distance requirements as detailed in Section 3.2.4 of the standard.</p> <p>Any ramping of the driveway to meet with the finished surface level of car parking areas must occur within the property. No grade change for vehicular access is permitted within the road reserve/ verge.</p>	Prior to issue of a Development Permit for Operational Work.
9.	<p><b>Crossover Construction Standard</b></p> <p>The crossover/s and driveway/s (excluding geometric elements) serving the multi-unit development on proposed Lot 200 must comply with the construction specifications specified in the FNQROC Development Manual Standard Drawing S1015F and S1110G all to a commercial standard.</p>	Prior to commencement of use.

10.	<p><b>Derwent Street Existing Pavement</b> Undertake pavement testing [Falling weight (FWD) and Dynamic Cone Penetrometer (DCP)], or alternative approved testing methodology, for the existing pavement in Derwent Street for regular intervals along the existing carriageway and cul-de-sac.</p> <p>The proposed methodology and testing locations must be submitted to Council for approval prior to investigation being undertaken.</p> <p>Should the wearing course and/or pavement be deemed to not be of a sufficient standard that complies with Council's FNQROC Development Manual for a Minor Collector Road, the applicant is required to reconstruct the existing pavement and/or wearing course to meet the necessary standard at no cost to Council.</p> <p>The results of these tests must be submitted to Council as part of the first application for Operational Works.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	As stated.
11.	<p><b>Derwent Street – Road works- General</b></p> <p>Using the outcomes from the pavement testing of the existing formation in Derwent Street upgrade the full length of Derwent Street to a Minor Collector Road with a minimum 7.5 metre wide carriageway, kerb &amp; channel, footpath, landscaping and lighting, as defined in Council's FNQROC Development Manual Section D1 – Road Geometry, Section D3 – Road Pavements and S2 – Site Regrading.</p> <p>RPEQ certified design drawings must be submitted to Council for approval as part of the first application for Operational Works.</p> <p>All approved works must be fully completed and constructed prior to commencement of use.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	As stated.
12.	<p><b>Derwent Street - Cul – de – sac Design</b></p> <p>The cul-de-sac must be constructed at the end of Derwent Street, generally as shown in the location on the approved plans and must be of sufficient size to</p>	As stated.

	<p>turn around a waste collection vehicle, either in a continuous forward movement, or by three-point-turn as required by D1.14 of the FNQROC Development Manual.</p> <p><i>Advice Note: - CRC front load waste collection truck is 11.8 m in length which will be the vehicle used to service the development.</i></p> <p>A dimensioned swept path analysis must be provided in accordance with Austroads – Design Vehicles and Turning Path Templates Guide (AP-G34-23) and demonstrate that the appropriate clearances have been allowed for between the vehicle path, kerb &amp; centreline as detailed in section 3.4 of the guideline. The revised swept paths must specifically indicate the wheel tracks, edge of the vehicle body and the 500mm clearance envelope etc. and must be certified by an RPEQ.</p> <p>Amended swept paths and details of the cul-de-sac design must be submitted to council for approval as part of the first application for Operational Works.</p> <p>All approved works must be fully completed and constructed prior to commencement of use.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	
13.	<p><b>Roadworks - Intersection of Derwent Street and Reed Road</b></p> <p>The intersection of Derwent Street and Reed Road must be upgraded to include the provision of an Auxiliary left turn lane from Reed Road.</p> <p>The design of the intersection must comply with the requirements of Austroads Guide to Road Design guidelines. The geometry must be based on a swept path analysis undertaken in accordance with Austroads – Design Vehicles and Turning Path Templates Guide (AP-G34-23) for a 11.8 metre refuse vehicle (front load waste collection truck).</p> <p>RPEQ certified swept paths diagrams must be submitted to Council for approval as part of the first application for Operational Works and demonstrate that a minimum 500mm clearance has been allowed for between the vehicle path, kerb &amp; adjacent traffic lanes as detailed in section 3.4 of the guideline.</p>	As stated.

	<p>The design should also include signage and line marking for a STOP control treatment for vehicles exiting Derwent Street.</p> <p>All approved works must be fully completed and constructed prior to commencement of use.</p> <p>If additional road widening is required to comply with the requirements of this condition, the land must be dedicated to Council as road and a revised survey plan be submitted to Council for approval.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	
14.	<p>Land requirements - Truncation – Intersection Reed Road / Derwent Street</p> <p>A Road Opening (corner truncation) over land located at the corner of Derwent Street and Reed Road must be undertaken.</p> <p>A RPEQ certified sightline drawing undertaken in accordance with Austroads Guide to Road Design must be submitted with the first application of Operational Works to demonstrate that the extent of land to be dedicated is sufficient to facilitate sightlines, preserve pedestrian and cycle safety and maintain minimum verge width of 4.5 metres.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	<p>Prior to Commencement of Use</p> <p>And</p> <p>As Stated.</p>
15.	<p>Land requirements – Cul-de sac – Derwent Street</p> <p>A Road Opening over land required to accommodate the new cul-de-sac formation and 4.5m verges at the northern end of Derwent Street must be undertaken.</p> <p>The land requirements must reflect the approved cul-de-sac civil works required by this approval.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	<p>Prior to Commencement of Use</p> <p>And</p> <p>As Stated.</p>
16.	<p>Footpath</p> <p>A minimum 2.0 metre wide footpath must be constructed from new cul-de-sac head at the northern end of Derwent Street to Reed Road / Derwent Street</p>	<p>Prior to Commencement of Use</p> <p>AND</p>

