

ORDINARY MEETING 15 JULY 2026	6.5
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COMBINED APPLICATION FOR PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE FOR CENTRE ACTIVITIES (INCLUDING A VARIATION REQUEST) AND A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR FOOD AND DRINK OUTLET, HEALTH CARE SERVICES, INDOOR SPORT & RECREATION, OFFICE AND SHOP – REED ROAD, TRINITY PARK – DIVISION 8

PGS | 8/39/19 | #7904636

PROPOSAL:

PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE FOR CENTRE ACTIVITIES INCLUDING A VARIATION REQUEST AND A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR FOOD AND DRINK OUTLET, HEALTH CARE SERVICES, INDOOR SPORT & RECREATION, OFFICE AND SHOP

LANDOWNER:

REED ROAD INVESTMENTS PTY LTD

APPLICANT:

PROPERTY ASSET PARTNERS PTY LTD
C/- URBAN SYNC PTY LTD
PO BOX 2970
CAIRNS QLD 4870

INTERESTED PARTIES:

URBAN SYNC PTY LTD
REED ROAD INVESTMENTS PTY LTD
HUMAC GROUP
NOBLE CONSULTING ENGINEERS
NEON CONSULTING
WMS ENGINEERING
CAMBRAY CONSULTING
UNIQUE PROPERTY REAL ESTATE SALES
URBAN ECONOMICS
ETHOS URBAN
ADVANCED VEGETATION MANAGEMENT
SUZAN QUIGG LANDSCAPE DESIGN

Note: The identification of interested parties is provided on a best endeavours basis by Council Officers and may not be exhaustive.

LOCATION OF SITE:

REED ROAD, TRINITY PARK

PROPERTY:

10 ON SP123049

<u>ZONE:</u>	LOW-MEDIUM DENSITY RESIDENTIAL
<u>LOCAL PLAN:</u>	NONE
<u>PLANNING SCHEME:</u>	CAIRNSPLAN 2016 V3.1
<u>NUMBER OF SUBMITTERS:</u>	14 SUBMISSIONS (7 PROPERLY MADE / 7 NOT PROPERLY MADE)
<u>STATUTORY ASSESSMENT DEADLINE:</u>	EXPIRED
<u>APPLICATION DATE:</u>	21 NOVEMBER 2024
<u>DIVISION:</u>	8
<u>APPENDIX:</u>	1. APPROVED PLAN(S) & DOCUMENT(S) – PART A 2. APPROVED PLAN(S) & DOCUMENT(S) – PART B 3. NOTICE OF INTENTION TO COMMENCE USE 4. INFRASTRUCTURE CHARGES CALCULATIONS

LOCALITY PLAN



RECOMMENDATION

That Council approves the Combined Application for a Preliminary Approval for a Material Change of Use for Centre Activities that includes a Variation Request to introduce the Reed Road Convenience Retailing – Neighbourhood Centre Table of Assessment; and a Development Permit for a Material Change of Use for a Food and Drink Outlet, Health Care Services, Indoor Sport & Recreation, Office and Shop over land formally described as Lot 10 on SP123049 situated at Reed Road, Trinity Park subject to the following conditions:

PART A: Preliminary Approval for a Material Change of Use for Centre Activities including a Variation Request to introduce the Reed Road Convenience Retailing – Neighbourhood Centre Precinct

Note: This part applies to the aspect of development relating to a Preliminary Approval for a Material Change of Use (including a Variation Request).

Approved Plan(s) and Document(s)

The term ‘approved drawing(s) and / or document(s)’ or other similar expressions means:

Drawing or Document	Reference	Date
Variation Request – Precinct Plan	Prepared by Stantec, amended by Urban Sync Pty Ltd	June 2026
Reed Road Convenience Retailing – Neighbourhood Centre	Prepared by Urban Sync Pty Ltd	16 July 2025

Assessment Manager Conditions

General Requirements		Timing
1.	Approved Plan(s) and Document(s) 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 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.	Amended Table of Assessment The Table of Assessment must be amended to refer to the Neighbourhood Centre Zone Code as a relevant benchmark rather than the Local Centre Zone Code. The amended Table of Assessment must be submitted to Council within 20 Business Days of the approval taking effect.	As stated.
5.	Interpretation A benchmark referred to in the Table of Assessment is a benchmark as identified in the CairnsPlan 2016 v3.1, as amended from time to time.	As stated.
6.	Variation to the Local Planning Instrument Pursuant to s61(3)(a) of the Planning Act 2016, 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 identified in the Variation Request – Precinct Plan, as follows: - The level of assessment for a Material Change of Use on the land shall be determined in accordance with the approved 'Reed Road Convenience Retailing – Neighbourhood Centre' Table of Assessment which replaces the 'Table of Assessment for Low-medium Density Residential Zone' as contained within Part 5 – Tables of Assessment of the CRC Planning Scheme, to the extent of any inconsistency. - The level of assessment for Reconfiguring a Lot on the land shall be determined in accordance with the approved 'Reed Road Convenience Retailing – Neighbourhood Centre' Table of Assessment which replaces the 'Table of Assessment for Low-Medium Density Residential Zone' as contained within Part 5 – Tables of Assessment of the CRC Planning Scheme, to the extent of any inconsistency. - The level of assessment for Operational Work on the land shall be determined in accordance with the approved 'Reed Road Convenience Retailing – Neighbourhood Centre' Table of Assessment which replaces the 'Table of Assessment for Low-Medium Density Residential Zone' as contained within Part 5 – Tables of Assessment of the CRC Planning Scheme, to the extent of any inconsistency. - The level of assessment for Building Work on the land shall be determined in accordance with the approved 'Reed Road Convenience Retailing – Neighbourhood Centre' Table of Assessment which replaces the 'Table of Assessment for Low-Medium Density Residential Zone' as contained within Part 5 – Tables of Assessment of the CRC Planning Scheme, to the extent of any inconsistency.	As stated

7.	Where the conditions of the 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.
8.	If there is an inconsistency between conditions of this approval and the approved 'Reed Road Convenience Retailing – Neighbourhood Centre' Table of Assessment, the conditions of this approval prevail to the extent of the inconsistency.	As stated
9.	If there is an inconsistency between the approved 'Reed Road Convenience Retailing – Neighbourhood Centre' Table of Assessment and the Cairns Regional Council Planning Scheme, the approved 'Reed Road Convenience Retailing – Neighbourhood Centre' Table of Assessment prevail to the extent of the inconsistency.	As stated.
10.	Future Development Applications All Development Applications made pursuant to this Development Approval over proposed Lot 100 must demonstrate that they comply with the requirements of the approved 'Reed Road Convenience Retailing – Neighbourhood Centre' Table of Assessment, the relevant assessment benchmarks of the planning scheme identified, and the conditions of this Development Approval.	As stated.

PART B: DEVELOPMENT APPROVAL FOR MATERIAL CHANGE OF USE

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

Approved Plan(s) and Document(s)

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

Plan or Document	Reference	Date
Coverage	Drawing No. 1901-SK-100, Revision M, Prepared by humacgroup.	29 April 2026
Site Plan	Drawing No. 1901-SK-101, Revision S, Prepared by humacgroup.	29 April 2026
Ground Floor Plan	Drawing No. 1901-SK-103, Revision P, Prepared by humacgroup.	29 April 2026
Roof Plan	Drawing No. 1901-SK-104, Revision P, Prepared by humacgroup.	29 April 2026

Elevations	Drawing No. 1901-SK-105, Revision P, Prepared by humacgroup.	29 April 2026
Area Plan	Drawing No. 1901-SK-106, Revision F, Prepared by humacgroup.	29 April 2026
Area Plan	Drawing No. 1901-SK-107, Revision G, Prepared by humacgroup.	29 April 2026
Perspectives	Drawing No. 1901-SK-108, Revision H, Prepared by humacgroup.	29 April 2026
Overall Site Plan	Drawing No. 1901-SK-110, Revision B, Prepared by humacgroup.	29 April 2026
First Floor Plan	Drawing No. 1901-SK-111, Revision A, Prepared by humacgroup.	29 April 2026

Assessment Manager Conditions

General Requirements		Timing
1.	Approved Plan(s) and Document(s) 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 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.	Notice of Intention to Commence Use Written notice must be given to Council that the development fully complies with this Development Permit. Return the attached “Notice of Intention to Commence Use” (attached at Appendix 4).	Prior to Commencement of Use.

5.	Area Limitations Tenancies 1-9, as shown in the Approved Plan(s) and Document(s), are limited to the following land-uses: a. Tenancy 1 – 4: Food & Drink outlet; b. Tenancy 5-7 & 9: Health Care Services and Office; and, c. Tenancy 8: Indoor Sport & Recreation and Shop. Where proposed land-uses inconsistent with the abovementioned limitations, they are required to be assessed in accordance with the Reed Road Convenience Retailing – Neighbourhood Centre Tables of Assessment.	
6.	Hours of Operation Land-uses are restricted to the following operational hours: a. Food and drink outlet: 6:00am to 9:00pm; b. Health Care Services: 6:00am to 12:00am; c. Office: 6:00am to 12:00am; d. Indoor Sport and Recreation: 8:00am to 8:00pm; and, c. Shop: 6:00am to 12:00pm. <i>Note: To operate outside the abovementioned hours of operation would require a Change Application supported by an acoustic report.</i>	At all times.
7.	Illumination of use Illumination must be provided within all parking and pedestrian areas during night time hours of operation in accordance with AS4282:2023.	Prior to Commencement of Use AND At all times.
8.	Amplified Noise Amplified noise must not exceed three (3) decibels above background noise between 9:00pm to 8:00am.	At all times.
9.	External Water Supply and Sewerage Works 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: a. If necessary, augment existing water supply infrastructure to the extent necessary such that the development does not adversely affect the water supply to adjacent properties and such that a water service connection can be provided at the lot frontage;	Prior to Commencement of Use.

	b. If necessary, augment existing sewers downstream of the site, to the extent required to accommodate the increased flows generated by the development; c. Extend water and sewer infrastructure to connect the development/Lot 100 to Council's existing water infrastructure at a point that has sufficient capacity to service the development; d. Provide a 100mm DICL road crossing such that the site can be provided with a water service connection to the lot frontage. All the above work must be designed and constructed in accordance with the FNQROC Development Manual.	
10.	Water Supply and Sewerage Works Internal Undertake the following water supply and sewerage works internal to the premises: a. The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures; b. Water supply sub-metering must be designed and installed in accordance with the Plumbing and Drainage Act 2018 (Qld) and the Water Supply (Safety and Reliability) Act 2008 (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), to the requirements and satisfaction of Council.	Prior to Commencement of use.
11.	Trade Waste Trade waste discharge to sewer must meet the requirements of Council's Trade Waste Plan. A Trade Waste Approval will be required to be obtained and must be approved by Council prior to the issue of a Development Permit for Building Work. All measures for pre-treatment, if required by the Trade Waste Approval, must be installed prior to Commencement of Use. <i>Advice Note: Please also see Council Website: Trade waste Cairns Regional Council for more details about Trade Waste, contact details to discuss further and how to apply for a Trade Waste Approval.</i>	As Stated.

