

ORDINARY MEETING 26 MARCH 2025	4
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ORDINARY MEETING

12 MARCH 2025

9:02 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

OFFICERS:

K Gouldthorp	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
G Everson	Associate Director Service Delivery
A Patterson	Executive Manager Licencing & Compliance
C Simmons	Executive Manager Development & Planning
R Stone	Executive Manager Marketing & Communications

P Rogato
S Cottrell

Media Coordinator
Minute Secretary

TABLE OF CONTENTS

CONFLICTS OF INTEREST	4
PURPOSE OF MEETING	5
MAYORAL MINUTE	5
CONFIRMATION OF MINUTES OF ORDINARY MEETING 26/02/2025	5
AGENDA ITEMS AS LISTED:	
1. COMBINED APPLICATION FOR A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 2 LOTS & ACCESS EASEMENT), A PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE INCLUDING A VARIATION TO FACILITATE THE CURRUNDA TRADES AND SERVICES DEVELOPMENT AREA, & A PRELIMINARY APPROVAL FOR RECONFIGURING A LOT (1 LOT INTO 4 LOTS AND DRAINAGE AND ROAD RESERVES) – 626R REDLYNCH INTAKE ROAD, REDLYNCH – DIVISION 6	6
PGS 8/39/16 #7458251	
2. GRANT APPLICATION – QUEENSLAND CLIMATE RESILIENT COUNCILS PROGRAM	45
PGS 61/7/2-01 #7611654	
3. GREENPATCH CAMPGROUND – MANAGEMENT AGREEMENT WITH THE CAMPERVAN AND MOTORHOME CLUB OF AUSTRALIA	45
L&C 52/8/7 #7525436	
4. COMMUNITY PARTNERSHIPS GRANT ROUND 14	45
L&C 63/18/1 #7541208	
5. COMMUNITY PARTNERSHIPS GRANT - CAIRNS AGRICULTURAL PASTORAL AND MINING ASSOCIATION – 2025 CAIRNS SHOW (16-18 JULY 2025)	47
L&C 63/18/1 #7581595	
6. MAJOR EVENTS SPONSORSHIP APPLICATION – DREAM ALOUD 2025	47
ED&A 52/1/16 #7601798	
7. MAJOR EVENTS SPONSORSHIP APPLICATION – CAIRNS FASHION WEEK 2025-2027	48
ED&A 52/1/16 #7607470	

8. MAJOR EVENTS SPONSORSHIP – CAIRNS SUPER CARNIVAL	48
ED&A 52/1/16 #7611441	
BUSINESS NOT ON THE AGENDA	49
1. PETITION TO KEEP MCFARLANE DRIVE CLOSED	49
CLOSED SESSION	50
1. PREJUDICAL MATTER – SUPPORT FOR MAJOR EVENT	51
EDA 52/1/16 #7609625	
2. LEGAL MATTER – UPDATE ON PLANNING & ENVIRONMENT COURT APPEAL NO'S. 423 OF 2025 AND 424 OF 2025 – KROYMANS DEVELOPEMNTS PTY LTD -V- CAIRNS REGIONAL COUNCIL – 101R-103R COOPER ROAD, MOUNT PETER – DIVISION 1	52
PGS 8/13/2612 #7614628	
3. LEGAL MATTER – UPDATE ON PLANNING & ENVIRONMENT COURT APPEAL NO. 3432 OF 2024 – PALM COVE NOMINEES P/L -V- CAIRNS REGIONAL COUNCIL – 100L CEDAR ROAD, PALM COVE – DIVISION 9 .	52
PGS 8/8/1494: #7607400	

PRESCRIBED CONFLICT OF INTEREST / DECLARABLE CONFLICT OF INTEREST

Cr Brett Moller, informed the meeting that he had a declarable conflict of interest in Agenda Item 1 and Agenda Item 3 in Closed Session of today's meeting, due to a close personal relationship with Paul Gregory, who is a part-time business consultant to Gilvear Planning, which firm is an interested party in this matter.

At the Ordinary Meeting held by Council on the 2 October 2024 in which Gilvear Planning was an interested party, in the agenda item 6 of that meeting, he telephoned proprietor Kristy Gilvear that morning to ascertain if Paul Gregory had been involved in that particular matter and was advised by Ms Gilvear that Paul Gregory was no longer involved with Gilvear Planning and no conflict existed. I made that declaration that day.

I have since ascertained that whilst Paul Gregory is no longer a consultant providing planning advice to that firm, he is a part-time consultant providing corporate oversight to the business operations in respect to business structure, staffing, operations and providing mentorship from time to time. Ms Gilvear had thought any conflict would only arise if Mr Gregory was providing planning advice which he is not, which is why I understand she informed me he was no longer involved in the business, and therefore no declarable conflict of interest existed. I am further informed by Ms Gilvear, that Paul Gregory has had no involvement in this matter before Council today.

Although he had a declarable conflict of interest, he believed he would reasonably be perceived to be impartial as Mr Gregory is only a part-time business consultant providing corporate oversight to the firm Gilvear Planning and has had no involvement in the matter before Council today.

Therefore, he wishes to remain in the meeting and ask the eligible councillors decide if I may participate in the debate and decision making despite my declarable conflict of interest.

Cr Matthew Tickner disclosed to the meeting that he had a Declarable Conflict of Interest with Agenda Item 1.

The interested party is Applin Consulting which are a local civil engineering firm who at this current moment in time, the business he is a Director of Progression Design Pty. Ltd. is actively sub-contracting to, assisting with some ad-hoc drafting and design assistance on a completely separate project outside the Cairns LGA. Due to the nature of this DCI, he made the decision to leave the room and not participate in any debate or judgement on the matter.

PURPOSE OF MEETING

To consider the matters listed on the agenda.

MAYORAL MINUTE

1. CR ZEIGER 10 YEARS ACKNOWLEDGEMENT

Today it is my pleasure to acknowledge and celebrate the 10-year milestone of Councillor Cathy Zeiger's dedicated service to our community as Councillor for Division 3.

Over the past decade, Cathy has passionately represented residents in Bayview Heights, Mount Sheridan, White Rock, and Woree, championing their voices and working tirelessly to find solutions to local challenges.

Cathy has a unique understanding and deep appreciation for the grass roots needs of our city, representing her residents with dedication and compassion.

Beyond her role as a Councillor, Cathy's diverse professional experiences as a veterinary nurse and business owner have shaped her practical and solutions-focused approach.

Cathy's dedication to philanthropy, locally and internationally, is inspiring.

Her ongoing commitment to improving the lives of children and communities, demonstrated through her direct involvement in charitable projects, speaks volumes about her character and values.

On behalf of Cairns Regional Council and our broader community, thank you, Cr Zeiger, for your unwavering service, compassion, and commitment over these past 10 years.

Congratulations on reaching this wonderful milestone. Here's to many more years of making a difference.

CONFIRMATION OF MINUTES OF ORDINARY MEETING 26/02/25

OLDS / COGHLAN

That the Minutes of the Ordinary Meeting held on Wednesday, 26 February 2025 be confirmed.

carried unanimously

Cr Tickner left the meeting at 9.11am

1. COMBINED APPLICATION FOR A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 2 LOTS & ACCESS EASEMENT), A PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE INCLUDING A VARIATION TO FACILITATE THE CURRUNDA TRADES AND SERVICES DEVELOPMENT AREA, & A PRELIMINARY APPROVAL FOR RECONFIGURING A LOT (1 LOT INTO 4 LOTS AND DRAINAGE AND ROAD RESERVES) – 626R REDLYNCH INTAKE ROAD, REDLYNCH – DIVISION 630

PGS | 8/39/16 | #7458251

OLDS / COGHLAN

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

At the Ordinary Meeting held by Council on the 2 October 2024 in which Gilvear Planning was an interested party, in the agenda item 6 of that meeting, I telephone proprietor Kristy Gilvear that morning to ascertain if Paul Gregory had been involved in that particular matter and was advised by Ms Gilvear that Paul Gregory was no longer involved with Gilvear Planning and no conflict existed. I made that declaration that day.

I have since ascertained that whilst Paul Gregory is no longer a consultant providing planning advice to that firm, he is a part-time consultant providing corporate oversight to the business operations in respect to business structure, staffing, operations and providing mentorship from time to time. Ms Gilvear had thought any conflict would only arise if Mr Gregory was providing planning advice which he is not, which is why I understand she informed me he was no longer involved in the business, and therefore no declarable conflict of interest existed. I am further informed by Ms Gilvear, that Paul Gregory has had no involvement in this matter before Council today.

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

carried with Cr Moller not participating in the vote and Mayor Eden voting against.