	<p>intersection, in accordance with FNQROC Development Manual Standard Drawing 1035D.</p> <p>Plans showing the footpath works must be submitted to Council for approval as part of the first application for Operational Works.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	As Stated.
17.	<p><b>Internal Car Parking</b></p> <p>The amount of on-site car parking must be as per the Approved Plan(s), being 119 spaces constructed prior to Commencement of Use.</p> <p>The off-street car park design must be certified by an RPEQ that the provisions comply with AS2890.1 Parking facilities – Off-street car parking and AS2890.6 Off-Street Car Parking for People with Disabilities</p> <p>If the design aspects deviate from Australian standards these must be noted on the design drawing and certified by an RPEQ that the provisions are suitable and do not compromise vehicle and pedestrian safety.</p>	Prior to Commencement of Use.
18.	<p><b>Tandem Car Parking</b></p> <p>All car parking spaces configured in a tandem arrangement must be allocated exclusively to a single unit.</p> <p>These allocations must be documented within the Community Management Statement and clearly identified on the relevant title documents.</p>	Prior to Commencement of Use.
19.	<p><b>Car Parking Levels</b></p> <p>Finished surface levels of car parking areas are to be constructed at a minimum of the 5% AEP defined inundation event level.</p>	Prior to Commencement of Use.
20.	<p><b>Internal Manoeuvring</b></p> <p>All parking, queuing, loading, servicing, unloading and vehicle manoeuvring areas must be undertaken on the land.</p> <p>All vehicles accessing the car park must enter and exit the development in a forward gear.</p>	At all times.

21.	<p><b>Grade of Access driveway</b></p> <p>Any ramping of the driveway to meet with the finished surface level of car parking areas must occur within the property.</p> <p>No grade change for vehicular access is permitted within the road reserve/ verge.</p>	Prior to Commencement of Use.
22.	<p><b>On-Street Parking</b></p> <p>The development must place no reliance on on-street parking to accommodate residents, visitors or service vehicles</p>	At all times.
23.	<p><b>Gates</b></p> <p>If a gate is proposed to the development car park. A sufficient distance must be allowed for vehicle queuing between the gate and the road reserve in accordance with the length requirements of AS2890.1 Parking facilities – Off-street car parking.</p>	Prior to Commencement of Use.
24.	<p><b>Private Waste Collection</b></p> <p>The development must be serviced by a private waste collection contractor and is not entitled to Council's collection service.</p> <p>The refuse bin enclosure must be in accordance with the approved plans and the following requirements:</p> <ol style="list-style-type: none"> <li>a. Provide sufficient manoeuvrability for collection services without obstructing the pedestrian footpath in the verge,</li> <li>b. Provide an area of sufficient size to accommodate the required Bulk Bins to service the development,</li> <li>c. Provides a bin area which is imperviously sealed, roofed and bunded and contains a hose down area connected to the internal wastewater system.</li> </ol> <p>The bin enclosure must be constructed in accordance with the above requirements.</p> <p><i>Note: It is the developer's responsibility to ensure compliance with this condition as Council will not be providing a service this development.</i></p>	Prior to Commencement of Use.