12.	Access design An RPEQ must certify that the design provisions of the access crossover are in accordance with AS/NZS 2890.1:2004 – Parking Facilities, Part 1 –Off-street car parking and AS2890.2 Parking Facilities –Off Street Commercial Vehicle Facilities, in particular site distance requirements as detailed in Section 3.2.4 of the standard. If design aspects deviate from above Australian standards, those 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.	Prior to issue of a Development Permit for Operational Work.
13.	Pedestrian Sight Lines Fences, walls and landscaping within 2.5 m of the access driveway must comply with Figure 3.3 of Australian Standard AS 2890.1 Parking Facilities, Part 1: Off-Street Car Parking. At a minimum, any structures or vegetation located within the clear sight visibility triangle must achieve at least 50% transparency between a driver's eye height of 1.15 m and the location of potential pedestrians near the property boundary.	Prior to commencement of use.
14.	Access Limitation Vehicular access to the development is allowed only via one single crossover from Derwent Street. No additional crossover or access is permitted from Reed Road or Navigation Drive.	At all times.
15.	Ramping 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.	At all times.
16.	Derwent Street – Road works Upgrade Derwent Street for its full length to a Major Collector Road Standard with a 11 metre wide reconstructed carriageway, new kerb & channel, footpath, landscaping, required verge width and lighting, as defined in Council's FNQROC Development Manual Section D1 – Road Geometry, Section D3 – Road Pavements and S2 – Site Regrading. RPEQ certified detailed design drawings for the above must be submitted to Council for approval as part of the first application for Operational Works. All approved works must be fully completed and	Prior to Commencement of Use.

	constructed prior to commencement of use. <i>This condition is imposed under Section 145 of the Planning Act 2016 (QLD).</i>	
17.	Intersection of Derwent Street and Reed Road The intersection of Derwent Street and Reed Road must be upgraded to a roundabout and be designed in accordance with relevant Austroad Standards. In addition, the roundabout must be designed with the following requirements/ amendments below: a. The central island radius must be provided in accordance with Austroad Guide to road design- part 4B, with a minimum central island radius of 8 metres. b. Criterion 1 and Criterion 2 sight distances be provided in accordance with Figure 3.1 of Austroad Guide to road design- Part 4B. c. All the approach legs must be designed in accordance with Austroad Guide to road design- Part 4B, with horizontal deterrence to reduce approaching vehicle speed. i. The approach leg proposed on Reed Road East needs revision to meet the above requirement. d. Terracotta epoxy concrete median treatment must be provided on all approaches of the roundabout instead of proposed chevron line markings. Chevron markings are considered only for check vehicle encroachment areas, where practical. e. Off road cycle crossing facilities must be provided on the road verge with a minimum width of 2.5m, instead of BAZ treatments. i. In addition, street lighting must be provided accordingly for the above requirement. f. Safe pedestrian crossings be provided on all roundabout legs with safe pedestrian sight lines, minimum 2 metre wide pedestrian refugee island in accordance with Austroad standards. g. The intersection must be constructed and delivered in ultimate form with interim treatment in place, such that council require minimal works in establishing the ultimate layout. h. The roundabout design layout must be checked by swept path analysis for the appropriate design vehicle and check vehicle as required by Austroads Design Vehicles and Turning Path Templates, and provided to council for review. i. Lighting must be provided at the roundabout in accordance with the development approval conditions and AS 1158 "Lighting for Roads and Public Spaces". <i>Advice note: - The swept path analysis must demonstrate that the roundabout is sufficient for the design vehicle, and appropriate clearances have been allowed to the kerbs and other road infrastructure, as detailed in section 3.4 of the Austroads guideline. The swept paths must specifically</i>	Prior to Commencement of Use; AND As stated.

	<i>indicate the wheel tracks, edge of the vehicle body and the 500mm clearance envelope etc., A tangential turn must be used in the analysis with a design speed for the swept path of no less than 5km/hr.</i> If additional road widening is required to comply with the requirements of this condition, the land must be dedicated with no cost to council as road and a revised plan be submitted to Council for approval. A detailed compliance and demonstration of the above requirements must be provided to council for review as part of the first application of Operational Works. <i>This condition is imposed under Section 145 of the Planning Act 2016 (QLD).</i>	
18.	Road Opening – Reed Road A Road Opening, generally as shown on the plans prepared by Humac, must be provided and be in accordance with the following requirements below: a. A road opening must be provided at the corner of Reed Road and Derwent Street in accordance with the requirements of the roundabout specified in condition 17 above; and b. A road opening must be provided for an indented bus bay on Reed Road with the design requirements of 15 metre length stopping bay, 3 metre width, 1 in 5 exit taper, 1 in 7 entry taper and still maintaining the 4.5 metre verge width requirement. As part of the first application for Operational Works, compliance for the above must be provided with dimensions. This condition is imposed under Section 145 of the Planning Act 2016 (QLD).	Prior to Commencement of Use.
19.	Road Opening (Trunk Road Opening) A Road Opening, generally as shown on the plans prepared by Humac, must be provided and be in accordance with the following requirements below: a. An approximate of 16m² truncation must be provided at the corner of Navigation Drive and Reed Road. As part of the first application for Operational Works, compliance for the above must be provided with dimensions. <i>This condition is imposed under Section 128 of the Planning Act 2016 (QLD).</i>	Prior to Commencement of Use; AND As stated.

20.	Footpath A minimum 2.0 metre wide footpath must be constructed for the full frontage of the development along Reed Road and Derwent Street in accordance with FNQROC Development Manual Standard Drawing 1035D. In addition, the above new footpath section must connect with the existing kerb ramp on Navigation Drive. This new section of footpath must match neatly to the existing footpath network infrastructure in relation to alignment and grade. Design details for the above must be submitted to council for approval as part of the first application for Operational Works.	Prior to Commencement of Use. AND As stated.
21.	Car Parking Requirements The amount of car parking must be as per the approved plan(s), being 69 spaces inclusive of two (2) accessible spaces. The car parking layout must comply with the AS 2890.1:2004 Parking facilities – Off-street car parking and be constructed in accordance with Austroads and good engineering design. The disability off-street car parking must be designed in accordance with AS 2890.6:2009 Parking facilities, Part 6: Off-Street parking for people with disabilities, including parking bay dimensions and shared area. The vehicle access and parking design must be approved by a suitably qualified RPEQ Engineer. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.	Prior to Certificate of Occupancy.
22.	Speed Control The driveway serving the parking area must incorporate a physical speed control measure (such as a speed hump) located within 1m of the exit onto Derwent Street, and fully contained within the subject land.	Prior to Commencement of Use.
23.	Internal Manoeuvring All parking, queuing, loading, servicing, unloading and vehicle manoeuvring areas must be undertaken on the land. All vehicles accessing the development must enter and exit in a forward direction.	At all times.

24.	On-Street Parking The development must place no reliance on on-street parking to accommodate any of its commercial use parking requirements or service vehicle parking requirements.	At all times.
25.	Kerb and Channel Existing current kerb and channel to the full frontage of the land must be checked to ensure it is fit for purpose. Any sections showing ponding, significant cracking, etc, must be deemed as not fit for purpose and are to be replaced.	Prior to Commencement of Use.
26.	Existing Footpath and Kerb Ramp Where existing footpaths or kerb ramps are damaged or required to be modified as a result of development and any associated works, footpaths and kerb ramps are reinstated ensuring: a. the damaged panel (not less than a 1.2 metre section) is replaced; b. similar surface finishes are used; c. it is to the relevant standards contained in Planning Scheme Policy – FNQROC Regional Development Manual – Standard Drawing S1035; and, d. Safe pedestrian crossing point(s) by constructing kerb ramps in accordance with FNQROC Development Manual Standard Drawing S1016 to the new roundabout.	As stated.
27.	Minimum Fill and Floor Levels All finished floor levels must be a minimum of 300mm above the defined inundation event, in accordance with the requirements of the CairnsPlan 2016 and the FNQROC Development Manual.	Prior to the issue of a Development Permit for Building Works.
28.	Car Parking Levels Finished surface levels of car parking areas are to be constructed at a minimum of the 5% AEP defined inundation event level.	At all times.
29.	Flood Hazard Management in Development Any components of the development that are likely to fail to function or may result in contamination when inundated (e.g. electrical switch gear and motors, water supply pipeline air valves) are: a. located above the defined inundation event; OR b. designed and constructed to tolerate inundation.	At all times.

30.	Stormwater Management Plan Prepare a Stormwater Management Plan to detail how the development will manage stormwater as a result of the development. The Stormwater Management Plan must provide a design in accordance with the following: a. be prepared in accordance with the Queensland Urban Drainage Manual as the basis for the design, except as modified by Section D4 of the FNQROC Development; b. connect the development to the Council minor drainage network by a piped drainage solution; c. major storm overland flow paths; d. provides a stormwater drainage system that is of sufficient capacity to convey flows (minor and major) to a lawful point of discharge, being Arthur Street; e. pre-development and post-development catchment plans. f. that the peak flow rate from the site for the design average recurrence interval (ARI) of the receiving minor system is no greater than that which would be expected from the existing development and is not concentrated in such a way as to cause nuisance to downstream properties (and including ARR2024 SSP3-7.0 climate change scenario to year 2100). g. confirmation of the lawful point of discharge for the development; h. proposed internal pit, pipe, roofwater and pavement drainage layout; i. hydraulic grade line assessment; j. blockage assumptions where relevant; and, k. Where required, assessing the existing and future developed flow regime entering the development site from upstream catchments. The Stormwater Drainage Plan must be certified by an RPEQ and a copy submitted to Council prior to issue of a Development Permit for Building Works. The works shown on the certified Stormwater Drainage Plan must be constructed prior to commencement of use and maintained at all times. <i>Note: Council will record the RPEQ (Stormwater) report and plans as a Property Note for each developed lot.</i>	As stated.
31.	Point of Discharge Stormwater from the development must be collected and discharged to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM). Stormwater directed to the lawful point of discharge must ensure:	At all times.

	a. no worsening of stormwater quantity or quality to adjoining properties; b. no increase in flood risk, nuisance, or erosion; c. safe, controlled conveyance of stormwater during minor and major storm events. Note – The Queensland Urban Drainage Manual provides guidance on lawful points of discharge (Section 3.0, 5.0 and 7.0).	
32.	Nuisances Stormwater discharge as a result of the development must not create a nuisance or cause damage to downstream or upstream properties as a result of: 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.
33.	Stormwater Quality Management The applicant must prepare a Stormwater Quality Management Plan (SQMP) and submit a copy to Council prior to issue of a Development Permit for Building Works. The plan must be certified by a Registered Professional Engineer of Queensland (RPEQ) and achieve the following requirements: a. Provide the treatment of identified stormwater pollutants from the development before it discharges across the boundary of the land to the Council drainage system; b. Installation of stormwater quality treatment system that achieves the stormwater quality treatment of identified stormwater pollutants from the site and stormwater quality design objectives of Section D5 of FNQROC Development Manual and the Water By Design Bio-Retention Technical Design Guidelines; and, c. Include details of ongoing maintenance and frequency by the lot owner. The design from Stormwater Quality Management Plan must be constructed and be maintained at all times. NOTE: Propriety devices in private ownership may be selected from evaluated devices from SQIDEP.	As stated.

34.	Major Storm Overland Flow Paths The applicant must identify and maintain major storm overland flow paths through and around the development site. The development must not obstruct, divert or concentrate overland flow in a manner that causes adverse impacts to adjoining land, Council road reserves or Council drainage infrastructure. Overland flow paths must remain free of obstruction from buildings, fencing, retaining walls, landscaping, kerbing, car parking works and other structures unless an alternative flow path is provided and certified by an RPEQ.	At all times.
35.	Outlet Protection and Scour Control All stormwater discharge points must be provided with suitable erosion and scour protection. Outlet protection must be designed and certified by an RPEQ and must account for design discharge, outlet velocity, tailwater conditions and downstream surface conditions. Stormwater must not discharge in a manner that causes erosion, scour, sediment movement, instability or nuisance to Council road reserves, drainage infrastructure, open drains, swales or adjoining land.	Prior to Commencement of Use.
36.	Electrical Transformer Any padmount transformer must be installed on site and positioned in accordance with the following requirements: a. screened from view by landscaping, sightcreens and/or fencing; b. accessible for maintenance in accordance with the relevant utility provider; c. must be located clear of footpaths; and, d. must not be located over existing infrastructure.	As stated.
37.	Street Lighting Prepare and provide for approval a Streetlighting Scheme for the installation of public street lighting, including connections (minimum two spans from intersections at the frontage of the land) and energising to Reed Road and Derwent Street, including the new roundabout on Reed Road. The street lighting network must meet the following: a. Be designed in accordance with Section D8 of the	Prior to Commencement of Use.