MOLLER / ZEIGER

That Council approves the combined development application for a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots & Access Easement), a Preliminary Approval for a Variation Request for a Material Change of Use to facilitate the Currunda Trades and Services Development Area, & a Preliminary Approval for Reconfiguring a Lot (1 Lot into 4 Lots & Road and

Drainage Reserves) over land described as 626R Redlynch Intake Road, Redlynch located at Lot 2 on SP106972, subject to the following:

PART A: DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 2 LOTS & ACCESS EASEMENT)

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
Proposed Reconfiguration of Lot 2 on SP106972 into 2 Lots	SK20A	Undated
Proposed Reconfiguration of Lot 2 on SP106972 into 2 Lots	SK21A	Undated

ASSESSMENT MANAGER CONDITIONS

General Requirements		Timing
1.	Approved Plans and Documents The development is to be completed and carried out generally in accordance with the above approved plans and reports submitted with the development application, except where modified by the conditions of this Development Approval.	At all times.
2.	Maintain the Approved Development 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.	At all times.
3.	Currency Period 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).	As Stated.
4.	Water Supply and Sewerage Works Internal Undertake the following water supply and sewerage works internal to the premises: a. Provide a single internal sewer connection to each lot in accordance with the FNQROC Development Manual; or	Prior to Council approval of the Plan of Subdivision.

	b. Demonstrate to Council's satisfaction that the existing on-site effluent systems are sufficient to service each lot. If it is determined that the existing on-site effluent systems are not sufficient to service the development, then the existing septic sewer systems (including all tanks and pipework) are to be removed from the site in accordance with any requirements under the <i>Plumbing and Drainage Act 2018</i> (Qld). All the above works must be designed and constructed in accordance with the FNQROC Development Manual. All works must be carried out generally in accordance with the approved plan(s) and, to the requirements and satisfaction of Council.	
5.	Access Access to both proposed Lot 21 and proposed Lot 22 must occur via the existing access from Redlynch Intake Road only. Suitable private access easement arrangements must be established to secure lawful access from Redlynch Intake Road, to proposed Lot 21 (benefitted lot) through proposed Lot 22 (burdened lot). A reciprocal Access and Services easement must be prepared for lodgement and registration at the Department of Resources (Titles Registry) at no cost to Council. A copy of the easement documents must be submitted to Council for endorsement at no cost to Council.	Prior to Council approval of the Plan of Subdivision.
6.	Crossover and Driveway Any access crossover and driveways located on Proposed Lot 22 are to be constructed to a commercial/industrial standard access/driveway to the point of connecting to the property boundary off Redlynch Intake Road in accordance with FNQROC Development Manual Standard Drawing S1015 and S1110.	Prior to Council approval of the Plan of Subdivision.
7.	Evidence of Electrical and Telecommunication Connection Provide Council with evidence of separate connections for electrical and suitable telecommunications services capable of servicing the new lots proposed. Evidence can include invoicing for existing separate services, and/or evidence via a "Certificate of Electricity Supply" and/or the	Prior to Council approval of the Plan of Subdivision.

	telecommunications "Council Letter".	
8.	Existing Vegetation a. Native vegetation within the Natural areas overlay maps contained in Schedule 2 of CairnsPlan 2016 v3.1 must be retained as follows: i. MSES – Regulated vegetation (category R & B). ii. MSES – Regulated vegetation (essential habitat). iii. MSES – Wildlife habitat (endangered or vulnerable). iv. Non-urban waterway known as Currunda Creek and the associated non-urban waterway B trigger area (Waterway Corridor). Vegetation for retention excludes listed pest and weed species. <i>Note: The term Waterway Corridor is defined within Schedule 1 – Administrative Definitions contained within CairnsPlan 2016 v3.1.</i> b. Native vegetation within the Hillslopes overlay must be retained. Vegetation for retention excludes listed pest and weed species. <i>A further Development Permit for Operational Work may be required for Native Vegetation Damage.</i>	At all times.
9.	Vegetation Protection All native vegetation to be retained, must be retained and protected in accordance with the AS4970-2009 Protection of trees on development sites.	At all times.
10.	Waterway Pollution 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 <i>Environmental Protection Act</i> (1994) (Qld) and the FNQROC Development Manual	At all times.

	(Version 9)).	
11.	Existing Creek and Drainage Areas Existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation, unless otherwise approved.	At all times.
12.	Damage to Infrastructure and Land 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.	At all times AND Prior to Council approval of the Plan of Subdivision.
13.	Concentration of Stormwater Stormwater discharge must have no actionable nuisance, or worsening effect, on downstream or upstream properties, associated with the following: a. Diversion of stormwater; b. Concentration of stormwater flows; c. Changes in other flow characteristics; and d. Changes that affect the future use of land.	At all times.
14.	Discharge of Stormwater Stormwater associated with the development is discharged to: a. A lawful connection provided from the premises to Council's stormwater network; or b. Land under Local Government control that has a lawful drainage function immediately adjoining to the premises; or c. An easement for drainage purpose immediately adjoining to the premises; or d. Where the site cannot discharge to a, b or c, stormwater is discharged from the site in a manner that does not result in: i. Change to the location of stormwater discharge; ii. An increase to peak flow velocity or volume;	At all times.

	or iii. A concentration in stormwater discharge.	
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PART B: PRELIMINARY APPROVAL FOR A VARIATION REQUEST FOR A MATERIAL CHANGE OF USE

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
Markup Proposal Plan	SK20A, Prepared by Gilvear Planning Pty Ltd	28 February 2025
Buffer Markup Sketch	SK31B	Undated
Rural zone from CairnsPlan with Currunda Creek Trades and Services Changes in RED Table of Assessment	N/A	September 2024
Currunda Trades and Services Development Code	N/A	October 2024
Ecological Assessment	Report No. FLA22.04.01, Prepared by Biotropica Australia Pty Ltd	20 March 2024
Ecological Constraints Assessment Report	Version 1.1, Prepared by 4 Elements Consulting	6 September 2024
Visual Assessment Report	Revision C, Prepared by GGI Landscape Architects	8 August 2024

ASSESSMENT MANAGER CONDITIONS

General Requirements		Timing
1.	Approved Plans and Documents The development is to be completed and carried out generally in accordance with the above approved plans and reports submitted with the development application, except where modified by the conditions of this Development Approval.	At all times.
2.	Maintain the Approved Development 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.	At all times.
3.	Currency Period This development approval, granted under the provisions of the <i>Planning Act 2016</i> (Qld), lapses ten (10) 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).	As Stated.
4.	Variations to Local Planning Instrument Pursuant to s61(3)(a) of the <i>Planning Act 2016</i>, the Variation Approval varies the effect of the CairnsPlan 2016 v3.1, or any subsequent Planning Scheme in effect for the Cairns Regional Council local government area as at a date a future development application is made in respect of land to which the Variation Approval applies ("CRC Planning Scheme") as follows: - The level of assessment for a Material Change of Use on the land shall be determined in accordance with the approved Rural Zone from CairnsPlan with Currunda Creek Trades and Services Changes in RED Table of Assessment inclusive of the variations to categories of assessment; - The level of assessment for Reconfiguration of a Lot, Operational Work, and Building Work where assessable shall remain as per the Rural Zone Table of Assessment in CairnsPlan 2016 v3.1, save and except that assessment for these activities will be assessed against the Currunda Trades and Services Development Code in lieu of the Rural Zone Code that	As Stated.

	may otherwise apply; c. Assessable benchmarks that are identified in the Rural Zone from CairnsPlan with Currunda Creek Trades and Services Changes in RED Table of Assessment apply in lieu of those reflected in the Rural Zone Code provided in the Planning Scheme.	
5.	Where the conditions of this approval and/or the approved plans and documents are 'silent' in respect of how an aspect of development should be treated, the provisions of the Cairns Regional Council Planning Scheme in effect at the time shall apply to that aspect of development.	As Stated AND At all times.
6.	If there is an inconsistency between conditions of this approval and the Currunda Trades and Services Development Code and / or modified Rural Zone from CairnsPlan with Currunda Creek Trades and Services Changes in RED Table of Assessment and the Cairns Regional Council Planning Scheme, the Currunda Trades and Services Development Code and / or modified Rural Zone from CairnsPlan with Currunda Creek Trades and Services Changes in RED Table of Assessment prevails to the extent of the inconsistency.	As Stated.
7.	If there is an inconsistency between conditions of this approval and the Currunda Trades and Services Development Code and / or modified Rural Zone from CairnsPlan with Currunda Creek Trades and Services Changes in RED Table of Assessment, the conditions of this approval prevail to the extent of the inconsistency.	As Stated.
8.	Future Development Applications All Development Applications made pursuant to the Currunda Trades and Services Development Code must demonstrate that they comply with the conditions of this Development Approval and the provisions of the approved Currunda Trades and Services Development Code and the relevant assessment benchmarks of the planning scheme as identified in the approved modified Rural Zone from CairnsPlan with Currunda Creek Trades and Services Changes in RED Table of Assessment.	As Stated.
9.	Limitation of Use Any future development on the subject land, not already provided for within the Rural Zone from CairnsPlan with Currunda Creek Trades and Services Changes in RED Table of Assessment (and designated as Accepted Development, with or without requirements, and/or Code Assessable development), described as Proposed Lot 22 as illustrated on the approved plans, is limited to the	As Stated AND At all times.