25.	<p><b>Refuse Collection / Servicing</b></p> <p>Refuse collection must be undertaken outside of peak times (7:00am to 9:00am) and (4:00pm to 6:00pm).</p>	At all times.
26.	<p><b>Floor Levels</b></p> <p>All finished floor levels of all habitable areas must be a minimum of 300mm above the 1% AEP event, in accordance with the requirements of CairnsPlan 2016 v3.1 and the FNQROC Development Manual.</p>	<p>Prior to commencement of use</p> <p>And</p> <p>At all times.</p>
27.	<p><b>Stormwater Certification RPEQ</b></p> <p>Prepare a Stormwater Management Plan which is in accordance with the Queensland Urban Drainage Manual and Section D4 of the FNQROC Development Manual and provide a copy to Council prior to commencement of works which:</p> <ul style="list-style-type: none"> <li>a. is RPEQ Certified,</li> <li>b. contains supporting information, confirming that the stormwater discharge from the development is designed to convey flows to a lawful point of discharge,</li> <li>c. a design for the stormwater drainage system,</li> <li>d. Post-development peak flows do not exceed pre-development flows for the development,</li> <li>e. Major and minor storm events are addressed, and</li> <li>f. No worsening of flood or drainage impacts occurs upstream or downstream of the site.</li> </ul> <p>The stormwater design shown on the Stormwater Drainage Plan certified by the RPEQ, must be constructed prior to commencement of use and maintained at all times.</p> <p><i>Note: Council will record the RPEQ (Stormwater) report and plans as a Property Note for each developed lot.</i></p>	As stated.
28.	<p><b>Stormwater Quality Management</b></p> <p>Provide the treatment of all stormwater from the development before it discharges across the boundary of the land to the Council drainage system by installing a stormwater quality interception devices (SQIDs) to capture sediments and gross pollutants.</p>	Prior to Commencement of Use.

	<b><i>NOTE: Propriety devices in private ownership may be selected from evaluated devices from Stormwater Australia – Stormwater Quality Improvement Device Evaluation Protocol (SQIDEP).</i></b>	
29.	<p><b>Nuisances</b></p> <p>Stormwater discharge must have a no worsening effect on downstream or upstream properties, associated with the following:</p> <ul style="list-style-type: none"> <li>a. diversion of stormwater,</li> <li>b. concentration of stormwater flows,</li> <li>c. changes in other flow characteristics, and,</li> <li>d. changes that affect the future use of land.</li> </ul>	<b>At all times.</b>
30.	<p><b>Point of Discharge</b></p> <p>All stormwater from the land must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual.</p> <p><i>Note – The Queensland Urban Drainage Manual provides guidance on lawful points of discharge (Section 3.0).</i></p>	<b>At all times.</b>
31.	<p><b>Copy of Approval</b></p> <p>The Development Approval condition(s) relating to the supply of electricity must be provided to Ergon Energy with the application for power supply.</p>	<b>As Stated.</b>
32.	<p><b>Electricity Supply</b></p> <p>Underground electricity reticulation must be designed and provided including any requirement for a padmount transformer to service the development in accordance with the requirements of Section D8.04 and D8.06 of the FNQROC Development Manual.</p> <p>HV reticulation and spare LV conduits must be extended underground in the western verge of Derwent Street to the development site.</p> <p>Where there is no requirement for a padmount transformer all new consumer mains connection to the development must be supplied from a pillar as referenced in the FNQROC Development Manual</p>	<b>Prior to Commencement of Use.</b>

	<p><b>D8.04.7.</b></p> <p><b>Any road crossings for the conveyance of HV/LV reticulation across must be tunnel bored.</b></p> <p><b>The minimum clearance between a light pole and a driveway should be 1.0m in accordance with the current version of FNQROC Standard Drawing S1015.</b></p> <p><b>The Development Approval condition(s) relating to the supply of electricity must be provided to Ergon Energy with the application for power supply.</b></p>	
33.	<p><b>Electrical Transformer</b></p> <p><b>As required by the development's electricity supply requirements, a padmount transformer must be installed on site and positioned in accordance with the following requirements:</b></p> <ul style="list-style-type: none"> <li><b>a. not located on land used for open space or sport and recreation purposes,</b></li> <li><b>b. screened from view by landscaping, sightscreens and/or fencing,</b></li> <li><b>c. accessible for maintenance in accordance with the relevant utility provider,</b></li> <li><b>d. must be located clear of footpaths; and,</b></li> <li><b>e. must not be located over existing infrastructure.</b></li> </ul>	<b>Prior to Commencement of Use.</b>
34.	<p><b>Telecommunications Services</b></p> <p><b>The development must be connected to the telecommunications network in accordance with section D8.05 of the FNQROC Development Manual.</b></p>	<b>Prior to Commencement of Use.</b>
35.	<p><b>Street Lighting</b></p> <p><b>Applicant to arrange with Ergon Energy the installation of Category PR3 lighting designed in accordance with AS/NZS 1158 and the FNQROC Development Manual along the extent of the development's Derwent Street frontage.</b></p> <p><b>Existing street lights on Reed Road that have HID luminaires must be upgraded to an equivalent LED aeroscreen luminaire for the development's frontage.</b></p> <p><b>All new lighting columns are to be of steel construction with LED luminaires installed at a zero-degree upcast and have an underground service.</b></p>	<b>Prior to Commencement of Use.</b>