	FNQROC Development Manual; b. must include evidence in the form of detailed plans which show the locations of all existing and approved civil infrastructure, including water, sewer, drainage, road, footpaths and any existing or proposed telecommunication, lighting and electrical services; c. Street light poles are to be evenly spaced along a road to achieve a uniform lighting layout and distribution; d. Be prepared and certified by a suitably qualified electrical/lighting Registered Professional Engineer Queensland; e. Be a Category Lighting scheme in accordance with FNQROC Development Manual – Design Guidelines, D8 Utilities, section D8.07 Road Lighting – Table D8.1 Lighting Categories and meet the relevant Road Lighting Standard AS/NZS 1158; f. Associated wiring must be installed underground; g. At least two spans of lighting on each approach leg of an existing road leading to an access driveway or intersection constructed to provide the ingress/egress; h. Lighting columns are to be of steel construction with LED Aeroscreen luminaires installed at zero-degree upcast angle; i. Be acceptable to the electricity supplier (e.g. Ergon Energy) as ‘metered and unmetered lighting’; j. Be acceptable to the electricity supplier as ‘Rate 2 Public Lighting’; k. Meet the requirements of the electricity supplier for acceptance of the street lighting asset; l. The lighting scheme must demonstrate that light pole locations align with common property boundaries, represent the permitted design spacing, and that there are no conflicts with vegetation to be retained, stormwater, driveways, kerb inlet pits and other services; and m. Pedestrian crossings must be lit in accordance with AS 1158.4 – 2015, “Lighting for Roads and Public Spaces - Lighting of Pedestrian Crossings. The approved Streetlighting Scheme must be fully constructed and completed. <i>This condition is imposed under Section 145 of the Planning Act 2016 (QLD).</i>	
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38.	Amended Plans and Documents (Landscape Documentation) Amended plans must be submitted generally in accordance with the following plans submitted with the application, being: <table border="1" data-bbox="342 432 1118 558"> <tr> <th>Drawing Description</th><th>No.</th><th>Date</th></tr> <tr> <td>Landscape Plan</td><td>1901-SK-102</td><td>7 July 2025</td></tr> </table> But modified to provide: - Remove the small landscape strip between the driveway and northern boundary (adjacent car parking spaces 59 to 69 inclusive) and incorporate with landscaping areas along the south, west and east boundaries. - Specifications for planting, mulching, edging, permanent irrigation and establishment. - Details and specifications for planting of carparking shade trees within the street front setback area fronting Navigation Drive, Reed Road and Derwent Street at a maximum spacing of one (1) tree per 15 metres or per 6 carparking spaces in accordance with the FNQROC Development Manual Standard Drawing S4210-CRC Street Tree Planting. - Carparking shade tree species must be selected in accordance with Cairns Regional Council FNQROC Development Manual Specific Requirements Appendix D Tree selection for purpose of Median, Tree Islands, Roundabouts, Shoulders, Car Park Trees and demonstrated as successfully established in the locality. - Carparking Shade trees must be supplied in a minimum 45L / 400mm container size. - Details and specifications for street tree planting in accordance with the FNQROC Development Manual Landscaping Design Guidelines, the Standard Drawing CRC-S4210 Street Tree Planting and species selected in accordance with the Cairns Regional Council FNQROC Development Manual Specific Requirements Appendix D Verge and demonstrated as successfully established in the locality. - Street trees must be spaced at 10-20 metre centres in accordance with Standard Drawing Verge Landscaping Guidelines Tree Planting Setout S4200-CRC. - Grassing of the verge in accordance with the FNQROC Development Manual S8. - Details and specifications for planting allowing for visual surveillance utilising a mixture of shade and feature trees and accent plants and a low tiered planting of a variety of tropical hardy shrubs along the	Drawing Description	No.	Date	Landscape Plan	1901-SK-102	7 July 2025	Prior to the issue of a Combined Development Permit for Operational Works (Landscaping and Vegetation Clearing).
Drawing Description	No.	Date						
Landscape Plan	1901-SK-102	7 July 2025						

	street front setback areas. j. Substitute the proposed <i>Acmena smithii</i> species with a suitable Lily Pilly Species for the Cairns Tropical Coast such as <i>Syzygium australe</i> varieties. k. Details and specifications for fencing.					
39.	Amended Plans and Documents (Vegetation Clearing) Amended Tree Audit Report must be submitted generally in accordance with the following plans submitted with the application, being: <table border="1"><thead><tr><th>Drawing Description</th><th>Rev</th></tr></thead><tbody><tr><td>Tree Audit Report Reed Road Commercial Concept</td><td>10 November 2024</td></tr></tbody></table> The plans and specifications must provide: a. Demonstrate compliance with PO1 of the Vegetation Management Code that vegetation is protected to ensure that: i. the character and amenity of the local area is maintained; ii. vegetation damage does not result in fragmentation of habitats; iii. vegetation damage is undertaken in a sustainable manner; and iv. the regions biodiversity and ecological values are maintained and protected. b. Demonstrate compliance with PO3 of the Vegetation Management Code that vegetation damage does not result in the removal of a healthy, significant tree from the streetscape. c. Demonstrate compliance with PO3 of the Landscaping Code that Development provides landscaping that, as far as practical, is consistent with the existing desirable landscape character and elements of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value. k. Recommendations for carparking shade tree species and street tree (verge) species selected in accordance with Cairns Regional Council FNQROC Development Manual Specific Requirements Appendix D and demonstrated as successfully established in the locality and suitable for the constraints of the development to inform the Amended Landscape Documentation.	Drawing Description	Rev	Tree Audit Report Reed Road Commercial Concept	10 November 2024	Prior to the issue of a Combined Development Permit for Operational Works (Landscaping and Vegetation Clearing).
Drawing Description	Rev					
Tree Audit Report Reed Road Commercial Concept	10 November 2024					

40.	Vegetation Clearing – Private Trees Vegetation damage associated with the removal of mature native trees as demonstrated within the Tree Audit Report - Reed Road Commercial Concept prepared by Advanced Vegetation Management, dated 10 November 2024 is not permitted prior to the issue of a Combined Operational Works (Landscaping and Vegetation Clearing) Development Permit. <i>Note: The subject lot is affected by the Vegetation Management Code PO1 & PO3 and the Landscaping Code PO3. Vegetation damage to a native tree where the reason for the damage does not satisfy the assessment benchmarks is not accepted vegetation clearing.</i>	As stated.
41.	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 person. The assessment must include the identification of any breeding places for any native animal species, prior to the removal of any tree and/or vegetation. A person must not, without a reasonable excuse, tamper with an animal breeding place that is being used by a protected animal to incubate or rear the animal's offspring. Where native wildlife is found, a spotter/catcher must be present on site for the duration of tree and vegetation removal works. Should any recent wildlife activity be identified, removal of the tree(s) must not occur until the animal has vacated the area of immediate danger. <i>Note: The Department of Environment, Tourism, Science and Innovation must be contacted where any endangered, vulnerable or near threatened native wildlife breeding place is found to be present.</i>	As stated.
42.	Landscape Maintenance and Management Plan Submit to Council for approval Landscape Maintenance and Management Plan. This plan must detail the maintenance and management regime(s) that are to be implemented to ensure the landscape features of the development are retained for the life of the development.	Prior to the issue of a Combined Development Permit for Operational Works (Landscaping and Vegetation Clearing) AND As stated.

43.	Landscape Practical Completion Inspection Council must be advised in writing via Planningadmin@cairns.qld.gov.au on the completion of the landscaping to request for the Landscape Practical Completion Inspection. Landscaping must be inspected by Council and a Landscaping Practical Endorsement obtained. Advice for Landscaping Practical Completion can be found via this link.	Prior to Commencement of Use.
44.	Acid Sulfate Soils Management Plan If any Acid Sulfate Soils are detected on site in excess of the action levels nominated in the Queensland Acid Sulfate Soils Technical Manual (QASSTM) prepare, provide for approval and comply with an Acid Sulfate Soils Management Plan. The Acid Sulfate Soils Management Plan must be prepared by a suitably qualified person. Construct all works in accordance with the recommendations of the Acid Sulfate Soils Management Plan.	At all times
45.	Street and Unit Numbering 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.	As stated.
46.	Air-Conditioning, Plant and Machinery Screens 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.	Prior to Commencement of Use.
47.	Air Conditioning, Plant and Machinery Certification Following the installation of all mechanical plan and equipment, provide to Council evidence in the form of RPEQ certification that the plant and equipment is adequately noise-attenuated. Provide RPEQ certification that demonstrates the Air-Conditioning, Plant and Machinery units are designed, sited and acoustically attenuated to achieve the specified noise limits.	Prior to issue of a Building Approval

48.	Mechanical Ventilation RPEQ Certification must demonstrate that mechanical ventilation in accordance with version AS1668.2:2024 is achieved.	Prior to issue of Building Approval
49.	Private Waste Collection The development must be serviced by a private waste collection contractor and is not entitled to Council's collection service. Refuse storage is required to service the land generally as shown on the approved plans and in accordance with the following requirements: a. Be at an accessible on-site location, at or near, the road frontage; b. Provide sufficient manoeuvrability for collection services without obstructing the pedestrian footpath in the verge; c. Provide an area of sufficient size to accommodate the required bins Bulk Bins to service the development; d. Be sited and designed to be unobtrusive and screened from view from the street frontage; and e. Provides a bin area which is imperviously sealed, roofed and bunded and contains a hose down area connected to the internal wastewater system. The bin enclosure must be constructed in accordance with the above requirements. Refuse collection must occur between the hours of 6:00am to 6:00pm. Note: It is the developer's responsibility to ensure compliance with this condition as Council will not be providing a service this development.	Prior to Commencement of Use.
50.	Transportation of Material Transportation of fill or spoil to and from the land must not occur: a. Within peak traffic times; b. Before 7:00am or after 6:00pm Monday to Friday; c. Before 7:00am or after 1:00pm Saturday; d. On Sunday or a Public Holiday.	As stated.

51.	Construction Management Plan A Construction Management Plan must be prepared and submitted to Council. The Construction Management Plan must address all activities/operations associated with the construction including: a. Hours of construction; b. Location(s) of construction access; c. Parking of vehicles (including construction site employees and delivery vehicles); d. Traffic management and control (including loading and unloading); e. On-site dust and noise management, so as to not cause a nuisance to the amenity of the surrounding area; f. Tree protection management; g. Site safety and security after hours to prevent public entry; and h. Location and details of construction signage including any signage that is to be illuminated. The CMP must be provided to Council and made available to all onsite workers at all times. The CMP must be implemented at all times for the duration of approved work.	Prior to Commencement of Work.
52.	Damage to Infrastructure and Land Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. 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. <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>	Prior to Commencement of Use; AND At all times.

PART C: INFRASTRUCTURE CHARGES

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

PART D: RATES NOTATION

1. The following attributes are notated to each of the new lots as follows:
 - a. This site is subject to a Variation Approval (8/39/19) introducing the Reed Road Convenience Retailing – Neighbourhood Centre, which prevails over and replaces the Low-medium density residential zone designated under CairnsPlan 2016. All development over this site is subject to the Variation Approval (8/39/19). A copy of this approval can be obtained by request by email from townplanner@cairns.qld.gov.au

PART E: PLANNING SCHEME NOTATION

1. Pursuant to Section 89(2)(a) of the *Planning Act 2016*, the following note be placed in Schedule 4 of the CairnsPlan 2016 Planning Scheme to reflect the Variation Approval.

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.
2.	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), <i>Queensland Development Code</i> and <i>CairnsPlan 2016</i>. To the extent of any inconsistency, the order of precedence of the above instruments is as follows: a. <i>Planning Act 2016</i> (Qld); b. <i>Planning Regulation 2017</i> (Qld); c. <i>Queensland Development Code</i>; d. <i>CairnsPlan 2016</i>; and e. <i>FNQROC Development Manual</i>.
3.	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 Building Work; • Permit for Plumbing Work.

4.	FNQROC Regional 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.	Infrastructure Charges Notice A charge levied for the supply of trunk infrastructure is payable to Council in accordance with Council's Infrastructure Charges Resolution No. 2 of 2021 and the Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Infrastructure Charges Notice will be provided under cover of a separate letter. The amount in the Infrastructure Charges Notice has been calculated according to Council's Infrastructure Charges Resolution. Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The Planning Act 2016 (Qld) confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately. The amount in the Infrastructure Charges Notice is subject to index adjustments and may differ at the time of payment. Please contact Council's Development Assessment Team for review of the charge amount prior to payment. The time when payment is due is contained within the Infrastructure Charges Notice.
6.	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.
7.	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: a. Environment Protection and Biodiversity Conservation Act 1999 (Cth); b. Nature Conservation Act 1999 (Qld); and c. Vegetation Management Act 1999 (Qld). For further information see: https://www.qld.gov.au/environment/land/management/vegetation/damage.

8.	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 Nature Conservation (Wildlife Management) Regulation 2006 (Qld). The Department of Environment and Science must be contacted where any Endangered, Vulnerable or Near Threatened native wildlife is found to be present in any area subject to works.
9.	Environmental Protection and Biodiversity Act (Cth) The Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) applies to an action that has, will have, or is likely to have a significant impact on matters of national environmental significance. Further information on the EPBC Act and a copy of the Significant Impact Guidelines 1.1 – Matters of Environmental Significance (2013) can be obtained from the Department of Agriculture, Water and Environment at https://www.awe.gov.au/environment/epbc/publications/significant-impact-guidelines-11-matters-national-environmental-significance. This approval does not negate the requirement for compliance with other relevant State and Federal statutory requirements, particularly with respect to the disturbance of Spectacled Flying Fox communities. For further information consult with the Queensland State Department of Environment and Science and the Federal Department of Agriculture, Water and Environment.
10.	Yellow Crazy Ants Yellow crazy ants are designated as invasive biosecurity matter under the Biosecurity Act 2014 (Qld). All parties (whether landholders or not) are required to take all reasonable measures to prevent the movement of yellow crazy ants. This includes restrictions on the movement of any materials deemed to be infested with yellow crazy ants. For further information contact the Department of Environment and Science – https://www.daf.qld.gov.au/business-priorities/biosecurity/policy-legislation-regulation/biosecurity-act-2014/biosecurity-matter-report/restricted-matter.
11.	Electric Ant Quarantine Area Electric ants are designated as restricted biosecurity matter under the Biosecurity Act 2014. Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the Biosecurity Regulation 2016. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone. All persons within and outside the electric ant biosecurity zone have an obligation (a general biosecurity obligation) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about.