	following, at all times: a. Bulk Landscape Supplies, meaning the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch, and not including uses described as garden centre, outdoor sales or wholesale nursery; b. Low Impact Industry, meaning the use of premises for an industrial activity: i. that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and ii. that a local planning instrument applying to the premises states is a low impact industry; and iii. that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactures or the level of emissions produced by the activity. These uses are generally limited in terms of scale and intensity, as described in the Table of Assessment as approved by Council. c. Outdoor Sales, meaning the use of premises for: i. displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products if the use is mainly conducted outdoors; or ii. repairing, servicing, selling or fitting accessories for the products stated in paragraph (i). These uses are generally limited in terms of scale and intensity, as described in the Table of Assessment as approved by Council. d. Transport Depot, meaning the use of premises for: i. storing vehicles, or machinery, that are used for a commercial or public purpose; or ii. cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (i). This use as described on this site excludes any use of a site in whole or in part for a Bus Depot and is subject to limitations as to scale and intensity as described in the Table of Assessment as approved by Council. e. Warehouse, meaning the use of premises for: i. Storing or distributing goods, whether or not carried out in a building; or	
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	ii. the wholesale of goods, if the use is ancillary to the use in paragraph (i). f. Wholesale Nursery, meaning the use of premises for: i. the wholesale of plants grown on or next to the premises; or ii. selling gardening materials, if the use is ancillary to the use in paragraph (i).	
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10.	Geotechnical Report Prepare and provide to Council for approval a Geotechnical Report. The Geotechnical Report must be prepared by a suitably qualified RPEQ, that demonstrates that development protects the safety of people, property and the environment. The Geotechnical Report must be submitted with the first Development Application for a Material Change of Use or Reconfiguring a Lot within the Currunda Trades and Services Development Area for any new lots or buildings and/or structures proposed to be located within the Potential Landslip Overlay area.	As Stated.
11.	Bushfire Hazard Assessment Prepare and provide to Council for approval, a Bushfire Hazard Assessment. The Bushfire Hazard Assessment must be prepared by a suitably qualified professional that assesses and confirms the Bushfire Hazard Risk. If the Bushfire Hazard Assessment determines that development is at risk of a bushfire event, prepare and provide to Council a land specific Bushfire Management Plan (BMP), prepared by a suitably qualified person in accordance with Planning Scheme Policy – Natural hazards that addresses the bushfire risk to the land. The Bushfire Hazard Assessment must be submitted in conjunction with the first Development Application for a Material Change of Use or Reconfiguring a Lot pursuant to the Currunda Trades and Services Development Area for any new lots or buildings and/or structures proposed to be located within the Bushfire Hazard Overlay area.	As Stated.

12.	Detailed Traffic Impact Assessment	As Stated.
	Prepare and provide to Council for approval, a detailed Traffic Impact Assessment (TIA) for each subsequent development application made for development pursuant to the Currunda Trades and Services Development Area. Each detailed TIA must be prepared and certified by a suitably qualified and experienced Traffic Engineer and be prepared in accordance with Austroads guide to Traffic Management Part 12 and certified by a RPEQ in this field. The detailed TIA must assess the cumulative impacts of the development on the existing local road network and the need for any upgrades to the existing network to accommodate the demands placed on it by the development. Each detailed TIA must include, but is not limited to the following matters: a. The proposed staging of the development within the Development Area and anticipated timing; b. The prediction of road traffic generated by the proposed development, traffic distribution and travel patterns for each stage of the development; c. Analysis of the impact of development related traffic on Council's local road network and intersections giving the necessary consideration to capacity and safety; and d. Identification of any upgrades required to the existing road network to mitigate any identified impacts of the development and the associated timing for such upgrades. Each detailed TIA must include appropriate discussion and data to support the recommendations. All assumptions made within the TIA must be documented and references detailed. Where a TIA identifies that upgrades to the existing road network are required, such upgrades must be undertaken in accordance with the associated timing identified within the TIA, prior to Council approval of a Plan of Survey for the development or the Commencement of Use, whichever occurs first. The Detailed Traffic Impact Assessment must be submitted in conjunction with the first development application for either a Material Change of Use or	

	Reconfiguring a Lot and each subsequent development application made for development pursuant to the Currunda Trades and Services Development Area.	
13.	Visual Amenity Buffer A Visual Amenity Buffer must be established over the 10m wide visual amenity buffer areas on Proposed Lot 22, generally in accordance with the Buffer Markup Sketch, the recommendations of the Visual Assessment Report, prepared by GGI Landscape Architects and dated 8 August 2024, and the FNQROC Development Manual. The Visual Amenity Buffer must be established prior to the submission of a development application for a Material Change of Use or Reconfiguring a Lot, with completion and inspection to confirm compliance by Council prior to the issue of a Development Permit for any subsequent Material Change of Use or Reconfiguring a Lot.	As Stated.
14.	Construction Security Bond Security for establishment of the Visual Amenity Buffer required under the conditions of this approval must be provided in accordance with Section CP1.06 of the FNQROC Development Manual (Version 9), to the amount of 5% of the value of the approved landscaping work is required to be lodged with Council. The bond must be in favour of Council and in the format of an unconditional bank guarantee, which must cover all aspects of the approved landscaping work. The bond must be lodged in the approved form on Council's Security Lodgement Form together with the Consulting Engineer's certification of the value of the approved work. Council must be advised in writing of the completion of the Visual Amenity Buffer and arrange for a Landscape Practical Completion Inspection prior to the issue of a Development Permit for any subsequent Material Change of Use or Reconfiguring a Lot. The Bond will be returned by Council following completion of the establishment period.	Prior to Commencement of Approved Landscaping Works.

15.	Vegetated Buffer The existing 20m wide Vegetated Buffer, as reflected on the Buffer Markup Sketch, must be retained and maintained at all times for the life of the development.	As Stated.
16.	Survey of Significant Trees Prepare and provide to Council for approval, a detailed survey prepared by a suitably qualified professional of all Significant Trees where proposed development will encroach within an area greater than 10% of the Tree Protection Zone. The Significant Tree Survey must: a. provide a Tree Audit and include location, Tree Protection Zones and Structural Root Zones, species health and suitability for retention of significant trees located within the following areas of the site: i. Non-urban Waterway B Trigger Area (Waterway Corridor); ii. 20m Wide Vegetated Buffer; iii. 30m Wide Drainage Reserve; and iv. 10m Landscape Buffer <i>Note: The term Significant Tree is defined within Schedule 1 – Administrative Definitions of CairnsPlan 2016 v1.3.</i> b. Provide the methodology to ensure protection of the significant trees identified as suitable for retention in accordance with the Australian Standard AS4970 <i>Protection of trees on development sites.</i> <i>Note: Protecting significant trees in accordance with this standard will influence design and construction and therefore early identification and assessment is required.</i> The Significant Tree Survey must be submitted in conjunction with the first development application for either a Material Change of Use or Reconfiguring a Lot made for development pursuant to the Currunda Trades and Services Development Area	As Stated.
17.	Rehabilitation Master Plan Prepare and submit to Council for approval, a Rehabilitation Master Plan with reference to the Ecological Report dated 2022 prepared by Biotropica and the	As Stated.

Ecological Constraints Assessment dated 27 August 2024 prepared by 4 Elements Consulting. The Rehabilitation Master Plan must be in accordance with section D9 of FNQROC Development Manual – Natural Area Restoration and Revegetation.

The Rehabilitation Master Plan must be prepared by a suitably qualified person(s) such as an Environmental Consultant with demonstrated experience in land rehabilitation, management and tree audits.

The Rehabilitation Master Plan must demonstrate that incremental habitat loss, and environmental fragmentation and degradation has been avoided and that the rehabilitation focus is to restore habitats and connections between areas of remnant vegetation.