	<p>The Development Approval condition(s) relating to the street lighting must be provided to Ergon Energy with the application for power supply.</p>	
36.	<p><b>Electricity Supply – Multiple Dwellings</b></p> <p>Consumers mains to the multiple dwelling development must be underground, the connection point being from an Ergon Energy pillar as referenced in the FNQROC Development Manual D8.04.7.</p>	<p>Prior to Commencement of Use.</p>
37.	<p><b>Vegetation Clearing</b></p> <p>Vegetation clearing on Lot 200 must be undertaken in accordance with the following:</p> <ol style="list-style-type: none"> <li>a. The 2 high value trees shown on the AVM plan 10/06/25 must be protected and retained during site works.</li> <li>b. The 2 high value trees are to be incorporated into the Landscaping Concept plans.</li> <li>c. Tree Protection Zone and Structural Root Zone of the two high value trees are to be identified and protected during site works.</li> <li>d. Methodology specific for each tree to be retained and protected is to be in accordance with the Australian Standard AS 4970 Protection of trees on development sites.</li> <li>e. Observe the requirements of the Wildlife Management condition below (Condition 42).</li> </ol>	<p>As Stated</p>
38.	<p><b>Landscaping</b></p> <p>The landscaping must be installed in accordance with the approved plan(s) and the conditions stated in this Approval.</p> <p>In addition, the plans and specifications must ensure they provide for the following:</p> <ol style="list-style-type: none"> <li>a. Tree Protection Zone and Structural Root Zone of trees to be retained.</li> <li>c. Location of all civil and structural building work and infrastructure such awnings, water, sewer, stormwater, lighting, driveway locations, edging, internal footpaths and garden beds, and any other essential infrastructure. The plan must demonstrate the proposed design is a suitable fit for the area and proposed works with no conflicts.</li> </ol>	<p>As stated and</p> <p>Prior to Commencement of Use or Prior to Council approval of the Plan of Subdivision, whichever occurs first</p>

	<p>d. Details and specifications for vertical and horizontal landscaping of the building to reflect the landscaping demonstrated on the Perspective Renders, 1919-SK-05, 1919-SK-15, 1919-SK-20 Revision A including the size and location of the planter boxes, relevant engineering specifications, potting media, trellising, irrigation, and drainage to be incorporated to provide the vertical landscape features.</p> <p>e. Any landscaped areas adjoining parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical concrete kerb or similar.</p> <p>f. Details and specifications for Permanent Irrigation Design for in ground landscaping.</p> <p>The above matters are to be addressed through the formal submission of a request for approval of the Landscaping Plans.</p>	
39.	<p><b>Landscaping Construction Standard</b></p> <p>The landscaping must be constructed in accordance with approved landscaping plans, and the conditions stated in this approval. If at any stage it is considered necessary to vary the work, approval must be sought in writing prior to commencing the work.</p> <p>Any Council approved changes to the landscaping must be noted (preferably in red ink) and submitted as an amendment so that Council has an accurate record of as-constructed drawings.</p> <p><i>Note: Variations can be sent to <a href="mailto:PlanningAdmin@cairns.qld.gov.au">PlanningAdmin@cairns.qld.gov.au</a>.</i></p>	Prior to Commencement of Use.
40.	<p><b>Tree and Buffer Planting Supply</b></p> <p>All trees and buffer plants must be supplied and installed in accordance with the following requirements:</p> <p>a. Trees and Palms must be well established at the time of planting in accordance with the supply size nominated within the Planting Schedule and have a minimum of 1.5 metre height from the top of the 300mm/45L container and a minimum two (2) metre height from the top of the 100L containers.</p> <p>b. Buffer and screening shrubs must be semi</p>	Prior to Commencement of Use.

	<p><b>advanced plants and well-formed and branching at planting.</b></p> <p><b>All trees must be well established in their root and branch formation as per AS2303 Tree Stock for Landscape Use including formatively pruned and presenting a clear trunk and canopy.</b></p>	
41.	<p><b>Landscaping Inspections</b></p> <p><b>External Landscaping must be inspected by Council and achieve Works Acceptance in accordance with CP1 of the <i>FNQROC Development Manual – Construction Procedures</i>. Upon acceptance, the landscaping must be maintained and established by the applicant/property owner to the satisfaction of Council until Final Works Acceptance.</b></p> <p><b>Internal Landscaping must be inspected by Council at a Landscaping Practical Completion Inspection prior to the Commencement of Use.</b></p> <p><b>At all times, the property owner is responsible for the maintenance of the landscaping within the site associated with the subject development.</b></p>	<b>As Stated.</b>
42.	<p><b>Wildlife Management</b></p> <p><b>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.</b></p> <p><b>A brief Inspection Report must be prepared and submitted to Council within seven (7) business days of the field inspection.</b></p> <p><b>During the removal of trees and vegetation, the spotter/catcher must be present on site for the duration of tree and vegetation removal works.</b></p> <p><b><i>Note: Inspection reports must be emailed to <a href="mailto:planningadmin@cairns.qld.gov.au">planningadmin@cairns.qld.gov.au</a>.</i></b></p>	<b>As Stated.</b>