	Penalties may apply for failure to comply with a general biosecurity obligation. For more information please visit the electric ant website at www.daf.qld.gov.au/anthunt or contact Biosecurity Queensland 13 25 23.
12.	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.
13.	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.
14.	Building Works Near Sewer Mains Any building works located over or near an existing sewer is subject to a Plumbing Application for Permission to Build over/and or Adjacent to Sewer Mains unless the works are not referable under the Queensland Development Code MP1.4. The design of the building and footings over or near the sewer are to comply with the performance criteria in section MP.1.4 of the Queensland Development Code where relevant.
15.	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.
16.	Building Work 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.

17.	Future Compliance 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.
18.	Cultural Heritage Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003 (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.

LAND USE DEFINITIONS*

In accordance with Schedule 24 of the Planning Regulation 2017, and CairnsPlan 2016 the approved land use of Food and Drink Outlet, Health Care Services, Indoor Sport & Recreation, Office and Shop are defined as follows:

Food and Drink Outlet means the use of premises for –

- (a) *Preparing and selling food and drink for consumption on or off the premises; or*
- (b) *Providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).*

Health Care Services means the use of premises for –

medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.

Indoor Sport & Recreation means –

- (a) *a food and drink outlet; or*
- (b) *a hotel; or*
- (c) *indoor sport and recreation; or*
- (d) *major sport, recreation and entertainment facility at which events are carried out mainly indoors; or*
- (e) *tourist accommodation, or accommodation for employees, that is ancillary to a use stated in paragraphs (a) to (d); or*
- (f) *a commercial use that is ancillary to a use stated in paragraphs (a) to (d).*

Office means –

(a) means the use of premises for—

(i) providing an administrative, financial, management or secretarial service or function; or

(ii) the practice of a profession; or

(iii) providing business or professional advice or services; but

(b) does not include the use of premises for making, selling or hiring goods.

Shop means the use of premises for—

(a) displaying, selling or hiring goods; or

(b) providing personal services or betting to the public.

**This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.*

EXECUTIVE SUMMARY

Council is in receipt of a combined application seeking a Preliminary Approval for a Material Change of Use for Centre Activities (Including a Variation Request to introduce the Neighbourhood Centre Zone) and a Development Permit for Material Change of Use for a Food and Drink Outlet, Health Care Service, Indoor Sport & Recreation, Office and Shop on land properly described as Lot 10 on SP123049 and situated at Reed Road, Trinity Park. The Application was submitted on 21 November 2024.

The subject site is currently included within the Low-medium Density Residential Zone under CairnsPlan 2016, and has been anticipated to be used for urban purposes for more than 30 years.

The Preliminary Approval component of the application (Part A) seeks to vary the effect of the planning scheme by modifying the existing Low-medium Density Residential Zone designation that applies to the site under CairnsPlan 2016 v3.1, into a new centre precinct referred to as the Reed Road Convenience Retailing – Neighbourhood Centre. This proposed treatment generally aligns with the role and function anticipated within the Neighbourhood Centre Zone.

The Development Permit component of the application (Part B) seeks a Development Permit for a Material Change of Use for a Food and Drink Outlet, Health Care Service, Indoor Sport & Recreation, Office and Shop. These uses are anticipated to occur within the Neighbourhood Centre Zone.

The development required Impact Assessment, undergoing a public notification period which attracted a total of 14 submissions advocating against the development. The main issues raised related to traffic congestion and amenity impacts. These issues have been thoroughly investigated and improved outcomes have been achieved to ensure the development can safely integrate with the transport network and achieve a desirable amenity outcome that enhances the community.

In finalising the assessment, it is acknowledged that there are departures from the Planning Scheme, however they are not, in this instance, of such significance that the development should not be supported.

TOWN PLANNING CONSIDERATIONS

Background

The site has an existing Development Permit for Reconfiguring a Lot (Boundary Realignment), moving the boundary separating Lot 10 on SP123049 & Lot 12 on SP123050 south, resulting in the lot frontage to Reed Road having a significantly reduced area (Council Reference: 8/13/2617, #7533030). Notwithstanding, this has not undergone Survey Plan Endorsement and would not be of consequence to the proposed development.

The site has an existing Development Permit for a Material Change of Use (Multiple Dwelling) and Reconfiguring a Lot (1 Lot into 2 Lots) approved on 25 March 2026 (Council Reference: 8/30/455, #7827894). This application splits the site in a general south-west to north-east alignment, creating an appropriate lot configuration to establish two (2) separate developments on the two (2) separate lots. A minor change in relation to this application to slightly alter the new boundary line and reduce landscaping is currently under consideration by Council.

Site and Surround

Site Description	
Site Area	• Site Size: 9,569m² • Site shape: Square
Existing Use of Land	The subject site is currently vacant and covered with dense vegetation. Informal walking and vehicle tracks are present through the site, and organic waste (vegetation) appears to have been dumped in some areas. The subject site is not connected to any existing reticulated services; however, it is capable of connecting to services that are in proximity of the site.
Road Frontage & Access	The site has three (3) frontages as follows: • Derwent Street (Access Road) in the order of 100.5 metres, • Reed Road (Sub Arterial Road) in the order of 95.8 metres; and, • Navigation Drive (Sub Arterial Road) in the order of 100.5 metres.
Topography	The site has a relatively flat topography, where the land generally falls to the north of the site.

Vegetation	The subject site is heavily vegetated with mature mixed species. There is a small clearing in the vegetation towards Navigation Drive where organic waste has been stored. There is also a cleared track for an informal vehicle access from Reed Road and Derwent Street. Despite the sites heavy vegetation, it is not subject to designations pursuant to the Natural Areas Overlay.
Surrounding Land Uses	The site is centrally located amongst a diverse mix of surrounding land-uses which creates a varied character and amenity. North of the site is an existing multiple dwelling referred to as 'Trinity Collective', which are self-contained units used for short-term accommodation. West of the site development consists of single detached dwelling houses established as part of the Ulysses Blue Estate, later Stages of Blue Water Estate, and the Johanna Road project. These developments are all situated between the Captain Cook Highway and Navigation Drive. South of the site is a mixture of community and recreational uses such as Holy Cross School, Smithfield State High School, Childcare Centres and recreational centres. There is further residential development in the form of detached dwelling houses. being the early stages of Smithfield Village. A Neighbourhood Centre on the corner of Smithfield Village Drive and O'Brien Road is approximately 700m south of the site. East of the site consists mainly of older single detached dwelling houses, with a small neighbourhood centre just over 500m from the site, on the corner of Reed Road and Centaur Street.

Overlays:

Overlay	Sub-overlay
Acid Sulfate Soils Overlay	- Land above 5m & below 20m - Land at or below 5m AHD
Airport Environs Overlay	- Area of interest 151m-151m AHD - Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) Surfaces 13 Kilometre buffer zone
Bushfire Hazard Overlay	Potential Impact Buffer
Flood and Inundation Hazard Overlay	Designated flood hazard area – flood inundation trigger area

Transport network overlay	• Principal Route (Cycle) • Pedestrian Spine • Strategic Investigation Route (Pedestrian) • Access Road (Derwent Street) • Sub Arterial Road (Navigation Drive and Reed Road)
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Proposal

The proposed development is facilitated across two (2) components, being a Preliminary Approval including a Variation Request, to vary the effect of the CairnsPlan 2016 and a Development Permit for Material Change of Use to permit the development of land-uses compatible with the proposed variation. The whole of the development is subject to Impact Assessment.

Part A: Preliminary Approval for a Material Change of Use to introduce centre activities (Including a Variation Request)

Part A of the application, being a Preliminary Approval for a Material Change of Use to introduce centre activities – including a Variation Request to vary the effect of the planning scheme – seeks to vary the effect of the local categorising instrument through introducing a new Centre Zone, referred to as the ‘Reed Road Convenience Retailing – Neighbourhood Centre’ and Table of Assessment. The purpose of the variation is to vary the underlying zoning of part of the site to ensure its consistency with the future intent of the site and the proposed centre use (convenience retailing) for which a Development Permit is sought.

The variation would effectively change the development intentions of the land, allowing a range centre activities and associated services to be assessed as either Code assessment or Accepted development subject to requirements (when contained within an existing building), while increasing the level of assessment for residential activities to Impact assessment. The ‘Reed Road Convenience Retailing – Neighbourhood Centre’ Table of Assessment will apply to the portion of the site identified within the development footprint, being the corner portion of the lot, with the remainder of the site not subject to the Variation Request subdivided under a separate development permit (Council reference: 8/30/455, #7827894).

Part B: Development Permit for a Material Change of Use

Part B of the application seeks a Material Change of Use to allow for the establishment of nine (9) tenancies that would operate centre activity land-uses. The specific land-uses approved within these tenancies are provided below:

- Food and Drink Outlet
- Health Care Centre
- Indoor Sport & Recreation
- Office
- Shop

Specific land-uses associated with the following tenancies:

- Tenancy 1-4 – food & drink outlet
- Tenancy 5-7 & 9 – health care services and office
- Tenancy 8 – indoor sport & recreation and shop

The design parameters associated with this aspect of the development are provided in the table below:

Design Parameter	Proposed
Maximum Height	Two (2) storeys and 8 metres.
Gross Floor Area (GFA)	Total of 1,640m ²
Site Coverage	31% (1,462m ²)
Setbacks	8.15m to Navigation Drive 16.21m to Derwent Street 13.36m to Reed Road; and 7.96m to the rear boundary
Landscaping	9% (484m ²)
Impervious Surface Area	91% (4,894m ²)
Hours of Operation	6:00am to 12:00am, seven (7) days per week.
Car Parking Spaces	69 On-site Spaces



Figure 1 – Reed Road Centre – Material Change of Use (Part B)

Related Application

The subject site has an existing Development Permit that facilitates a Reconfiguring a Lot and Material Change of Use component (Council Reference: 8/30/455). This Permit enables the subject site to be reconfigured into 2 lots, with two (2) six-storey towers established at the rear (northern) part of the site, containing a total of 70 units. Though this application is separate it is extrinsically linked to this application as it applies to the subject parcel of land.

LEGISLATIVE FRAMEWORK

The *Planning Act 2016* identifies the criteria for assessing a Development Application which includes a Variation Request. As an Impact Assessable application, the relevant criteria are included in sections 5, 45, 59, 60 and 61 of the *Planning Act 2016* and sections 29, 30, 31 and 32 and schedules 9 and 10 of the *Planning Regulation 2017*.

These provisions identify that an Impact Assessment:

1. Must be carried out against the following assessment benchmarks, to the extent that they are relevant to the development i.e. the assessment benchmarks stated in:
 - (a) Cairns Plan 2016 version 3.1 as the relevant local planning instrument in effect when the development application was properly made (and with consideration to any existing Variation Approvals in effect relevant to the site);
 - (b) Schedules 9 and 10 of the *Planning Regulation 2017*;
 - (c) The Far North Queensland Regional Plan 2009-2031 in effect when the development application was properly made;
 - (d) The Far North Queensland Regional Plan and Infrastructure Plan 2026 that came into effect during the assessment period;
 - (e) The State Planning Policy 2017 Part E in effect when the application was properly made;
 - (f) A temporary State Planning Policy applying to the premises in effect when the development application was properly made (none are currently in effect);
 - (g) Council's LGIP in effect when the application was properly made;
2. May give such weight as Council considers is appropriate, in the circumstances, to an amended or replacement version of the statutory instruments referred to in 1 above that came into effect after the development application was properly made but before it is decided;
3. May give such weight as Council considers is appropriate, in the circumstances, to another relevant statutory instrument that came into effect after the development application is properly made but before it is decided;
4. Must be carried out having regard to:
 - (a) Any designation for the premises;
 - (b) Any development approval for, and any lawful use of, the premises or adjacent premises; and
 - (c) The common material;
5. May be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise; and
6. Must be performed in a way that advances the purposes of the *Planning Act 2016*.