In addition to the above, the Rehabilitation Master Plan must include the following details and specifications, but not be limited to:

- a. A surveyed Plan of Development detailing the Non-urban waterway B trigger area (Waterway Corridor) and the location of any proposed reduced waterway corridor.**
- b. A Waterway Audit and Terrestrial Ecological Audit to support the internal road and pathway network, road crossing any outlets, bank stability, and construction within the creek. The environmental reporting must demonstrate that the proposed works, including any recommended buffers, will maintain the integrity of aquatic and terrestrial system integrity.**
- c. Recommendations for vegetation clearing, retention, restoration and revegetation.**
- d. Assessment of the existing vegetation within 20m Wide Vegetated Buffer, 30m Wide Drainage Reserve, 10m Landscape Buffer and recommendations for vegetation clearing, retention and restoration and revegetation including a discussion of the species, approximate age, ecological and amenity value, suitability. Native vegetation within the vegetation buffers must achieve a mature height of no less than 7m.**

Note: The assessments must consider the results of the Survey of Significant Trees pursuant to the conditions of this development approval and ensure trees/vegetation recommended to be retained and any revegetation is suitable to mitigate future nuisance and risk of danger to person, or adjacent property, infrastructure, services.

	e. A planting schedule with a diverse range of native endemic species. The planting schedule must categorise species into low, medium, tall growing species. f. A planting quadrant demonstrating location of low, medium and tall plants. Tall growing tree species must be detailed for planting at the toe of batter adjacent to the waterway and low growing grasses small shrubs such as <i>Lomandra hystrix</i>, Mat Rush and <i>Leea indica</i>, Bandicoot Berry adjacent infrastructure and services such as kerb and channel. g. Details of weed species identified on site and areas required for control in accordance with the Weed Management Plan. h. Any areas proposed to be grassed and graded and maintained as areas for drainage reserve within Lot 22. i. Identification of roles and responsibilities for stakeholders involved in the rehabilitation works. j. Identification of timing and/or staging of the restoration and revegetation works and provision for regular maintenance, monitoring and evaluation of the restoration and revegetation. k. A minimum 12-month establishment period is required for restoration and revegetation. The Rehabilitation Master Plan must be submitted in conjunction with the first Development Application for a Material Change of Use or Reconfiguring a Lot made pursuant to the Currunda Trades and Services Development Area.	
18.	Weed Management Plan Prepare and submit to Council for approval, a Weed Management Plan and associated specifications generally in accordance with the Ecological Report dated 2022 prepared by Biotropica and the Ecological Constraints Assessment dated 27 August 2024 prepared by 4 Elements Consulting for the whole of the subject site. The Weed Management Plan must include the following: a. the identification and location of any invasive species, declared pests or environmental weeds occurring on the site; b. the methods to be employed to control and eradicate all such identified invasive species, declared pests and environmental weeds; c. the methods to be employed to prevent both the	As Stated.

	import and export of invasive species, declared pests and environmental weeds to and from the site; d. the provision for regular monitoring of the site for weeds and documentation of treatment method(s) used on weeds found to be present; e. the identification of roles and responsibilities of all stakeholders associated with implementing the Weed Management Plan. The Weed Management Plan must be submitted in conjunction with the first Development Application for a Material Change of Use or Reconfiguring a Lot pursuant to the Preliminary Approval.	
19.	Wildlife 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. <i>Note: The Department of Environment, Tourism, Science and 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.</i>	As Stated.
20.	Significant Impact Assessment Undertake and provide to Council for approval, a detailed field survey with reference to the Ecological Constraints Assessment dated 27 August 2024 prepared by 4 Elements Consulting to determine the relevant condition class for the existing vegetation on-site that has the potential to conform to the determination of the threatened ecological community floristically and structurally. A connectivity and patch size assessment must be undertaken which may require consideration of the quality of vegetation on adjoining properties. The detailed field survey is to be provided in conjunction with the submission of a development application for a Material Change of Use or Reconfiguring a Lot made pursuant to the Currunda Trades and Services	As Stated.

	Development Area.	
21.	Severe Storm Impact Assessment Prepare and provide a Severe Storm Impact Assessment to Council for approval. The Severe Storm Impact Assessment must be prepared by an RPEQ (Stormwater/Drainage). The Severe Storm Impact Assessment must assess the risk of blockages in the stormwater system and must assess and confirm that appropriate freeboard has been provided to adjacent property floor levels and that the potential diversion of flood/overland flows does not adversely impact on adjacent properties. Where the assessment determines that mitigation measures are required, those measures must form part of the Drainage Design required by the conditions of this development approval. The Severe Storm Impact Assessment must be submitted in conjunction with the first Development Application made pursuant to the Currunda Trades and Services Development Area.	As Stated.
22.	Site Based Stormwater Management Plan Provide a Site Based Stormwater Management Plan (SBSMP) and associated amended design which details a stormwater point of discharge. This document is required to report on the stormwater quantity and quality management required for the land, and must focus on, but not be limited to, the following: a. Nominate best practice site management procedures to control the severity and extent of soil erosion and pollutant transport and other water quality issues that may arise during the construction phase and post-construction phase; and b. Nominate requirements for ongoing post-construction management. The Site Based Stormwater Management Plan must be submitted in conjunction with the first Development Application made pursuant to the Currunda Trades and	As Stated.

	Services Development Area and each subsequent development application.	
23.	Drainage Design Design and provide to Council for approval, a stormwater drainage system (internal and external to the land). The stormwater drainage system must be designed in accordance with section D4 of the FNQROC Development Manual (Version 9) to satisfactorily drain the subject land such that the upstream drainage is not adversely affected and that the downstream drainage system is capable of adequately catering for the discharge of the modified flow produced as a result of the development. The drainage design must provide for appropriate mitigation measures in the form of either on or off-line detention to limit the impacts of intensified development over the site. Detailed design drawings of all stormwater infrastructure required as a result of the development are to be submitted in conjunction with the first development application made pursuant to the Currunda Trades and Services Development Area and each subsequent development application.	As Stated.
24.	Stormwater Certification RPEQ Prepare and provide to Council for endorsement RPEQ (Stormwater) certification, with supporting information, confirming that the development is constructed in accordance with the Council endorsed RPEQ (Stormwater) certification required under the conditions of this development approval.	Prior to Works Acceptance.
25.	Minimum Flood Design Requirements All roads (including reserve) within the development are to be designed to have an immunity equal to or greater than the 1% AEP Flood Event. Flood markers and signage must be provided on all internal roads. All Lots within the development must be constructed to have a finished surface level equal to or greater than the 1% AEP Flood Event.	Prior to approval of Plan of Subdivision.

26.	Concentration of Stormwater Stormwater discharge must have no actionable nuisance, or worsening effect, on downstream or upstream properties, associated with the following: a. Diversion of stormwater; b. Concentration of stormwater flows; c. Changes in other flow characteristics; and d. Changes that affect the future use of land.	At all times.
27.	Lawful Point of Discharge 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.	At all times.
28.	Existing Creek and Drainage Areas Existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation.	At all times.
29.	Stormwater Quality Improvement Devices Submit to Council for approval, a detailed design of any required Stormwater Quality Improvement Devices (SQIDS). 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 FNQROC Development Manual (Version 9), and access from the public road reserve to the SQID must remain unrestricted. The detailed design of any required SQIDS must be provide to Council prior to the issue of a Development Permit for Operational Work. Required SQIDs must be constructed prior to approval of	As Stated.

	the Plan of Subdivision.	
30.	Sediment and Erosion Control – Water Discharge Soil and water management measures must be installed/implemented prior to discharge of water from the land, such that no external stormwater flow from the land adversely affects surrounding or downstream properties (in accordance with the requirements of the <i>Environmental Protection Act 1994</i> (Qld), the FNQROC Development Manual and the International Erosion Control Association 2008 Guidelines).	At all times.
31.	Runoff Generally 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 indirectly to any watercourses, stormwater systems or private properties (in accordance with the requirements of the <i>Environmental Protection Act (1994)</i> , the FNQROC Development Manual and Best Practice Erosion & Sediment Control – IECA Australasia).	At all times.