	<b>Note: The Department of Environment, Science &amp; Innovation 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.</b>	
<b>43.</b>	<b>Screening</b>  Where direct view is available from the balcony of any unit into either an adjoining habitable room window or balcony, that view must be screened from floor level to a height of 1.5 metres above floor level. The screening used must a maximum of 50% transparent and include vegetated elements.	<b>Prior to Commencement of Use.</b>
<b>44.</b>	<b>Air-Conditioning, Plant and Machinery Screens</b>  Air-Conditioning, Plant and Machinery units located above ground level and visible from external properties or the street at the frontage of the land must be screened from view with appropriate materials or landscaping.	<b>Prior to Commencement of Use.</b>
<b>45.</b>	<b>Secure Storage</b>  Each dwelling must be provided with a secure storage area that:  a. Has a minimum area of 2.5m <sup>2</sup> , b. Has a minimum height of 2 metres, c. Is weather proof, and d. Has immunity to the 1% AEP defined inundation event level for the land.	<b>Prior to Issue of a Development Permit for Building Works.</b>
<b>46.</b>	<b>Outdoor Lighting and Associated Structures</b>  Design, position and direct any outdoor lighting so that all lighting complies with AS4282 - Control of The Obtrusive Effects of Outdoor Lighting. The installation of external lighting must be certified by a suitably qualified person.	<b>Prior to Commencement of Use.</b>
<b>47.</b>	<b>Boundary Fencing</b>  A minimum 1.8 metres high screen fence must be erected along the common boundary of the development and proposed Lot 100 and existing Lot 12 on SP123050.	<b>Prior to Commencement of Use.</b>

48.	<p><b>Street Fencing</b></p> <p>Any proposed fences and/or walls to the street frontage are to be limited to the following:</p> <ul style="list-style-type: none"> <li>a. 1.2 metres in height if less than 50% transparent; or</li> <li>b. 1.5 metres in height if greater than 50% transparency.</li> </ul>	<p>Prior to Commencement of Use</p> <p>And</p> <p>At all times.</p>
49.	<p><b>Street Numbering</b></p> <p>The development is to provide clear and legible street numbering and must be maintained at all times while the use is occurring on the site.</p> <p>Unit numbers must be incorporated into letter boxes facing Derwent Street.</p>	<p>Prior to Commencement of Use</p> <p>And</p> <p>At all times.</p>
50.	<p><b>Damage to Infrastructure and Land</b></p> <ul style="list-style-type: none"> <li>a. Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</li> <li>b. Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.</li> </ul> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>As stated.</p>
51.	<p><b>Acid Sulfate Soils</b></p> <p>In the event that acid sulfate soils are encountered, the applicant is to ensure the site is managed in accordance with requirements of the Queensland Acid Sulfate Technical Manual. In addition, an ASS/PASS Management Plan is to be submitted to Council within seven (7) days, should site investigations identify the presence of acid sulfate soils.</p>	<p>As Stated</p>

## PART B: RECONFIGURING A LOT

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

### Approved Plan(s) and Document(s)

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

Plan or Document	Reference	Date
Proposed Boundary Realignment Lots 100 & 200	Job No. 304701907, Plan No. 304701907-PP04, Rev. A, Prepared by Stantec	23 January 2026

### Assessment Manager Conditions

General Requirements		Timing
1.	<p><b>Approved Plan(s) and Document(s)</b></p> <p>The development is to be completed and carried out generally in accordance with the approved plan(s) and document(s) above, except where modified by the conditions of this Development Permit.</p>	At all times.
2.	<p><b>Currency Period</b></p> <p>This development approval, granted under the provisions of the <i>Planning Act 2016</i> (Qld), lapses six (6) years from the day the development approval takes effect, in accordance with the provisions of section 85 of the <i>Planning Act 2016</i> (Qld).</p>	As Stated.
3.	<p><b>External Water Supply and Sewerage Works</b></p> <p>Design and construct the following water supply and sewerage work external in accordance with Sections D6 and D7 of the FNQROC Development Manual to the premises to connect the land to existing water supply and sewerage infrastructure:</p> <ol style="list-style-type: none"> <li>Extend water infrastructure to connect the land to Council's existing water infrastructure at a point that has sufficient capacity to service the development.</li> <li>Extend sewer infrastructure to connect the land to Council's existing sewer infrastructure at a point that has sufficient capacity to service the development.</li> </ol>	Prior to Council approval of the Plan of Subdivision.