For a Development Application which includes a Variation Request, section 61(2) of the *Planning Act 2016* prescribes the following:

- 2) *When assessing the variation request, the assessment manager must consider—*
- (a) the result of the assessment of that part of the development application that is not the variation request; and*
 - (b) the consistency of the variations sought with the rest of the local planning instrument that is sought to be varied; and*
 - (c) the effect the variations would have on submission rights for later development applications, particularly considering the amount and detail of information included in, attached to, or given with the application and available to submitters; and*
 - (d) any other matter prescribed by regulation.*

Section 32 of the *Planning Regulation 2017* further prescribes:

For section 61(2)(d) of the Act, an assessment manager must consider the following matters when assessing a variation request, to the extent the matter is relevant to the request—

- (a) the common material;*
- (b) the regional plan for a region;*
- (c) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme;*
- (d) any temporary State planning policy.*

The following sections of the report comprise Officers assessment against the prescribed *Planning Act 2016* and *Planning Regulation 2017* criteria.

Statutory Planning Considerations

State Planning Policy	The State Planning Policy July 2017 (SPP) contains the State Interest Policies and Assessment Benchmarks which are applicable to the development. The subject site is affected by the following State Interests: • Agriculture ○ Agricultural Land Classification – Class A & B • Biodiversity ○ MSES – Wildlife Habitat (Endangered or Vulnerable) • Natural Hazards Risk & Resilience ○ Flood Hazard Area – Local Government Flood Mapping Area; ○ Bushfire Prone Area • Strategic Airports and Aviation Facilities ○ Obstacle Limitation Surface Area; ○ Wildlife Hazard Buffer Zone; ○ Aviation Facility The CairnsPlan 2016 v3.1 advances the SPP July 2014 except for erosion prone areas and the Coastal Management District.
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	With respect to the mapped MSES Wildlife Habitat (endangered or vulnerable) on the land, the specific wildlife species are not identified within the State Planning Policy framework. Officers understand that the designation results from species records that have occurred either on or within a 1km buffer of the site, with records indicating 2 avian species and the crocodile as the relevant records. The areas of MSES are not mapped as remnant vegetation and are not otherwise included as an area of environmental significance in the Natural Areas Overlay. The area is not connected to broader habitat areas and is located within an urban area. Prior to any works occurring on the land associated with the development, conditions require that an inspection be completed to determine the possible presence of wildlife on the land, with a copy of the report submitted to Council. As such, Officers are satisfied that all relevant assessment matters have been appropriately considered.
FNQ Regional Plan 2009-2031	The subject site is within the FNQ Regional Plan 2009-2031 designation - Urban Footprint. The Regional Plan has been appropriately integrated and reflected through the CairnsPlan 2016. During the assessment period the Far North Queensland Regional Plan and Infrastructure Plan was adopted in May 2026. Notwithstanding, the site remains within the urban footprint and the assessment benchmarks remain consistent with CairnsPlan 2016.

Matters Prescribed by Regulation

Schedule 10 of the Planning Regulation 2017	Not Applicable The Application did not trigger any Referrals under the triggers identified within Schedule 10 of the Planning Regulation 2017, therefore there are no referral agency responses considered in this assessment.
Schedule 12A of the Planning Regulation 2017	Not Applicable The application does not propose the creation of a new road.

LOCAL CATEGORISING INSTRUMENT

CairnsPlan 2016 v3.1

Strategic Framework Assessment

The development is subject to Impact Assessment and therefore requires assessment against the Strategic Framework of the CairnsPlan 2016, in accordance with section 45 (5) of the *Planning Act 2016*.

Strategic Framework	
Settlement Pattern Theme	
Strategic Outcome	Assessment
Strategic Outcome 3.3.1 (1) (d)(g) & (k)	Strategic Outcome 3.3.1 (1)(d), (g) & (k) states that the region grows and evolves in a way that: d. Maintains the hierarchy of centres; g. provides a range of community services; and, k. co-located compatible land-uses. Officers comment: The site is located within an established urban area that accommodates a diverse mix of land uses, including residential, commercial, and essential community services. Introducing a new neighbourhood centre that supports convenience-based retail and expands access to essential services—such as health care—would remain consistent with the projected development capacity for this locality. The introduction of a new centre would enhance day-to-day accessibility for surrounding residents, improving convenience and choice, reinforce the functional identity of the catchment, and contribute to a more cohesive and self-sustaining neighbourhood structure.
Strategic Outcome 3.3.1 (5)	Strategic Outcome 3.3.1 (5) states that infrastructure and services are located and designed to be provided to communities in a timely and efficient manner in order to support sequenced and compact urban form and community needs. Officers comment: The proposal creates an opportunity to coordinate the site's development with the trunk infrastructure works planned for Reed Road and Navigation Drive. Through this proposal, the assessment has helped clarify the design requirements, modelling and future delivery of road and intersection upgrades, ensuring a timely and efficient outcome for the benefit of the community.
Element – Centres and Centre Activities	
Specific Outcome	Assessment
Specific Outcome 3.3.2.1 (1)	Specific Outcome 3.3.2.1 (1) states Centres are concentrations of activity that may comprise of retail, business and employment, administration, research, residential, education, and health and community services consistent with the identified role and function of the centre. Officers comment: The conversion of low-medium density residential zoned land to a neighbourhood centre strategically responds to the community need for a range of retail and employment opportunities. The population growth of the local area,

	incorporating the Trinity Beach – Smithfield and Clifton Beach – Kewarra Beach SA2 areas (as defined by the ABS) has experienced significant growth from 2020, with an increase in population of more than 14% from approximately 28,500 to 32,500 estimated resident population. This level of population growth naturally sees an increased demand for essential services and commutable employment opportunities. The scale and size of the development would facilitate services to the direct catchment area without over-saturating the market.
Specific Outcome 3.3.2.1 (2) (e)	Specific Outcome 3.3.2.1 (2) states that a hierarchy of centres is established and maintained, where each centre is characterised by its scale and function, and performs a defined role within the hierarchy. The identified hierarchy of centres and role and function of centres within the region is as follows: (e) Neighbourhood Centres (i) Neighbourhood centres contain a limited range of small scale convenience or retail facilities that meet the basic, daily convenience needs of a surrounding neighbourhood community and encourage walkable neighbourhoods. (ii) Neighbourhood centres do not exceed the needs of their immediate neighbourhood catchments. (iii) Showrooms, department stores, full-line supermarkets and other large floor space land uses are not located in Neighbourhood centres. (iv) Neighbourhood centres do not exceed the needs of their surrounding neighbourhood community. (v) Neighbourhood centres do not compromise the role and successful function of the Principal Centre, Major centres, District centres, Local centres and other Neighbourhood centres within the hierarchy of centres. Officers comment: The proposed neighbourhood centre would accommodate a limited range of land uses that prioritise convenience and essential services for the immediate surrounding area, all within a walkable distance of existing residential, commercial, educational and recreational land-uses. The development is focused on convenience-based retail and services and is not of a scale that would detract from the role and function of surrounding higher-order centres.

Specific Outcome 3.3.2.1 (3)	Specific Outcome 3.3.2.1 (3) states Centres within the region are consolidated within existing identified areas. The expansion of centres only occurs where a community need can be demonstrated and the expansion does not compromise the amenity of surrounding areas or the role and successful function of other centres within the hierarchy of centres identified in section 3.3.2.1 (2). Officers comment: The centre need has been demonstrated through the Economic and Needs Assessment undertaken throughout the assessment process. This assessment examined the distance to surrounding centres, current tenancy rates and projected population growth. A centre of this scale would appropriately meet the ongoing needs of the community without undermining the viability or serviceability of existing centres in the network.
Specific Outcome 3.3.2.1 (5)	Specific Outcome 3.3.2.1 (5) states Centres are connected by public transport network and provide public transport nodes and destinations. Officers comment: The proposed development has considered the location of the existing bus stop on Reed Road. A land requirement has been identified to permit the relocation of the bus stop in the ultimate road configuration. The proposed development is otherwise compatible with the public transport network, and has the potential to encourage further utilisation at a local level.
Specific Outcome 3.3.2.1(10)	Specific Outcome 3.3.2.1 (10) states New centres are only established where it is demonstrated that: (a) there is a need for the development; (b) the development is of a scale that is required to service the surrounding catchment; (c) the development is highly accessible within the catchment it serves and not located on the periphery; and, (d) the development does not compromise the character and amenity of adjoining premises and surrounding areas. Officers comment: The development need is demonstrated by substantial population growth within the catchment, which is projected to continue. Furthermore, the Needs and Impacts Assessment identifies a limited supply of land available for centre activities, highlighting the need to establish additional centre-zoned land to meet growing community demand. The proposed development has been designed in terms of its size, scale and mix of uses to service the immediate catchment by providing convenient retail and essential services in a highly accessible location. The site occupies a

	prominent position within the community, benefiting from three road frontages, including two major road networks, which reinforce its accessibility and visibility. In addition, the site's connections to public transport services and the Northern Beaches Leisure Trail (NBLT) further enhance its sustainable accessibility for both the local and wider community. While the development will establish a character and amenity that differs from the surrounding residential and recreational land uses, the site's unique locational characteristics make it well suited to accommodate a compatible centre activity being bounded by three road frontages and significantly separated from sensitive land uses. Accordingly, the proposal represents an appropriate opportunity to co-locate centre uses in a manner that provides a transition between residential neighbourhoods and commercial activities, while optimising accessibility for the surrounding community.
Element – Residential Areas and Activities	
Specific Outcome	Assessment
Specific Outcome 3.3.5.1 (3)	Specific Outcome 3.3.5.1 (3) states Residential areas are used for residential purposes. Non-residential uses are provided where they are appropriate, support the local community, do not detract from the residential amenity of the area or compromise the role and successful function of centres within the hierarchy of centres. Officers comment: The conversion of residential land to land suitable for centre activities is considered appropriate in the circumstances where such non-residential activity is of a size, scale and function that will support the local community. The proposal would enhance the area's capacity to be more self-sufficient, reinforcing the identity of the catchment and improving its overall serviceability.
Element – Community Health and Wellbeing	
Specific Outcome	Assessment
Specific Outcome 3.3.11(9)	Specific Outcome 3.3.11(9) states future planning of the region takes into account social planning considerations including changing community characteristics, trends, issues and needs. Officers comment: The design, scale and location of the development responds to the growing needs of the community, provide services that enhance convenience and accessibility to the immediate catchment. Considerable population growth has occurred in the northern beaches area since 2020, and is anticipated to remain in the short term. With this growth comes increased community expectations and demand for local services. The proposed centre is appropriately positioned to meet this growing market and support the additional population.

Specific Outcome 3.3.11(10)	Specific Outcome 3.3.11(10) states Development is located, designed and operated to ensure the impacts of traffic and transport noise do not cause nuisance to sensitive land uses. Officers comment: To facilitate the development, upgrades to Derwent Street and its intersection with Reed Road. Derwent Street is identified as the most sensitive receptor due to its low-intensity residential character and its closer proximity to the subject site. To minimise impacts, works along Derwent Street include substantial road widening and the installation of a roundabout at its intersection with Reed Road. These measures increase the buffer between traffic and adjoining dwellings while reducing vehicle speeds and associated noise. This approach supports the area's growth while protecting and appropriately buffering existing land uses.
Element – Natural Areas and Features theme	
Strategic/specific outcomes	Assessment
Strategic outcome 3.4.1(3)	Strategic outcome 3.4.1(3) states that Development avoids areas of environmental significance. Where avoidance is not possible, development is designed, sited, operated and managed to mitigate adverse impacts on areas of environmental significance. Officers comment: To facilitate the development, the entire site would be cleared; however, this does not include the removal of any high-value trees. The proposal incorporates landscaping to the perimeter of the site to assist in establishing an appropriate following construction. These measures ensure that the post-development landscape achieves a superior environmental outcome and restores vegetation values within the site.
Element – Natural hazards	
Specific outcome	Assessment
Specific Outcome 3.4.6.1 (1)	Specific Outcome 3.4.6.1 (1) states development, other than coastal-dependent development, avoids areas that are vulnerable to natural hazards and avoids putting people and property at risk from natural hazards. Officers comment: The site is partially located within an area mapped as vulnerable to flood and inundation hazards. Notwithstanding, extensive engineering assessments have been completed that sufficiently demonstrate the site is not vulnerable. Further conditions to effectively control run-off and drainage are addressed in the decision notice.

Infrastructure Theme	
Strategic Outcome	Assessment
Strategic Outcome 3.6.1 (2)	Strategic Outcome 3.6.1 (2) states that Development occurs in a way that supports the efficient, orderly and timely provision of infrastructure. Officers comment: The development interacts with a number of trunk infrastructure items, particularly transport infrastructure in Reed Road and Navigation Drive and the future signalisation of that intersection. The development requires 3 separate land requirements for both trunk and non-trunk infrastructure purposes. All other infrastructure is available proximate to the site. Further discussion in respect of trunk infrastructure provision is provided later in this report.
Strategic Outcome 3.6.1 (3)	Strategic Outcome 3.6.1 (3) states that the region is connected through an integrated transport system that promotes increased walking, cycling and use of public transport. Officers comment: Pedestrian footpaths, bike lanes and a bus stop are all incorporated into the design of the development and associated infrastructure, effectively promoting active and public transport through an integrates transport system.