PART C: PRELIMINARY APPROVAL FOR RECONFIGURING A LOT (1 LOT INTO 4 LOTS AND DRAINAGE AND ROAD RESERVES)

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
Reconfiguration of Proposed Lot 22 into 4 Lots – Proposal Plan	SK30B	Undated
Reconfiguration of Proposed Lot 22 into 4 Lots – Concept Plan	SK31B	Undated
Existing and Proposed Intersection Layouts	Drawing No. 12606977-GHD-00-00-DRG-CI-00001, Revision P02, Prepared by GHD	17 May 2024
Buffer Markup Sketch	SK31B	Undated

Visual Assessment Report	Revision C, Prepared by GGI Landscape Architects	8 August 2024
Ecological Constraints Assessment Report	Version 1.1, Prepared by 4 Elements Consulting	6 September 2024

ASSESSMENT MANAGER CONDITIONS

General Requirements		Timing
1.	Approved Plans and Documents The development is to be completed and carried out generally in accordance with the above approved plans and reports submitted with the development application, except where modified by the conditions of this Development Approval.	At all times.
2.	Maintain the Approved Development 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.	At all times.
3.	Currency Period 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).	As stated.
4.	Staging of Development Where the development is proposed to be undertaken in stages, provide a Staging Plan in conjunction with a development application for Reconfiguring a Lot.	As Stated.
5.	Water Supply and Sewerage Master Plan A Water Supply and Sewerage Master Plan must be prepared and provided to Council for approval. The Water Supply and Sewerage Master Plan must be accompanied by supporting calculations and network analysis must be provided with the first development application lodged for Reconfiguring a Lot and the relevant assessment benchmarks of the planning scheme as identified in the approved Table of Assessment for the Rural Zone inclusive of the Currunda Trades and Services Development Area, which demonstrates how the development can be serviced. The Master Plan must be updated with each subsequent development application to demonstrate the continued service of the development.	As Stated.

	The Master Plan and analysis must: a. Identify the service needs for the proposed lot, including fire flow and assessment of the range of potential demand requirements associated with the proposed uses of the lots and, if applicable, identify the relevant stage that will trigger the construction. b. Obtain and apply water network boundary conditions for the ultimate catchment conditions per Section D6.05 Part 6 of the FNQROC Development Manual. c. Confirm, with network analysis, that the network and connection points as proposed, are able to support the proposal. Identify any external upgrades that may be required or brought forward as a result of the development application. d. Demonstrate how the proposal is able to support on-lot requirements including on-lot wastewater and trade waste treatment (where on-lot management is proposed), trade waste management prior to discharge to the network (where network service is proposed), on-lot fire flow systems (incorporating on-lot storage/break tank as required by the FNQROC Development Manual) as well as any booster and storage requirements to service diurnal and seasonal demand. Demonstration of appropriate footprint and connectivity capability internal to the site is sufficient to address this requirement at the Development Approval stage. e. Where connection to Council's wastewater network is proposed, connection via a gravity service is preferred per Section D7.03 and D7.17-2 in the FNQROC Development Manual. Proposals for alternate connection methods will need to demonstrate why connection via gravity cannot be achieved, and demonstrate least whole of life cost, compared with a gravity solution. f. Where connection to an existing gravity sewer located within private property is proposed, demonstration of in principle support for the connection works from the landowner is required at the time of application. g. Clearly identify on the water masterplan, each individual lot within the development boundary that will require a notation to be placed on the rates file where the building envelope pressure is less than 30m per Section D6.07 – 2 in the FNQROC Development Manual. h. Clearly identify on the water masterplan, each individual lot within the development boundary that will have a pressure non-conformance (building	
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	envelope pressure is less than 22m), proposed to be addressed with a private booster pump. i. For all lots with an identified pressure non-conformance, the water network as-constructed drawings are to articulate sufficient details to allow a qualified private plumber to install the pump system, including: i. specific nomination of suitable pump locations, on the drawing, capable of maintaining a minimum suction pressure of 12m and with suitable access and working room. ii. a typical detail for an installation (future – to be constructed by the owner), indicating the required footprint and configuration (included bypass pipework); iii. a minimum duty point to achieve an FNQROC compliant service, is to be nominated for each impacted lot. iv. identification of assumptions used to inform the pump duty point (building pad extent / area, service main alignment / length and size). j. Identify any sewer easements required to be created over Council sewers within the land that are on a non-standard alignment. The first Water Supply and Sewerage Master Plan must be submitted in conjunction with the first Development Application made pursuant to the Preliminary Approval.	
6.	Non-Trunk Infrastructure Prepare and provide to Council for approval, a Plan that demonstrates that the new road and its intersection with Redlynch Intake Road is able to be designed generally in accordance with <i>Drawing No. SK30B - Reconfiguration of Proposed Lot 22 into 4 Lots</i> and <i>Drawing No. 12606977-GHD-00-00-RG-CI-00001 - Existing and Proposed Intersection Layouts Plan</i> prepared by GHD. The new road must be designed to an Industrial Collector / Industrial Access standard for the extents indicated on the plan, and be inclusive of lighting, kerb & channel and landscaping, as defined in Council's FNQROC Development Manual. The design of the intersection must comply with the geometric requirements of <i>Austroads Guide to Road Design</i> guidelines and requirements of <i>Austroads Design Vehicles and Turning Path Templates</i> guidelines for a 19m semi-trailer design vehicle.	As Stated.

	If road widening on Redlynch Intake Road is required to comply with the requirements of these guidelines, the land must be dedicated to Council as road and a revised plan of subdivision be provided to Council for approval. This Plan must be submitted in conjunction with the first development application for Reconfiguring a Lot made pursuant to the Currunda Trades and Services Development Area.	
7.	Detailed Traffic Impact Assessment Prepare and provide to Council for approval, a detailed Traffic Impact Assessment (TIA) for each subsequent development application made for development pursuant to the Currunda Trades and Services Development Area. Each detailed TIA must be prepared and certified by a suitably qualified and experienced Traffic Engineer and be prepared in accordance with Austroads guide to Traffic Management Part 12 and certified by a RPEQ in this field. The detailed TIA must assess the cumulative impacts of the development on the existing local road network and the need for any upgrades to the existing network to accommodate the demands placed on it by the development. Each detailed TIA must include, but is not limited to the following matters: - The proposed staging of the development within the Development Area and anticipated timing; - The prediction of road traffic generated by the proposed development, traffic distribution and travel patterns for each stage of the development; - Analysis of the impact of development related traffic on Council's local road network and intersections giving the necessary consideration to capacity and safety; and - Identification of any upgrades required to the existing road network to mitigate any identified impacts of the development and the associated timing for such upgrades. Each detailed TIA must include appropriate discussion and data to support the recommendations. All assumptions made within the TIA must be documented and references detailed.	As Stated.

	Where a TIA identifies that upgrades to the existing road network are required, such upgrades must be undertaken in accordance with the associated timing identified within the TIA, prior to Council approval of a Plan of Survey for the development or the Commencement of Use, whichever occurs first. The TIA must be submitted in conjunction with a development application for Reconfiguring a Lot made pursuant to the Currunda Trades and Services Development Area and each subsequent development application for Reconfiguring a Lot made for development pursuant to the Currunda Trades and Services Development Area	
8.	Electricity Supply In conjunction with a development application for Reconfiguring a Lot, demonstrate that the development is able to connect to underground electricity reticulation in accordance with the requirements of Section D8.04 and D8.06 of the FNQROC Development Manual.	As Stated.
9.	Telecommunications Services In conjunction with a development application for Reconfiguring a lot, demonstrate that the development is able to connect to the telecommunications network in accordance with section D8.05 of the FNQROC Development Manual.	As Stated.
10.	Electrical and Street Lighting Plans In conjunction with a development application for Reconfiguring a Lot, demonstrate that the internal road network is able to accommodate street lighting in accordance with Section D8 of the FNQROC Development Manual.	As Stated.