	<b>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</b>	
<b>4.</b>	<p><b>Internal Water Supply and Sewerage Work Internal</b></p> <p><b>Design and construct the following water supply and sewerage works in accordance with Sections D6 and D7 of the FNQROC Development Manual internal to the premises:</b></p> <p><b>a. The development (Lots 100 &amp; 200) must be serviced by a single internal water and sewerage connection made clear of any buildings or structures.</b></p> <p><b>Evidence of the works having been constructed and completed must be provided to Council.</b></p>	<b>Prior to Council approval of the Plan of Subdivision.</b>
<b>5.</b>	<p><b>Land requirements - Truncation – Intersection Reed Road / Derwent Street</b></p> <p><b>A Road Opening (corner truncation - nominally shown as New Road – 57m<sup>2</sup>) over land located at the corner of Derwent Street and Reed Road must be undertaken.</b></p> <p><b>The extent of the Road Opening must be determined by an RPEQ certified sightline drawing undertaken in accordance with Austroads Guide to Road Design to demonstrate that the extent of land to be dedicated is sufficient to facilitate sightlines, preserve pedestrian and cycle safety and maintain minimum verge width of 4.5 metres.</b></p> <p><b>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</b></p>	<b>Prior to Commencement of Use</b>  <b>And</b>  <b>As Stated.</b>
<b>6.</b>	<p><b>Land requirements – Cul-de sac – Derwent Street</b></p> <p><b>A Road Opening over land required to accommodate the new cul de sac formation and 4.5m verges at the northern end of Derwent Street must be undertaken.</b></p> <p><b>The land requirements nominally shown as New Road (157m<sup>2</sup>) must reflect the approved cul de sac civil works required for the cul de sac.</b></p> <p><b>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</b></p>	<b>Prior to Commencement of Use</b>  <b>And</b>  <b>As Stated.</b>

7.	<p><b>Stormwater Certification RPEQ</b></p> <p>Prepare a Stormwater Management Plan which is in accordance with the Queensland Urban Drainage Manual and Section D4 of the FNQROC Development Manual and provide a copy to Council prior to commencement of works which:</p> <ol style="list-style-type: none"> <li>a. is RPEQ Certified;</li> <li>b. contains supporting information, confirming that the stormwater discharge from the development is designed to convey flows to a lawful point of discharge;</li> <li>c. a design for the stormwater drainage system;</li> <li>d. Post-development peak flows do not exceed pre-development flows for the development;</li> <li>e. Major and minor storm events are addressed;</li> <li>f. No worsening of flood or drainage impacts occurs upstream or downstream of the site.</li> </ol> <p>The stormwater design shown on the Stormwater Drainage Plan certified by the RPEQ, must be constructed prior to commencement of use and maintained at all times.</p> <p><i>Note: Council will record the RPEQ (Stormwater) report and plans as a Property Note for each developed lot.</i></p>	As stated.
8.	<p><b>Nuisances</b></p> <p>Stormwater discharge must have a no worsening effect on downstream or upstream properties, associated with the following:</p> <ol style="list-style-type: none"> <li>a. diversion of stormwater;</li> <li>b. concentration of stormwater flows;</li> <li>c. changes in other flow characteristics; and,</li> <li>d. changes that affect the future use of land.</li> </ol>	At all times.
9.	<p><b>Point of Discharge</b></p> <p>All stormwater from the land must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual.</p> <p><i>Note – The Queensland Urban Drainage Manual provides guidance on lawful points of discharge (Section 3.0).</i></p>	At all times.

10.	<p><b>Copy of Approval</b></p> <p>The Development Approval condition(s) relating to the supply of electricity must be provided to Ergon Energy with the application for power supply.</p>	<p>Prior to Council approval of the Plan of Subdivision.</p>
11.	<p><b>Electricity Supply</b></p> <p>Underground electricity reticulation must be designed and provided including any requirement for a padmount transformer to service the new lots in accordance with the requirements of Section D8.04 and D8.06 of the FNQROC Development Manual, particularly:</p> <ul style="list-style-type: none"> <li>a. All new consumer mains connections to the new lot(s) must be supplied from a pillar as referenced in the FNQROC Development Manual D8.04.7;</li> <li>b. Any road crossings for the conveyance of HV/LV reticulation across must be tunnel bored;</li> <li>c. The minimum clearance between a light pole and a driveway should be 1.0m in accordance with the current version of FNQROC Standard Drawing S1015.</li> </ul> <p>The Development Approval condition(s) relating to the supply of electricity must be provided to Ergon Energy with the application for power supply.</p>	<p>Prior to Council approval of the Plan of Subdivision.</p>
12.	<p><b>Telecommunications Services</b></p> <p>The development must be connected to the telecommunications network in accordance with section D8.05 of the FNQROC Development Manual.</p>	<p>Prior to Council approval of the Plan of Subdivision.</p>
13.	<p><b>Evidence of Electrical and Telecommunication Connection</b></p> <p>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".</p>	<p>Prior to Council approval of the Plan of Subdivision.</p>

	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”.	
14.	<p><b>Damage to Infrastructure and Land</b></p> <p>a. Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b. Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	As stated.