Relevant Assessment Benchmarks of CairnsPlan 2016

CairnsPlan 2016 Assessment Benchmarks	
Assessment Benchmark	Assessment
Low-medium Residential Zone Code	Non-compliance with PO3 and PO7 – refer below. The proposed development would not be consistent with overall outcome (c) of the Code, which seeks to achieve a mixed residential density and character. Further, the amenity outcomes created through the establishment of a centre activity have unavoidable differences to the amenity outcome created by residential land uses in terms of traffic, lighting, odour and noise. These challenges are further explored in a merit based assessment below. The development would be consistent with Purpose 1(b) of the Code which seeks to support small-scale services and facilities where it supports local residents. This is further articulated in overall outcome (g) which seeks to establish non-residential uses where they service the surrounding community

	without detracting from the existing amenity or hierarchy of centres. The development would result in a change of amenity as a result of vegetation clearing, however the Planning Scheme never facilitated the preservation of this vegetation and therefore it is consistent with the desired amenity. The development achieves an outcome that services the local community without adversely impacting surrounding centre activities. <u><i>Variation Request Component</i></u> The intention of the Variation Request is to introduce the 'Reed Road Convenience Retailing – Neighbourhood Centre', which will replace the Low-medium density residential zoning that applies to the land under the local planning instrument. The development seeks to utilise part of the land to establish a neighbourhood centre to service the surrounding community, in a highly accessible location. Trinity Beach, alongside the remaining northern beaches, are anticipated to have considerable population growth and as such new centres that are well located and designed are going to be desired to accommodate the increase in demand. <u><i>Material Change of Use (MCU) Component</i></u> The land-use intent for this application seeks to establish a non-residential outcome which would have a degree of impact on the existing residential character and amenity, given the increase in traffic and changes in visual landscape. The size and scale of the development would be suitable to service the community needs identified throughout the assessment process without adversely impacting the role and function of existing centres within the hierarchy of centres. As such, the development does not comply with relevant assessment benchmarks of the code; this non-compliance is addressed further below.
Acid Sulfate Soils Overlay Code	Complies with Acceptable Outcomes The development would not involve any major excavation or fill. <u><i>Variation Request component</i></u> The variation request includes a provision for 'Reed Road Convenience Retailing – Neighbourhood Centre' Tables of Assessment which nominates the Acid Sulfate Soils Overlay where appropriate for future development on the site.

	<u>Material Change of Use (MCU) component</u> The MCU component will require a separate Operational Works Development Permit prior to excavating and filling the site. Nevertheless, a condition has been imposed to ensure that the preparation of an Acid Sulfate Soils Management Plan is required should any Acid Sulfate Soils in excess of the required action levels be detected. As such, Officers consider that the proposed development is generally compliant with the relevant assessment benchmarks of the code.
Airport Environs Overlay Code	Complies with Acceptable Outcomes The proposed building would not create any obstructions, impacts or adverse effects upon the Airport Environs. <u>Variation Request component</u> The Variation Approval does not include any building / structures. The proposed Table of Assessment (TOA) ensures that the Airport Environs Overlay remains a relevant assessment benchmark for future development on the site. <u>Material Change of Use (MCU) component</u> The proposed building would not adversely impact upon the Airport Environs. The height of the structure would be significantly below the 151m AHD Obstacle Limitation Surface. Further, the desired land-uses are not associated with increases in wildlife strikes and hazards, being within the 13km wildlife hazard buffer zone. As such, Officers consider that the proposed development is generally compliant with the relevant assessment benchmarks of the code.
Bushfire Hazard Overlay Code	Complies with Acceptable Outcomes The development footprint is outside the area of the site affected by the Potential Impact buffer sub-overlay. <i>In accordance with s8.1(5) of the planning scheme, where development is proposed on premises partly affected by an overlay, the assessment benchmark for the overlay only relates to the part of the premises affected by the overlay.</i> Given the proposed development is not located on that part of the site affected by the Overlay, no further consideration of this assessment benchmark is required.

Flood and Inundation Hazards Overlay Code	Complies with Acceptable Outcomes The development would be designed to achieve flood immunity without adversely impacting the surrounding floodplain, as desired by the code. <u><i>Variation Request component</i></u> The Variation Approval does not include any building / structures. The proposed Table of Assessment (TOA) ensures that the Flood and Inundation Hazard Overlay remains a relevant assessment benchmark for future development on the site. <u><i>Material Change of Use (MCU) component</i></u> The proposed building and associated works are located within the flood and inundation hazard overlay. The site has no known drainage issues and a condition has been imposed to direct stormwater to a lawful point of discharge, being the kerb and channel at the front of the site. Additional conditions have been imposed requiring the new building to be constructed 300mm above the 1% AEP level and car parking levels to be constructed at the 5% AEP level. The development would not contribute to cumulative stormwater and flooding impacts within the wider community. As such, the proposed development does not conflict with the relevant assessment benchmarks of the code.
Transport Network Overlay Code	Complies with Acceptable Outcomes Extensive design amendments have been provided to achieve an outcome that is consistent with the acceptable outcomes of the code, including planned provisions under the LGIP. <u><i>Variation Request component</i></u> The Variation Approval does not include any building / structures. The proposed Table of Assessment (TOA) ensures that the Transport Network Overlay remains a relevant assessment benchmark for future development on the site. <u><i>Material Change of Use (MCU) component</i></u> The proposed development triggers extensive redevelopment works to the transport network, including Derwent Street and Reed Road. Access to the development would be gained via Derwent Street, being the lowest order road (Access Road), which is required to be upgraded to a Major Collector

	Road, to service the additional demand that the development is anticipated to generate. A 4-lane roundabout would be constructed at the intersection of Derwent Street and Reed Road, with land resumption from the subject site allocated accordingly. Further, the applicant has provided initial design plans and a Traffic Impact Assessment to assist with the road upgrades planned for the ultimate signalisation of Reed Road and Navigation Drive under trunk item IRF15. The land resumptions required as a result of this infrastructure have been nominated in the design plans. Appropriate active transport designs are incorporated to ensure the continued expansion of the Northern Beaches Leisure Trail (NBLT) along the frontages of Reed Road and Navigation Drive. Further, public transport is encouraged through the sheltered bus bay located at the Reed Road frontage. As such, the proposed development does not conflict with the relevant assessment benchmarks of the code, and where required has been conditioned accordingly.
Sport & Recreation Activities Code	Non-compliance with AO1.3 and AO5.1 – refer below. One (1) of the proposed nine (9) tenancies seeks to be used for indoor sport & recreation, with a GFA less than 500m². As such, the design speaks to the development needs and requirements wholistically. <u><i>Variation Request component</i></u> The proposed Table of Assessment (TOA) within the Variation Request component ensures that the Sport & Recreation Activities Code remains a relevant assessment benchmark for future development on the site. <u><i>Material Change of Use (MCU) component</i></u> The design of the development is empathetic to the existing character and amenity of the area and proposes an outcome that seeks to minimise its visual impact. The location of the building and ancillary facilities are purposely designed to maximise setbacks from the Reed Road frontage and surrounding residential properties. While the development will inevitably have some visual impact as it transitions from an undeveloped to developed state, these impacts are minimised through appropriate design measures including setbacks, landscaping and built form elements.

	As such, though the development would have some non-compliances with some acceptable outcomes of the code, there is general alignment with the Purpose and Overall Outcomes of the code.
Centre Design Code	Non-compliance with PO3 & AO13.1 – refer below. The proposed Neighbourhood Centre, being the lowest order centre in the Hierarchy of centres, aims to serve the immediate community through providing small-scale, locally focused services. <u><i>Variation Request component</i></u> The proposed Table of Assessment (TOA) within the Variation Request component ensures that the Centre Design Code remains a relevant assessment benchmark for future development on the site. <u><i>Material Change of Use (MCU) component</i></u> The proposed development is located within an area surrounded by a mixture of residential, commercial, educational and recreational facilities. Therefore, the development seeks to optimise a focal parcel of land, at the intersection of major transport infrastructure, to achieve an outcome that services the surrounding community through delivering a size and scale of convenience retailing that is sympathetic and responsive to the existing demands generated within the immediate area, as demonstrated through the Needs & Impact Assessment. As such, though the development would have some non-compliances with the code, they are not considered significant enough to be in conflict with the code.
Environmental Performance Code	Complies with Acceptable Outcomes The development's design avoids adverse impacts on surrounding land uses by limiting potential amenity effects and incorporating adequate infrastructure to mitigate operational impacts. <u><i>Variation Request component</i></u> The proposed Table of Assessment (TOA) within the Variation Request component ensures that the Centre Design Code remains a relevant assessment benchmark for future development on the site. <u><i>Material Change of Use (MCU) component</i></u> The development would mitigate and control environmental and amenity impacts through

	strategically designing the built form to reduce light, noise, odour and traffic intrusions to the surrounding residential area. Adverse impacts resulting from the development, such as stormwater runoff, would be controlled and directed to ensure no impacts to surrounding properties. Where necessary, conditions have been included to secure compliance with these provisions. As such, the proposed development does not conflict with the relevant assessment benchmarks of the code.
Excavation and Filling Code	Complies with Acceptable Outcomes The development would not involve excavation or fill to an extent that triggers non-compliances with the code. <u>Variation Request component</u> The proposed Table of Assessment (TOA) within the Variation Request component ensures that the Excavation and Filling Code remains a relevant assessment benchmark for future development on the site. <u>Material Change of Use (MCU) component</u> The development would not facilitate excavation or fill that would trigger the acceptable outcomes of the code as it would not have retaining walls, excessive fill or a significant change in the grade of the land. As such, the proposed development does not conflict with the relevant assessment benchmarks of the code.
Infrastructure Works Code	Complies with Acceptable Outcomes. Adequate infrastructure to support the demands of the development and protect the continued values and functions of the surrounding community would be provided. <u>Variation Request component</u> The proposed Table of Assessment (TOA) within the Variation Request component ensures that the Infrastructure Works Code remains a relevant assessment benchmark for future development on the site. <u>Material Change of Use (MCU) component</u> The proposed development ensures a suitable

	standard of infrastructure provision to meet the need of the development and ensure no adverse impact to the surrounding locality. Further compliance has been appropriately conditioned. As such, the proposed development does not conflict with the relevant assessment benchmarks of the code
Landscaping Code	Non-compliance with AO1.2/AO1.3 and AO3.1 – refer below. The development proposes a landscaping outcome that seeks to enhance the site and conforms with the character of the area. <u>Variation Request component</u> The proposed Table of Assessment (TOA) within the Variation Request component ensures that the Landscaping Code remains a relevant assessment benchmark for future development on the site. <u>Material Change of Use (MCU) component</u> Despite a minor deviation from the desired quantity of landscaping, and the inability to retain existing mature vegetation, the development proposes a landscaping outcome that is suitable and consistent with the existing and intended character of the locality. Further compliance has been suitably conditioned. As such, though the development would have some non-compliances with the code, they are not considered significant enough to be in conflict with the code.
Parking and Access Code	Non-compliance with AO1.1 and AO1.3 – refer below. The development provides adequate car parking facilities to service the demand generated by the proposed development. <u>Variation Request component</u> The proposed Table of Assessment (TOA) within the Variation Request component ensures that the Parking and Access Code remains a relevant assessment benchmark for future development on the site. <u>Material Change of Use (MCU) component</u> The proposed development ensures suitable car

	parking and infrastructure to service the demand of the development. Specifically, through providing car parking spaces that respond to the traffic volume likely to be generated, with consideration afforded to the sites active transport connectedness to the immediately surrounding community. As such, though the development would have some non-compliances with the code, they are not considered significant enough to be in conflict with the code.
Vegetation Management Code	Complies with Acceptable Outcomes The development proposes to clear vegetation that is not constrained through significant mapping or identified as high value. Essential habitat mapping is understood to be based on 2 avian species and the crocodile. <u><i>Variation Request component</i></u> The proposed Table of Assessment (TOA) within the Variation Request component ensures that the Vegetation Management Code remains a relevant assessment benchmark for future development on the site. <u><i>Material Change of Use (MCU) component</i></u> The vegetation proposed to be cleared would not be within a constrained or vulnerable area and is not identified as remnant vegetation. As such, the clearing works are anticipated to have minimal direct and indirect impacts to significant environmental functions of the surrounding area. As such, the proposed development does not conflict with the relevant assessment benchmarks of the code.