11.	Development Design Principles	As Stated.
	The following site development design principles must be used to inform the detailed design and layout of development which occurs pursuant to this Development Approval and all future development approvals in the Currunda Trades and Services Development Area: a. In respect of earthworks and site levels, where works are required within or adjacent to the Non-urban waterway B trigger area (Waterway Corridor), such works shall be designed to ensure that stormwater discharges away from the waterway known as Currunda Creek and the waterway corridor and into the internal drainage network. b. In respect of the retention of significant trees located within the following areas of the site: i. Non-urban Waterway B Trigger Area (Waterway Corridor); ii. 20m Wide Vegetated Buffer; iii. 30m Wide Drainage Reserve; and iv. 10m Landscape Buffer Significant trees must be retained where safe and practical to do so. The survey of Significant Trees and their Tree Protection and Structural Root Zone is required to be undertaken by the conditions of this development approval and must be used to inform this design principle. c. The detailed design of the internal road and pathway network must consider direct and indirect impacts to the Non-urban waterway B trigger area (Waterway Corridor) and significant trees. Each development application made pursuant to this Development Approval must demonstrate consistency with the identified design principles. <i>Note: The term Waterway Corridor is defined within Schedule 1 – Administrative Definitions contained within CairnsPlan 2016 v3.1.</i>	

12.	Road Works and Street Design	As Stated.
	A Road Works and Street Design Plan must be prepared and provided to Council for approval. The Road Works and Street Design Plan must demonstrate that all streets can be designed and constructed in accordance with Complete Streets and the FNQROC Development Manual, to the satisfaction of Council. In particular: a. Individual property access must be designed in accordance with the requirements of AS2890.1, with appropriate distances from intersections. b. Access for lots adjacent to intersections must be provided at a location with maximum distance to the intersection. This must be demonstrated as part of the first application for Operational Works. c. Access to all lots must be via the internal street network. Direct vehicular access from Redlynch Intake Road is not permitted. d. Provide details and specifications for the proposed treatment to boundaries to restrict vehicle access in public land in accordance with the FNQROC Development Manual CRC Specific Standard Drawing S4171A-CRC Treatment to Boundaries Type Combination of Treatments and S4170A-CRC Treatment to Boundaries Type A-B within the associated Development Permit for Reconfiguring a Lot. e. Provide details and specifications to demonstrate proposed access and areas for Council's maintenance machinery to traverse on public land within the associated Development Permit for Reconfiguring a Lot. f. Provision of a temporary vehicle turn around at the end of each road (if required), for the relevant stage. All the above works must be designed and constructed in accordance with the FNQROC Development Manual and AustRoads Guidelines. The Road Works and Street Design Plan must be submitted to Council in conjunction with the first development application for Reconfiguring a Lot made pursuant to the Currunda Trades and Services Precinct Development Area.	

13.	Landscape Master Plan Prepare and submit to Council for approval, a Landscape Master Plan in accordance with the Planning Scheme Policy Landscaping the FNQROC Development Manual, prepared by a suitably qualified Landscape Architect or Landscape Designer. The Landscape Master Plan must show: a. Details on a plan of the location of all civil infrastructure such as water, sewer, stormwater, street lighting, proposed driveway locations, street trees and any other essential infrastructure. b. Treatment to boundaries and provisions for Council access within the 30m Wide Drainage Easement and Lot 22. c. Details and specifications for street tree planting located at maximum of 1 tree per 15 metres each side of a new road in accordance with the <i>Planning (Walkable Neighbourhoods) Amendment Regulation 2020</i> and in accordance with the FNQROC Development Manual Standard Drawing S4210-CRC Street Tree Planting; d. Street tree verge species in accordance with the FNQROC Development Manual, Cairns Regional Council Specific Requirements; and e. Details and specifications for grassing of the verge in accordance with the FNQRCO Development Manual Landscaping Design and Specifications Guidelines (D9 & S8). The Landscape Master Plan must be submitted in conjunction with the first Development Application for Reconfiguring a Lot pursuant to the Preliminary Approval.	As Stated.
14.	Visual Amenity Buffer A Visual Amenity Buffer must be established over the 10m wide visual amenity buffer areas on Proposed Lot 22, generally in accordance with the Buffer Markup Sketch, the recommendations of the Visual Assessment Report, prepared by GGI Landscape Architects and dated 8 August 2024, and the FNQROC Development Manual. The Visual Amenity Buffer must be established prior to the submission of a development application for a Material Change of Use or Reconfiguring a Lot, with completion and inspection to confirm compliance by Council prior to the issue of a Development Permit for any subsequent Material Change of Use or Reconfiguring a Lot.	As Stated.

15.	Construction Security Bond Security for establishment of the Visual Amenity Buffer required under the conditions of this approval must be provided in accordance with Section CP1.06 of the FNQROC Development Manual (Version 9), to the amount of 5% of the value of the approved landscaping work is required to be lodged with Council. The bond must be in favour of Council and in the format of an unconditional bank guarantee, which must cover all aspects of the approved landscaping work. The bond must be lodged in the approved form on Council's Security Lodgement Form together with the Consulting Engineer's certification of the value of the approved work. Council must be advised in writing of the completion of the Visual Amenity Buffer and arrange for a Landscape Practical Completion Inspection prior to the issue of a Development Permit for any subsequent Material Change of Use or Reconfiguring a Lot. The Bond will be returned by Council following completion of the establishment period.	Prior to Commencement of Approved Landscaping Works.
16.	Vegetated Buffer The existing 20m wide Vegetated Buffer, as reflected on the Buffer Markup Sketch, must be retained and maintained at all times for the life of the development.	As Stated.
17.	Wildlife 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. <i>Note: The Department of Environment, Tourism, Science and 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.</i>	As stated.

18.	Significant Impact Assessment Undertake and provide to Council for approval, a detailed field survey with reference to the Ecological Constraints Assessment dated 27 August 2024 prepared by 4 Elements Consulting to determine the relevant condition class for the existing vegetation on-site that has the potential to confirm to the determination of the threatened ecological community floristically and structurally. A connectivity and patch size assessment must be undertaken which may require consideration of the quality of vegetation on adjoining properties. The detailed field survey is to be undertaken and provided in conjunction with the submission of a development application for a Material Change of Use or Reconfiguring a Lot.	As Stated.
19.	Minimum Flood Design Requirements All Roads (including reserve) within the development are to be designed to have an immunity equal to or greater than the 1% AEP Flood Event. Flood markers and signage must be provided on all internal roads. All Lots within the development must be constructed to have a finished surface level equal to or greater than the 1% AEP Flood Event.	Prior to approval of Plan of Subdivision.

20.	Site Based Stormwater Management Plan Prepare and provide to Council for approval, a Site Based Stormwater Management Plan (SBSMP) and associated amended design which details a stormwater point of discharge. This document is required to report on the stormwater quantity and quality management required for the land, and must focus on, but not be limited to, the following: a. Nominate best practice site management procedures to control the severity and extent of soil erosion and pollutant transport and other water quality issues that may arise during the construction phase and post-construction phase; b. Nominate requirements for ongoing post-construction management; and The Site Based Stormwater Management Plan must be submitted in conjunction with the first Development Application for Reconfiguring a Lot made pursuant to the Currunda Trades and Services Development Area.	As Stated.
21.	Drainage Design Design and provide to Council for approval, a stormwater drainage system (internal and external to the land). The stormwater drainage system must be designed in accordance with section D4 of the FNQROC Development Manual (Version 9) to satisfactorily drain the subject land such that the upstream drainage is not adversely affected and that the downstream drainage system is capable of adequately catering for the discharge of the modified flow produced as a result of the development. Detailed design drawings of all stormwater infrastructure required as a result of the development are to be provided to Council prior to the issue of a Development Permit for Operational Work	As Stated.
22.	Stormwater Certification RPEQ Prepare and provide to Council for endorsement RPEQ (Stormwater) certification, with supporting information, confirming that the development is constructed in accordance with the Council endorsed RPEQ (Stormwater) certification required under the conditions of this development approval.	Prior to Works Acceptance.

23.	Concentration of Stormwater Stormwater discharge must have no actionable nuisance, or worsening effect, on downstream or upstream properties, associated with the following: a. Diversion of stormwater; b. Concentration of stormwater flows; c. Changes in other flow characteristics; and d. Changes that affect the future use of land.	At all times.
24.	Lawful Point of Discharge 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.	At all times.
25.	Existing Creek and Drainage Areas Existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation, unless otherwise approved.	At all times.
26.	Nuisances Development under this approval must not create ponding nuisances and/or concentration of stormwater flows to adjoining properties.	At all times.
27.	Sediment and Erosion Control – Water Discharge Soil and water management measures must be installed/implemented prior to discharge of water from the land, such that no external stormwater flow from the land adversely affects surrounding or downstream properties (in accordance with the requirements of the <i>Environmental Protection Act 1994</i> (Qld), the FNQROC Development Manual and the International Erosion Control Association 2008 Guidelines).	At all times.

28.	Runoff Generally 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 indirectly to any watercourses, stormwater systems or private properties (in accordance with the requirements of the <i>Environmental Protection Act (1994)</i> , the FNQROC Development Manual and Best Practice Erosion & Sediment Control – IECA Australasia).	At all times.
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PART D: NOTATION TO PLANNING SCHEME

1. Pursuant to Section 89(2)(a) of the *Planning Act 2016*, Council notate Schedule 4 of the CairnsPlan 2016 Planning Scheme to reflect the Variation Approval. Such notation does not amend the Planning Scheme.