## ADVICE

1.	<p><b>Planning Laws</b></p> <p>Information relating to the <i>Planning Act 2016</i> (Qld), <i>Planning Regulation 2017</i> (Qld) and Development Assessment Rules is located on the Queensland Government’s planning website.</p>
2.	<p><b>Definitions</b></p> <p>All terms used in this development approval have those definitions as defined under the <i>Planning Act 2016</i> (Qld) and <i>Planning Regulation 2017</i> (Qld) (as at the date of the approval), Queensland Development Code and CairnsPlan 2016.</p> <p>To the extent of any inconsistency, the order of precedence of the above instruments is as follows:</p> <p>a. <i>Planning Act 2016</i> (Qld);</p> <p>b. <i>Planning Regulation 2017</i> (Qld);</p> <p>c. Queensland Development Code;</p>

	<p>d. CairnsPlan 2016; and</p> <p>e. FNQROC Development Manual.</p>
3.	<p><b>Further Approvals Required to Carry out the Development</b></p> <p>The following further approvals are required prior to carrying out the development generally in accordance with the approved plan(s) and drawings:</p> <ul style="list-style-type: none"> <li>• Development Permit for Building Work;</li> <li>• Development Permit for Operational Work; and</li> <li>• Permit for Plumbing Work.</li> </ul>
4.	<p><b>FNQROC Regional Development Manual</b></p> <p>Access to FNQROC Development Manual, Local Laws, CairnsPlan 2016 and other referenced planning scheme policies are located on Council's website – <a href="http://www.cairns.qld.gov.au">www.cairns.qld.gov.au</a>.</p>
5.	<p><b>Infrastructure Charges Notice</b></p> <p>A charge levied for the supply of trunk infrastructure is payable to Council in accordance with Council's Infrastructure Charges Resolution No. 2 of 2021 and the Infrastructure Charges Notice, a copy of which is attached for reference purposes only.</p> <p>The original Infrastructure Charges Notice will be provided under cover of a separate letter.</p> <p>The amount in the Infrastructure Charges Notice has been calculated according to Council's Infrastructure Charges Resolution.</p> <p>Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The <i>Planning Act 2016</i> (Qld) confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately.</p> <p>The amount in the Infrastructure Charges Notice is subject to index adjustments and may differ at the time of payment. Please contact Council's Development Assessment Team for review of the charge amount prior to payment.</p> <p>The time when payment is due is contained within the Infrastructure Charges Notice.</p>
6.	<p><b>Weeds, Pest Animals and Ants</b></p> <p>Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Queensland Government's efforts to prevent, respond to and</p>

	<p>recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.</p>
7.	<p><b>Removal of Protected Vegetation</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>a. <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth);</li> <li>b. <i>Nature Conservation Act 1999</i> (Qld); and</li> <li>c. <i>Vegetation Management Act 1999</i> (Qld).</li> </ol> <p>For further information see:  <a href="https://www.qld.gov.au/environment/land/management/vegetation/damage">https://www.qld.gov.au/environment/land/management/vegetation/damage</a>.</p>
8.	<p><b>Native Wildlife</b></p> <p>Prior to any vegetation damage, an inspection to determine the possible presence of native wildlife and animal breeding places must be undertaken by a suitably qualified and experienced spotter/catcher. The assessment must include the identification of any breeding places for any Endangered/Vulnerable or Near Threatened animal species, special least concern or colonial breeding species prior to the removal of any trees and/or vegetation as per the requirements of section 332 of the <i>Nature Conservation (Wildlife Management) Regulation 2006</i> (Qld). The Department of Environment and Science must be contacted where any Endangered, Vulnerable or Near Threatened native wildlife is found to be present in any area subject to works.</p>
9.	<p><b><i>Environmental Protection and Biodiversity Act</i> (Cth)</b></p> <p>The <i>Environment Protection and Biodiversity Conservation Act 1999</i> (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.</p> <p>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 <a href="https://www.awe.gov.au/environment/epbc/publications/significant-impact-guidelines-11-matters-national-environmental-significance">https://www.awe.gov.au/environment/epbc/publications/significant-impact-guidelines-11-matters-national-environmental-significance</a>.</p> <p>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</p>