Assessment against the Outcomes of the Relevant Benchmarks

Where non-compliant with an Outcome of a relevant benchmark, a performance-based assessment has been undertaken, as detailed below.

Assessment Benchmark	Performance-based assessment
Low-medium Density Residential Zone PO3 <i>Development is consistent with the</i>	Overall Outcome (a) and (c) state: <i>'a range of accommodation activities are provided on a range of lot sizes and a mixed residential density and character is achieved.'</i> The proposed development does not comply with these provisions as both

<i>purpose and overall outcomes sought for the zone.</i>	the variation and material change of use component seek to introduce centre activities, reducing their level of assessment in accordance with the proposed Table of Assessment, and raising the level of assessment for residential uses. Notwithstanding the non-compliance, the proposed development is considered an appropriate outcome given the identified need for additional centre activities to service the growing population of the northern beaches catchment, particularly the substantial growth patterns within Trinity Park. As such, the development does align with the higher order provisions in the strategic framework for the creation of new centres, elements of the purpose and overall outcomes of the zone code which support the establishment of community uses and small-scale services to support local residents, where not detracting from residential amenity. The size of the development, being a Neighbourhood Centre, falls within the lowest order of centre in the hierarchy of centres under the planning scheme. It is of a size and scale suitable to integrate with existing urban development without saturating the market or detracting from surrounding residential uses.
Low-medium Density Residential Zone PO7 <i>Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</i>	Performance Outcome 7 states: <i>development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.'</i> The amenity impacts associated with the proposed centre activities would be different from the existing mixture of residential, recreational and educational facilities. Such difference would include different traffic generation and peak periods of activity, as well as noise and lighting differences. To reduce and mitigate these impacts, upgrades to the road network are required to be undertaken, as well as landscaping measures that assist in buffering the land-use from surrounding residential land-uses. Conditions requiring all works to be consistent with the Australian Standard is utilised to reduce amenity-related impacts.
Sport & Recreation Activities Code PO1 <i>Development is located, designed and operated to avoid adverse impacts on nearby sensitive land uses in relation to light, noise, odour or other nuisance.</i>	Acceptable Outcome 1.3 states: <i>'A landscaped area not less than 2 metres is provided and maintained within the site along the full length of the boundary adjoining land in a Residential zone.'</i> The development proposes carparking and refuse areas to adjoin the neighbouring residential site, which incorporates carparking and landscaping along the common boundary. As such, the performance outcome is achieved through co-locating compatible elements of different land-uses i.e. car parking, that generate the same amenity-related impacts along the common boundary.

Sport & Recreation Activities Code PO5 <i>Car parking areas are setback from the boundaries of the site to ensure that they do not dominate the character of the site or impact upon residential land or uses.</i>	Acceptable Outcome 1.5 states: <i>‘Car parking areas are setback from the boundaries of the site to ensure that they do not dominate the character of the site or impact upon residential land or uses’</i> Car parking and manoeuvring areas wrap around the perimeter of the building, adjoining all site boundaries. Notwithstanding, the subject site is a relatively unique parcel of infill developable land, being a corner site with three (3) road frontages and a medium density residential development (approved, not yet constructed) to the rear. As such, the presentation of the building in the centre of the site optimises setbacks, reducing the visual impact of the development and facilitating an appropriate presentation to the street. Whilst the location of the uncovered car parking facilities are a significant feature of the development, Officers consider in the context of the above matters that the parking area does not materially dominate the character of the site, therefore achieving compliance with the Performance Outcome.
Centre Design Code PO3 <i>Development is located within an existing Mixed use zone, building containing an existing centre or an identified centre precinct within a Local plan.</i>	There is no Acceptable Outcome relative to the Performance Outcome of the Code. The development does not comply with the Performance Outcome, as it proposes a new building on land currently within the Low-medium density residential zone, and is not contained within any local plans. The purpose of the code seeks to support community needs and reinforce the hierarchy of centres through achieving a high-quality building design that is responsive to character, environment and amenity. The Needs & Impact Assessment provided with the application demonstrates the opportunity to provide additional small-scale convenience retailing at a neighbourhood centre scale based on the lack of market availability within existing shops and the steady growth projection from new and existing surrounding residential developments. As such, there is a demonstrated need for a lower order centre activity, which the code strives to deliver. On this basis, the development adequately demonstrates compliance with the purpose of the code.
Centre Design Code PO13 <i>Development provides for the site to be attractively landscaped in a manner that is consistent with the function, location and setting of the development.</i>	Acceptable Outcome 13.1 states: <i>‘A minimum of 10% of the site is landscaped.’</i> The proposed development incorporates approximately 9% of the site as landscaped areas. The landscaping would be consistent with the anticipated amenity of a centre site while achieving soft design elements that enhance the character and amenity, achieving a visually attractive outcome that contributes to the streetscape and area.

Landscaping Code PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local area.	Acceptable Outcome 1.2 states: <i>‘Development provides landscaping in accordance with the minimum area, dimensions and other requirements of applicable development codes.’</i> Acceptable Outcome AO1.3 states: <i>‘A minimum of 10% of the site is landscaped.’</i> The development codes require a minimum of 10% site landscaping. The proposed development proposes a total of 9% (484m²) of site landscaping. Notwithstanding, the landscape outcome achieves a adequate level of streetscape amenity through incorporating a design that enhances the character of the locality while softening the built form given the setbacks from the primary Reed Road frontage. The landscaping enhances the development by distinguishing it from nearby residential areas, while simultaneously softening the built form to achieve a seamless transition in land uses.
Landscaping Code PO3 Development provides landscaping that, as far as practical, is consistent with the existing desirable landscape character and elements of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.	Acceptable Outcome 3.1 states: <i>‘Existing vegetation on site is retained and incorporated into the site design, wherever possible.’</i> The subject site has significant mature vegetation that the proposed development seeks to remove in its entirety to achieve the desired design. Notwithstanding, this is consistent with the Performance Outcome, which only requires the retainment of landscaping as far as practical. To be clear, retaining the vegetation would not be practical for this development. As such, an alternative landscaping outcome is incorporated that seeks to reinforce the intended role and function of the development as a focal point to the surrounding local community, being a lower order centre node. Of relevance, no significant vegetation species, ecological features or flora and fauna are identified on this site. Further, there are no environmental overlays that identify the desire to protect the existing site features. As such, the developments risk to the environment and subsequent ecosystems in considered minimal and within the scope of clearing anticipated at the subject site under the planning scheme.
Parking and Access Code PO1 On-site vehicle and bicycle parking is provided to accommodate the demand generated by the development	Acceptable Outcome 1.1 states: <i>‘Development provides on-site car parking spaces not less than the minimum rates outlined in Table 9.3.7.3.b.’</i> Acceptable Outcome 1.3 states: <i>‘Development provides on-site bicycle parking spaces not less than the minimum rates outlined in Table 9.3.7.3.d.’</i> A breakdown of the parking requirements under Tables 9.3.7.3.b & 9.3.7.3.d are provided in the table below:

	Required Rate	Required Provision
Food & Drink outlet	1 space / 25m ² GFA	= 16 spaces
Health Care Services & Office	1 space / 20m ² GFA	= 50 spaces
Indoor Sport & Recreation & Shop	1 space / 25m ² GFA	= 9 spaces
	Sub-Total	= 75 spaces
Accessible Car Spaces	1	
Bicycle Spaces	1 space per 250m ² GFA	= 7 spaces

The development would provide 69 car parking spaces including 2 accessible car parking spaces. No formal bicycle parking spaces are intended.

Relevant to the shortfall in car parking spaces, the health care service and office share tenancies, therefore the car parking rate was calculated based on the highest rate of 1 carpark / 20m² as required for a health care service rather than 1 carpark / 25m² as required for an office. The difference between these rates is 10 car parks. Therefore, should the tenancy be used as an office rather than a health-care service, the car parking provided would slightly exceed the minimum required by the planning scheme. The application material identifies that the intention is to split the tenancies between health care service and office, however does not provide a specific delineation of GFA attributed to each land-use. As a result, the exact car parking requirements cannot be identified. Notwithstanding, providing 69 car parks is considered a suitable approach to accommodate the demand generated from both land-uses considering the sites connections to active and public transport routes.

The development would not provide any bicycle parking spaces. Notwithstanding, the location of the site is focal to the surrounding community being within walkable distance of a variety of residential, educational and recreational land-uses. It connects to the Northern Beaches Leisure Trail (NBLT) at the frontage to Reed Road and Navigation Drive, which is anticipated to generate significant active transport. Further, the site is supported by public transport with an indented bus bay provided along the Reed Road frontage. As such, though the development does not propose to incorporate formalised bicycle parking areas, there are adequate active and public transport provisions provided to accommodate the anticipated demand.

VARIATION REQUEST CONSIDERATIONS

As previously noted, the *Planning Act 2016* provides specific criteria that the Assessment Manager must consider when assessing a development application that includes a Variation Request. A summary of those criteria and Officers assessment is provided in the following table:

Section 61(2) of the <i>Planning Act 2016</i>	
Assessment Considerations	Officer Comment
<i>The result of the assessment of that part of the development application that is not the variation request</i>	The proposed Development Permit for Material Change of Use for a Food and Drink Outlet, Healthcare Service, Indoor Sport & Recreation, Office and Shop have been assessed against the Low-medium Density Residential Zone Code as well as respective overlay and development codes. As a result of this assessment, it was found that the development is generally consistent with the overall intentions for the area being its scale and focus on servicing the immediate community, being within a highly accessible location. As such, the proposed development is considered a suitable outcome at this specific site given the size, scale and locational attributes.
<i>The consistency of the variations sought with the rest of the local planning instrument that is sought to be varied</i>	The nature of the variations are compatible with the scheme in that the proposed table of assessment has been framed on the Neighbourhood Centre Zone.
<i>The effect the variations would have on submission rights for later development applications, particularly considering the amount and detail of information included in, attached to, or given with the application and available to submitters</i>	The development alters the level of assessment for centre uses from Impact Assessable to Code Assessable where consistent with the size, scale and use of the current proposal removing the need for public notification to occur for a range of centre activities. This reflects an established planning position that such uses are acceptable at this site. Consequently, any reduction in future submission rights arising from the variation is considered acceptable as the impacts have been fully contemplated and assessed through the current development application.

Nature of the Variations

The following table summarises the variations to the Cairns Regional Council planning scheme proposed by the development application and provides Officers' assessment of these variations.

Part	Section and Proposed Change	Assessment
Part 5 - Tables of Assessment	Inclusion of a new Table of Assessment being the Reed Road Convenience Retailing – Neighbourhood Centre table of assessment.	The ToA associated with the 'Reed Road Convenience Retailing – Neighbourhood Centre' reflect the intent to establish a new lower order neighbourhood centre, with land uses contemplated that are aligned with those anticipated to occur in such a centre. The appropriateness of the land uses has been interrogated through the DP MCU element and economic needs assessment, and found to be appropriate.

LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP)

The proposed development is located within the Priority Infrastructure Area. Existing and proposed trunk road infrastructure is identified on the western and southern boundaries of the site, with the intersection of Reed Road and Navigation Drive identified as subject to future signalisation under the LGIP, with a timing of 2036. The following table summarises the trunk infrastructure items proximate to the site:

Trunk Infrastructure	LGIP Item No.	Standard	LGIP Cost	Timing
Signalised Intersection	IRF15	Signalised intersection (Major Upgrade)	\$934,756.00	2036
Navigation Drive (Reed Road – Moores Gully South) – Stage 1 (2 Lanes)	TRF402	Sub-arterial – 4 Lane Median Divided	\$1,434,238.00	2024
Navigation Drive (Reed Road – Moores Gully South) – Stage 2 (4 Lanes)	TRF004	Sub-arterial Road – 4 Lane Median Divided	\$1,719,047.00	2036
Reed Road (Existing)	TRE697	Sub-arterial – 2 Lane undivided	n/a	n/a
Roundabout (Existing)	IRE090	2 Lane Major	n/a	n/a

The proposed development is inconsistent with the planning assumptions within the LGIP, which do not include any non-residential floor space allocation within the Low-Medium Density Residential Zone. The Residential Density planning assumption for the zone is 15 dwellings/net developable ha. The planning assumptions state for the Neighbourhood Centre Zone a non-residential density of 30m²/employee, expressed as 'floor space (m²) per employee', refer Table SC3.2.3 – Planned Density within Schedule 3 of the CairnsPlan 2016 v3.1.

Through the assessment, Officers have determined that the development does not give rise to a need to bring forward the signalisation of Reed Road and Navigation Drive. However, a small land requirement (~16m²) to facilitate a truncation for the future intersection has been identified, and it is appropriate to impose a necessary (trunk) infrastructure condition on the development to secure this requirement.