PART E: INFRASTRUCTURE CHARGES

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

PART F: REFERRAL AGENCY CONDITIONS & REQUIREMENTS

Referral Agency	Referral Agency Reference	Date	Council Electronic Reference
State Assessment Referral Agency	2404-39914 SRA	20 May 2024	#7544862

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

ADVICE

1.	Planning Laws 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.
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2.	Further Approvals Required to Carry out the Development 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 a Material Change of Use • Development Permit for Reconfiguring a Lot
3.	Definitions 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. To the extent of any inconsistency, the order of precedence of the above instruments is as follows: <i>Planning Act 2016</i> (Qld); <i>Planning Regulation 2017</i> (Qld); - Queensland Development Code; - CairnsPlan 2016; and - FNQROC Development Manual.
4.	FNQROC Development Manual 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.
5.	Weeds, Pest Animals and Ants 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.

6.	Water Pressure Notation All future lots identified with a potential for network pressure non-conformance (currently proposed Lot 21 and 22) are to have the following message placed on the rates file: <i>“The owner (s) of this lot will be responsible for providing adequate water pressure to the building pad, where a connection to Council’s water network is requested for domestic purposes. Any pump and associated infrastructure required must be designed, supplied, maintained and replaced at the owner’s expense.”</i> Council notes that portions of the proposed lots are too elevated to achieve a compliant pressure service. Subject to the proposed location of any future serviced building, provision of a private water booster pump and other associated infrastructure may be required, if a connection to Council’s water network is requested. Whilst a connection for domestic purposes would be supported, connection for other purposes is subject to further assessment and submission of additional information.
7.	Network Pressure All future lots identified with a network pressure non-conformance (<22m at the building pad) will be required to have the following message placed on the rates file: <i>“The owner (s) of this lot will be responsible for providing adequate water pressure to the building pad. Any pump and associated infrastructure required must be supplied, maintained and replaced at the owner’s expense.”</i> All future lots identified with compliant but lower pressure ranging between 22m and 30m will be required to have the following message placed on the rates file: <i>“This lot may require a private water booster pump and associated infrastructure in the future. All costs associated with supply, installation and maintenance are the responsibility of the property owner”.</i> The engineering consultant is to provide calculations / assessment demonstrating the development network and receiving sewer system has capacity to cater the load from this development. Reference to Council’s planning studies may be utilised to assist with assessment of the external catchment impact. Council notes that the proposed use represents an intensification from the planned use considered under the planning study. Subsequently, an impact assessment is required. The consultant may request access to the relevant planning studies from Ricky Hewitt – Senior Engineer Development.

8.	Boundary Advice The process for obtaining boundary advice is; - The applicant requests a hydrant test, using the form available online and paying the fee (per D6.05 of the FNQROC Development Manual). - When the hydrant test results are available, the applicant sends these through in conjunction with the design flow requirements for the site (Peak Hour and Fire). - Council utilises the hydrant test results to validate the network and outcomes from the model and then provides forward projected estimates for the design (peak) conditions.
9.	Removal of Protected Vegetation 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: <i>Environment Protection and Biodiversity Conservation Act 1999 (Cth);</i> <i>Nature Conservation Act 1999 (Qld); and</i> <i>Vegetation Management Act 1999 (Qld).</i> For further information see: https://www.qld.gov.au/environment/land/management/vegetation/damage.
10.	Native Wildlife 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.
11.	<i>Environmental Protection and Biodiversity Act (Cth)</i> 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.

	Approval may be required for projects that may have a significant impact on the rainforest, typically projects involving significant vegetation damage and/or hydrological changes from new roads and large residential subdivisions. 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.
12.	Yellow Crazy Ants Yellow crazy ants are designated as invasive biosecurity matter under the <i>Biosecurity Act 2014</i> (Qld). All parties (whether landholders or not) are required to take all reasonable measures to prevent the movement of yellow crazy ants. This includes restrictions on the movement of any materials deemed to be infested with yellow crazy ants. For further information contact the Department of Environment and Science – https://www.daf.qld.gov.au/business-priorities/biosecurity/policy-legislation-regulation/biosecurity-act-2014/biosecurity-matter-report/restricted-matter.
13.	Electric Ant Quarantine Area The <i>Biosecurity Act 2014</i> (Qld) and the <i>Biosecurity Regulation 2016</i> (Qld) places restrictions on the movement of electric ants and “high risk items” within and out of the zone, and places certain obligations and restrictions on landowners within the zone. For further information consult the following website – https://www.business.qld.gov.au/industries/farms-fishing-forestry/agriculture/land-management/health-pests-weeds-diseases/pests/electric-ants/movement-controls.
14.	Environmental Nuisance 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 <i>Environmental Protection Act 1994</i> (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 <i>Environmental Protection Act 1994</i> (Qld).
15.	Cyclone Watch Site Management 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.
16.	Connections to, Alteration or Realignment of Council Infrastructure 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.
17.	Before You Dig Undertake a 'Before You Dig' search and all information is to be verified and services located on site. Council accepts no responsibility for damaged assets as a result of these works. All damaged Council infrastructure is to be returned/replaced to an as-new state before works acceptance is issued.
18.	Notation of Cairns Regional Council Planning Scheme Pursuant to Section 89 of the <i>Planning Act 2016</i>, Council will notate Schedule 4 of the Planning Scheme to reflect the Variation Approval.

19.	Future Compliance This approval does not negate, save to the extent stated in this Approval, 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.
20.	Cultural Heritage Aboriginal cultural heritage is protected under the <i>Aboriginal Cultural Heritage Act 2003</i> (Qld). Under the Act, a person who carries out an activity must take all reasonable and practicable measures to ensure that the activity is properly managed to avoid or minimise harm to Aboriginal cultural heritage. The Duty of Care Guidelines provide further guidance on identifying and protecting Aboriginal cultural heritage and can be accessed at the following webpage – https://www.qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care.
21.	Road Closures and Works on a Local Government Road 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 with Councillors Eden, Pyne, Vallely and Olds voting against the motion.

Cr Tickner re joined the meeting at 10.04am

2. GRANT APPLICATION – QUEENSLAND CLIMATE RESILIENT COUNCILS PROGRAM 758

PGS | 61/7/2-01 | #7611654

PYNE / MIDDLETON

1. That Council applies for \$140,000 under the Queensland Climate Resilient Councils program for a Heatwave and Urban Heat Adaptation Plan; 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.

carried unanimously

3. GREENPATCH CAMPGROUND – MANAGEMENT AGREEMENT WITH THE CAMPERVAN AND MOTORHOME CLUB OF AUSTRALIA 763

L&C | 52/8/7 | #7525436

MOLLER / TICKNER

That Council:

1. Enters into a Management Agreement for the operation of the Greenpatch Campground with the Campervan and Motorhome Club of Australia.
2. Delegates authority to the Chief Executive Officer pursuant to the *Local Government Act 2009* to negotiate, determine and approve any and all matters in relation to this contract.

carried unanimously

4. COMMUNITY PARTNERSHIPS GRANT ROUND 14 767

L&C | 63/18/1 | #7541208

ZEIGER / COGHLAN

That Council:

1. Approves \$111,100 (ex GST) funding from the 2024/2025 Community Partnerships Grant stream and \$18,800 (ex GST) funding from the 2025/2026 Community Partnerships Grant stream to the following applicants:
 - a) All in Line Events for Stars in the Tropics 2025 to the value of \$4,000 (ex GST).

- b) **Bats and Trees Society of Cairns Inc for the Cairns Annual Bat Festival 2025 to the value of \$4,000 (ex GST).**
 - c) **Cairns African Association Incorporated for the Cairns African Festival up to the value of \$15,200 (ex GST).**
 - d) **Cairns Athletics Inc for the Cairns Athletics Coral Coast Carnival up to the value of \$7,200 (ex GST).**
 - e) **Cairns Chess Club Inc for the Great Barrier Reef Chess Open to the value of \$1,800 (ex GST).**
 - f) **Cairns Hindu Samaj Inc for Diwali Mela (Fair) 2025 up to the value of \$14,600 (ex GST).**
 - g) **Cairns Hockey Association Inc for the Masters Women State Championships to the value of \$18,000 (ex GST).**
 - h) **Edge Hill United Football Club Inc for the First Nations Football Day to the value of \$2,000 (ex GST).**
 - i) **Hekili Outrigger Canoe Club Inc for the Hekili Great Barrier Reef Ocean Challenge (GBROC) & Mini G 2025 to the value of \$5,000 (ex GST).**
 - j) **Mission Australia for Cairns Homelessness Week 2025 up to the value of \$3,000 (ex GST).**
 - k) **Philippine Cultural Society of Cairns Inc for the Cairns Filipino Barrio Fiesta up to the value of \$15,100 (ex GST).**
 - l) **QCWA Branch Freshwater for the Freshwater Festival to the value of \$12,000 (ex GST).**
 - m) **Redlynch Valley Community Group Inc for the Redlynch Valley Twilight Markets to the value of \$9,000 (ex GST).**
 - n) **The Great Pyramid Race and Country Fair Association Incorporated for The Great Pyramid Race to the value of \$19,000 (ex GST).**
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 funding agreements.**

carried unanimously

5. COMMUNITY PARTNERSHIPS GRANT - CAIRNS AGRICULTURAL PASTORAL AND MINING ASSOCIATION – 2025 CAIRNS SHOW (16-18 JULY 2025)..... 788