	<b>Environment.</b>
<b>10.</b>	<p><b>Cyclone Watch Site Management</b></p> <p>All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council Officers, prior to commencement of works.</p>
<b>11.</b>	<p><b>Connections to, Alteration or Realignment of Council Infrastructure</b></p> <p>Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), obtain the necessary approvals from the relevant public utility authority prior to works commencing.</p> <p>All connections or disconnection of water infrastructure must be undertaken by Council at the Applicant's cost.</p> <p>Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage, reinstatement of maintenance hole covers, stormwater drainage, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.</p>
<b>12.</b>	<p><b>Bushfire</b></p> <p>The Building Certifier is responsible for assessing whether the proposed development meets the relevant construction requirements in accordance with AS 3959-2009 Construction of buildings in bushfire-prone areas.</p>
<b>13.</b>	<p><b>Building Work</b></p> <p>This approval does not approve or authorise the construction of building work. A Development Permit for Building Work must be obtained in order for construction to commence.</p>
<b>14.</b>	<p><b>Future Compliance</b></p> <p>This approval does not negate the requirement for compliance of any future use with CairnsPlan 2016 or any future in force planning schemes, all other relevant Local Laws and other statutory requirements.</p>

## **PART C: INFRASTRUCTURE CHARGES**

- 1. That an Infrastructure Charges Notice be issued for the development.**

**PART D: RATES NOTATION**

1. The following attribute is to be notated to the property file for Lot 10 on SP123049 (Proposed Lot 100):
  - a. Council may require a portion of this land for road purposes. Please contact the Cairns Infrastructure and Assets Directorate for further information.

**LAND USE DEFINITION**

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.”*

*carried unanimously*

**5.14 FIGHTING ILLEGAL DUMPING PARTNERSHIP PROGRAM ROUND 1A – GRANT APPLICATION..... 1333**  
 PGS | 71/2/1-02 | #7837166

**ZEIGER / MOLLER**

**That Council:**

1. Retrospectively endorses the submission of a funding application under the Department of Environment, Tourism, Science and Innovation’s Fighting Illegal Dumping Partnership Program – Round 1A; and
2. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to finalise any and all matters relating to the above application including the execution of an associated grant agreement should Council’s application be successful.

*carried unanimously*

**6. URGENT BUSINESS NOT ON THE AGENDA**

**Nil**

**7. CLOSED SESSION – OFFICERS’ REPORTS**

MOLLER / TICKNER

**AT 10.40 AM COUNCIL RESOLVED TO GO INTO CLOSED SESSION TO DISCUSS THE FOLLOWING ITEMS FOR THE REASONS INDICATED UNDER THE LOCAL GOVERNMENT REGULATIONS 2012 (LGR).**

<b>Item</b>	<b>Reason</b>	<b>LGR section</b>
<b>CONTRACTUAL MATTER – CONTRACT 3006 – RESIDUAL WASTE DISPOSAL</b> CIA   63/1/457   #7811510	<i>Matter relates to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.</i>	254J(3)(g)
<b>CONTRACTUAL MATTER - CONTRACT 2468 – CORE PLATFORM RENEWAL</b> FBS   84/2/22-01   #7839679	<i>Matter relates to negotiations relating to a commercial matter involving the local government for which a public discussion would likely to prejudice the interest of the local government.</i>	254J(3)(g)

*carried unanimously*

**AT 10.42 AM COUNCIL RESOLVED TO MOVE OUT OF CLOSED SESSION**

MOLLER / OLDS

*carried unanimously*

**RESOLUTIONS ARISING FROM MATTERS DISCUSSED IN CLOSED SESSION.**

**7.1 CONTRACTUAL MATTER – CONTRACT 3006 – RESIDUAL WASTE DISPOSAL ..... 1339**  
CIA | 63/1/457 | #7811510

MOLLER / TICKNER

That Council:

1. **Awards Contract 3006 – Residual Waste Disposal to Remondis Australia Pty Ltd and FGF Developments No. 1 Pty Ltd (Joint Venture) for**
  - a) **Operate and Maintain Services on a Schedule of Rates basis, commencing 15 August 2026 for a term of seven (7) years, with three (3) extension options of up to 12 months each.**
  - b) **Design and Construct contract for remediation works associated with the existing interim Aeration Hall Facility at the Portsmouth Resource Recovery Precinct**
  - c) **Preliminary Design of Permanent Facility on a Schedule of Rates basis, subject to final negotiations as identified in resolution 2**
  
2. **Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to enter into a contract, including to negotiate, finalise and execute any and all matters associated with or in relation to this contract prior to entering into the contract, subject to Council’s normal procurement policies and practices.**

*carried unanimously*

**7.2 CONTRACTUAL MATTER - CONTRACT 2468 – CORE PLATFORM RENEWAL..... 1348**  
**FBS | 84/2/22-01 | #7839679**

MOLLER / TICKNER

**That Council notes the status of Contract 2468 – Core Platform Renewal.**

*carried unanimously*

**THE MEETING CLOSED AT 10.43 AM**

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on Wednesday 15th April 2026.