L&C | 63/18/1 | #7581595

COGHLAN / OLDS

That Council:

1. Supports the application received from the Cairns Agricultural Pastoral and Mining Association for the 2025 Cairns Show and enters into a one-year Resource and Performance Agreement to the value of \$70,000 (ex GST).
2. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to finalise any and all matters relating to the above agreement.

carried unanimously

6. MAJOR EVENTS SPONSORSHIP APPLICATION – DREAM ALOUD 2025 794

ED&A | 52/1/16 | #7601798

MIDDLETON / COGHLAN

That Council:

1. Resolves in accordance with section 235(b) of the *Local Government Regulation 2012*, it is satisfied that the event provider is a Specialised Supplier and that they be added to the Sole Supplier Register for all financial years in which event related payments take place;
2. Approves a cash contribution of up to \$50,000 (ex GST), for Dream Aloud 2025 under Council's Major Events Sponsorship program; and
3. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to finalise any and all matters relating to the above.

carried unanimously

7. MAJOR EVENTS SPONSORSHIP APPLICATION – CAIRNS FASHION WEEK 2025-2027..... 799

ED&A | 52/1/16 | #7607470

VALLELY / TIM

That Council:

1. Resolves in accordance with section 235(b) of *the Local Government Regulation 2012*, it is satisfied that the event provider is a Specialised Supplier and that they be added to the Sole Supplier Register for all financial years in which event related payments take place;
2. Approves a cash contribution of up to \$120,000 (ex GST), comprised of \$40,000 per annum for Cairns Fashion Week 2025 to 2027 under Council's Major Events Sponsorship program; and
3. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to finalise any and all matters relating to the above.

carried unanimously

8. MAJOR EVENTS SPONSORSHIP – CAIRNS SUPER CARNIVAL 804

ED&A | 52/1/16 | #7611441

ZIEGER / VALLELY

That Council:

- 1) Notes the changes to the annual Cairns Amateurs Carnival, which will now merge with the annual Cairns Cup Carnival to be known as the Cairns Super Carnival from 2025;
- 2) Varies the existing sponsorship arrangements with Cairns Jockey Club Inc to facilitate the delivery of the Cairns Super Cup Carnival in 2025 and 2026 and the acquittal of Council's agreed cash contribution (\$75,000 ex GST) annually;
- 3) Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to finalise any and all matters relating to the above.

carried unanimously

BUSINESS NOT ON THE AGENDA

1. PETITION TO KEEP MCFARLAND DRIVE CLOSED

TICKNER / TIM

That the petition (#7620460) to keep McFarlane Drive Closed be received and referred through the CEO to council officers to respond (Principal Petitioner - 200 signatures).

carried unanimously

STAY/GO VOTE CR MOLLER – ITEM 3 CLOSED SESSION - LEGAL MATTER –UPDATE ON PLANNING & ENVIRONMENT COURT APPEAL NO. 3432 OF 2024 – PALM COVE NOMINEES P/L -V- CAIRNS REGIONAL COUNCIL – 100L CEDAR ROAD, PALM COVE – DIVISION 9

OLDS / COGHLAN

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

At the Ordinary Meeting held by Council on the 2 October 2024 in which Gilvear Planning was an interested party, in the agenda item 6 of that meeting, I telephone proprietor Kristy Gilvear that morning to ascertain if Paul Gregory had been involved in that particular matter and was advised by Ms Gilvear that Paul Gregory was no longer involved with Gilvear Planning and no conflict existed. I made that declaration that day.

I have since ascertained that whilst Paul Gregory is no longer a consultant providing planning advice to that firm, he is a part-time consultant providing corporate oversight to the business operations in respect to business structure, staffing, operations and providing mentorship from time to time. Ms Gilvear had thought any conflict would only arise if Mr Gregory was providing planning advice which he is not, which is why I understand she informed me he was no longer involved in the business, and therefore no declarable conflict of interest existed. I am further informed by Ms Gilvear, that Paul Gregory has had no involvement in this matter before Council today.

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

carried with Cr Moller not participating in the vote and Cr Eden voting against.

CLOSED SESSION

OLDS / COGHLAN

AT 10.36 AM COUNCIL RESOLVED TO GO INTO CLOSED SESSION TO DISCUSS THE FOLLOWING ITEMS FOR THE REASONS INDICATED UNDER THE LOCAL GOVERNMENT REGULATIONS 2012 (LGR).

Item	Reason	LGR section
PREJUDICIAL MATTER –SUPPORT FOR MAJOR EVENT EDA 52/1/16 #7609625	<i>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>	Section 254J(3)(g)
LEGAL MATTER – UPDATE ON PLANNING & ENVIRONMENT COURT APPEAL NO'S. 423 OF 2025 AND 424 OF 2025 – KROYMANS DEVELOPEMNTS PTY LTD -V- CAIRNS REGIONAL COUNCIL – 101R-103R COOPER ROAD, MOUNT PETER – DIVISION 1 PGS 8/13/2612 #7614628	<i>Legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government;</i>	Section 254J(3)(e)
LEGAL MATTER – UPDATE ON PLANNING & ENVIRONMENT COURT APPEAL NO. 3432 OF 2024 – PALM COVE NOMINEES P/L -V- CAIRNS REGIONAL	<i>Legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government;</i>	Section 254J(3)(e)

COUNCIL – 100L CEDAR ROAD, PALM COVE – DIVISION 9		
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PGS | 8/8/1494: #7607400

carried unanimously

AT 10.38 AM COUNCIL RESOLVED TO MOVE OUT OF CLOSED SESSION

MOLLER / TICKNER

carried unanimously

RESOLUTIONS ARISING FROM MATTERS DISCUSSED IN CLOSED SESSION.

1. PREJUDICIAL MATTER – SUPPORT FOR MAJOR EVENT 812

EDA | 52/1/16 | #7609625

COGHLAN / TICKNER

That Council:

1. Resolves in accordance with section 235(b) of the *Local Government Regulation 2012*, it is satisfied that the event provider is a Specialised Supplier and that they be added to the Sole Supplier Register for all financial years in which event related payments take place;
2. Approves a cash contribution of up to \$150,000 (ex GST) in order to secure a Major Event in Cairns in 2025; and
3. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to finalise any and all matters relating to the above.

carried unanimously

2. LEGAL MATTER – UPDATE ON PLANNING & ENVIRONMENT COURT APPEAL NO'S. 423 OF 2025 AND 424 OF 2025 – KROYMANS DEVELOPEMNTS PTY LTD -V- CAIRNS REGIONAL COUNCIL – 101R-103R COOPER ROAD, MOUNT PETER – DIVISION 1 817

PGS | 8/13/2612 | #7614628

MOLLER / TICKNER

That Council:

1. Notes the filing of Appeal No's. 423 of 2025 and 424 of 2025 in the Planning and Environment Court.
2. Notes that a further report will be presented to Council once substantial steps have been taken in progressing the Appeal.
3. Delegates authority, pursuant to the Local Government Act 2009, to the Chief Executive Officer for all matters relating to the conduct of Planning and Environment Court Appeal No's. 423 of 2025 and 424 of 2025.

carried unanimously

3. LEGAL MATTER – UPDATE ON PLANNING & ENVIRONMENT COURT APPEAL NO. 3432 OF 2024 – PALM COVE NOMINEES P/L -V- CAIRNS REGIONAL COUNCIL – 100L CEDAR ROAD, PALM COVE – DIVISION 9..... 831

PGS | 8/8/1494: #7607400

OLDS / COGHLAN

That Council:

1. Notes the current status of Planning and Environment Court Appeal No. 3432 of 2024.
2. Notes that a further report will be presented to Council once substantial steps have been taken in progressing the Appeal.
3. Delegates authority, pursuant to the Local Government Act 2009, to the Chief Executive Officer for all matters relating to the conduct of Planning and Environment Court Appeal No. 3432 of 2024.

carried unanimously

THE MEETING CLOSED AT 10.39 AM

CONFIRMED THIS

DAY OF

2025

.....
MAYOR/CHAIR

.....
CHIEF EXECUTIVE OFFICER