An offset for this land requirement, calculated to a value of \$3,232.00, being a rate of \$202/m² consistent with the LGIP Schedule of Works, will be identified on the Infrastructure Charges Notice.

It is noted that other land dedications have been identified on the plans of development, including for a relocated bus set down area and for a new roundabout at the intersection of Reed Road and Derwent Street. These land dedications are not considered to be trunk infrastructure, are required to maintain the safety and efficient of existing infrastructure networks and are related to use of the land that is inconsistent with the LGIP planned density. The LGIP does not include the provision of public transport infrastructure in the desired standards of service for transport infrastructure, and the roundabout is only required to be constructed to permit safe access to the development.

RELEVANT MATTERS

The development is subject to Impact Assessment and therefore consideration was given to the following relevant matters, in accordance with section 45 of the *Planning Act 2016*.

Economic Need

The preliminary approval component (including a variation request) seeks to transform future site development from residential to centre (retail) uses. As such, to demonstrate that this would be an appropriate transference, the applicant submitted a Need and Impact assessment provided by Ethos Urban (dated 21 October 2024) to assess the community need for more convenience retailing development in comparison to the community need for more residential development. The assessment was completed across a limited study catchment area, comprising a parameter around Trinity Park and Trinity Beach.

While the Needs and Impact Assessment failed to provide the requested comparison between the community appetite for residential development versus commercial development, it did provide an opportunity assessment based on population growth rates and a market analysis of commercial demand. Trinity Park alone is projected to expand at a 1.8% annual growth rate (to the year 2036) whereas the catchment area is projected to expand at a roughly 1.3% annual growth rate (to the year 2036).

To understand whether the existing retail and centre services are adequate to service the projected growth rate, an analysis of tenancy availability of surrounding centre uses within a 3.2km radius was undertaken, finding that all existing centres are currently tenanted at full capacity. In addition, existing centres are structurally complete, limiting the ability to incorporate additional tenancies.

The findings demonstrate that existing centres are at full capacity, while the anticipated annual growth rate will drive the need for additional retail services. As a result, there is an identified need for additional retail services to be provided within the catchment area. The site location, being focal to the surrounding community, is highly accessible. As such, the need for the development satisfies the guidelines provided under the Planning Scheme Policy – Centres and centre activities, achieving the desired outcomes for new centres within the region.

Transport Infrastructure

The site has frontage to Reed Road and Navigation Drive, with the subsequent intersection forming part of the trunk infrastructure network (IRF15) with a planned upgrade by the year 2036 under Cairns Regional Council's Local Government Infrastructure Plan. The proposed development is anticipated to create up to 1000 vehicle movements per day, contributing to the need to deliver the planned upgrade ahead of schedule. To assist, the applicant has submitted detailed intersection modelling including land resumption requirements, road lane requirements and intersection size requirements to demonstrate that the development can integrate with both the existing and ultimate intended form of road network and achieve an acceptable level of service. As part of this design, a roundabout is proposed at Derwent Street and Reed Road to ensure continuous traffic flow east and west of the site.

In relation to the developments ability to connect with the planned public transport network, there is an existing on-road bus stop at the Reed Road frontage. The development incorporates an indented bus bay which would allow for a dedicated shelter to be constructed if required by the public transport authority. As such, the development has demonstrated that it can safely and efficiently integrate with the public transport infrastructure.

Reed Road and Navigation Drive frontages form part of the Northern Beaches Leisure Trail (NBLT), an active transport pedestrian and cycle link encouraging connectivity and walkability while creating a unique recreation and tourism experience. The proposal includes a 2-metre-wide footpath for the entirety of the Reed Road and Navigation Drive frontages, conforming with the planned active transport network.

Towards 2050: Shaping Cairns Growth Strategy

Cairns Regional Council released a Toward 2050: Shaping Cairns Growth Strategy in September 2025 to provide a roadmap for desired expansion catchments over the next 25 years. Cairns Northern Beaches is identified as a sub-region within the plan, expected to accommodate around 10% of the housing expansion required by 2050. This expansion creates the need for additional employment opportunities, with 32,000 extra jobs required across the region. Strategy 4 – Supporting a thriving economy – directs the location of new employment opportunities to be within growth corridors. This is reiterated in Outcome 2 which identifies the need for additional neighbourhood centres that provide small scale, locally focused services to the immediate community at a focal, easily accessible location. With a 10% population projection, Cairns northern beaches is identified as a growth corridor.

The proposed development aligns with the targets of the Strategy through providing an additional Neighbourhood Centre that services the immediate community while simultaneously generating additional employment opportunities, responding to the significant growth projection.

PUBLIC NOTIFICATION

In accordance with Impact Assessment procedures outlined in Part 4: Public Notification of the Development Assessment Rules, the development was publicly notified for a minimum of fifteen (15) business days, with the following actions being carried out:

- A notice published in the newspaper circulating generally in the locality;
- A notice placed on the land in the way prescribed under the DA Rules; and
- A notice given to the owners of all lots adjoining the premises.

A Notice of Compliance was received on 24 April 2025. Seven (7) properly made submissions were received during the Public Notification period and seven (7) not properly made submissions were received across the assessment period. All submissions were against the development.

MATTERS RAISED IN SUBMISSIONS FOR IMPACT ASSESSABLE DEVELOPMENT

The following matters were raised in properly made submissions.

Issue	How matter was dealt with
Housing pressures	Concerns regarding the transformation of prominent residential land to centre zoned land during a housing and homelessness crisis is raised, highlighting the need for more residential supply to be provided in lieu of community services. Officers acknowledge the housing pressures and current market availability. Notwithstanding, Council continues to support residential development through providing a range of housing, with many new residential estates developing in the immediately surrounding area and a seventy-unit residential complex developed on the adjoining residential site. Given the location context, housing pressures are addressed within the immediate area which the proposed development would service and provide employment opportunities for, being a compatible land-use to co-locate.
Market saturation	Concerns that existing centres are not used to maximum efficiency, with existing vacancies, have been raised. The Needs and Impact assessment prepared by Ethos Urban provided an overview of the current vacancies of centres within a 3.2km radius of the subject site, finding that all tenancies are already operating at maximum capacity with no current availability. Officers have completed site inspections to the centres listed within Ethos Urban report and confirm that there is little to no vacancy at the time of inspection.

	Given the Northern Beaches is identified as a growth corridor, expected to expand by 10% by the year 2050, there is a need for additional centre activities to provide optimum convenience to community facilities and employment opportunities. Given the absence of current market availability, the development is not anticipated to saturate the market.
Transport Network	Concerns are raised regarding the increase in traffic volume that would impact the surrounding transport network, which already operates below the desired standard of service. Officers accept that the development would place a higher traffic demand on the transport network than if the site were developed for residential purposes as currently anticipated by the planning scheme. A Traffic Impact Assessment prepared by Noble Consulting Engineering was supplied that discussed the transport upgrades required to facilitate the development in the context of the ultimate form of road infrastructure identified in the LGIP. Specifically, a new roundabout at Derwent Street and Reed Road; additional lanes and road widening at Derwent Street, Reed Road and Navigation Drive; and a signalised intersection at Reed Road and Navigation Drive (LGIP upgrade). Works to Derwent Street and Reed Road will be delivered as part of the proposed development. The land requirement on the corner of Reed Road and Navigation Drive to facilitate a future signalised intersection will also be secured as part of the development; however, it is not proposed to deliver the signalised intersection at Reed Road and Navigation Drive. Further, the development would incorporate extensions to the active and public transport network, providing a variety of options to commute to the site, reducing the current reliance on motor vehicle transport.
Environmental impacts	Concerns are raised regarding the environmental impacts of clearing the existing wooded bushland. Officers note that the site is not constrained by significant zoning or overlays that identify environmental values desired to be retained. Additionally, a Tree Audit Report was completed, which did not identify any significant species within the development footprint. The site is not identified as containing of-concern or endangered species. Whilst impacts will occur as a result of the development, the scope of clearing is reasonably anticipated given the extent of environmental designations affecting the land, and its current zoning for urban purposes within the Low-Medium Density Residential Zone. The impacts from the clearing of the site weigh against the development, however they are not of such significance as to warrant refusal of the proposed development.

Amenity impacts	Concerns are raised that the proposed development would result in a different amenity outcome when compared to existing land-uses within the surrounding area. Officers acknowledge that the development, being a new land-use, would have a different visual representation that impacts the amenity of the streetscape. Notwithstanding, the sites locational context, being an undeveloped infill parcel of land with three road frontages that forms a focal separation point for a variety of surrounding land-uses, already presents as an outlier to the streetscape presenting different visual aspects to the surrounding community. As such, the change in amenity impacts resulting from the proposed development are considered acceptable at this location.
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INFRASTRUCTURE CHARGES

Council's Infrastructure Charges Resolution No. 2 of 2021 identifies that an Infrastructure Charge is levied for the development. The applicable charge has been calculated in accordance with the Resolution and section 120 of the *Planning Act 2016*.

A copy of the calculation is contained in **Appendix 2**.

PLANNING NOTATIONS

The development approval is required to be notated in the Planning Scheme under section 89 of the *Planning Act 2016* as it is a variation approval / a superseded planning scheme approval / considered to be substantially inconsistent with the planning scheme.

REASONS FOR DECISION

The reasons for this decision are:

1. The Reed Road Convenience Retailing – Neighbourhood Centre Tables of Assessment has been prepared with regard to the requirements of the Hierarchy of Centres under Schedule 6 of CairnsPlan 2016 v3.1. The land uses proposed to be included in the development are consistent with those desired in a Neighbourhood Centre, being the lowest order centre zone;
2. The development advances the key components of the Strategic Framework of CairnsPlan 2016, in particular those themes, elements and strategic outcomes which identify that the site is has suitable context and attributes to be optimally utilised for centre zoned land;
3. The land uses anticipated by the Reed Road Convenience Retailing – Neighbourhood Centre Table of Assessment has been demonstrated to respond to current and future needs of the local community;

4. The Reed Road Convenience Retailing – Neighbourhood Centre Table of Assessment and conditions of approval contain assessment benchmarks which mitigate adverse impacts on sensitive land uses;
5. The development is considered to comply with or achieve the intent for the land pursuant to the State Planning Policy July 2017 and Far North Queensland Regional Plan 2009-2031 and Far North Queensland Regional Plan and Infrastructure Plan 2026. Conditions have been imposed where appropriate to secure compliance with relevant assessment benchmarks;
6. The development involves a Material Change of Use which establishes centre activities that have been appropriately located and designed to achieve a high standard of amenity, and avoid and/or mitigate adverse impacts to surrounding land uses;
7. The development ensures infrastructure is provided to a suitable standard to service the need of the development;
8. The development provides transport infrastructure that supports a safe, efficient transport network through providing land resumption, as specified in the conditions of approval, that contribute to road upgrades and improvements such as widening and intersection treatments. These are considered to significantly improve the networks operational efficiency and safety.
9. The development ensures suitable provision of landscaping to enhance the amenity and character of the development and ensures no adverse impact to identified natural areas on the site and surrounds;
10. The development has been designed to achieve suitable mitigation of natural hazards, including but not limited to, the provision of flood immunity as required through conditions of approval.
11. The development has been designed and will operate to avoid and/or mitigate any adverse impacts to sensitive receiving environments, including but not limited to, suitable management of stormwater quality and quantity.

RISK MANAGEMENT

Council Finance and the Local Economy

The development is to occur on privately owned land and all costs are the responsibility of the developer.

Community and Cultural Heritage

CairnsPlan 2016 sets out framework to ensure appropriate development occurs. The framework is reflected within the overlay, local plan, zone and development codes of which this development application has been assessed against.

Natural Environment

CairnsPlan 2016 sets out framework to ensure appropriate development occurs. The framework is reflected within the overlay, local plan, zone and development codes of which this development application has been assessed against.

ATTACHMENTS

Attachment 1 : Approved Plan(s) & Document(s) for Part A – Preliminary Approval for a Material Change of Use (including a Variation Request) #[7904549](#)

Attachment 2 : Approved Plan(s) & Document(s) for Part B – Development Permit for a Material Change of Use #[7911683](#)

Attachment 3 : Notice of Intention to Commence Use

Attachment 4 : Infrastructure Charges Calculations



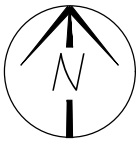
Claire Simmons
Executive Manager Development & Planning



Mark Davey
Director Planning, Growth & Sustainability

APPENDIX 1: APPROVED PLAN(S) & DOCUMENT(S)

PART A: Insert Approved Plans (DM#[7904549](#)) as PDF File to Decision Notice

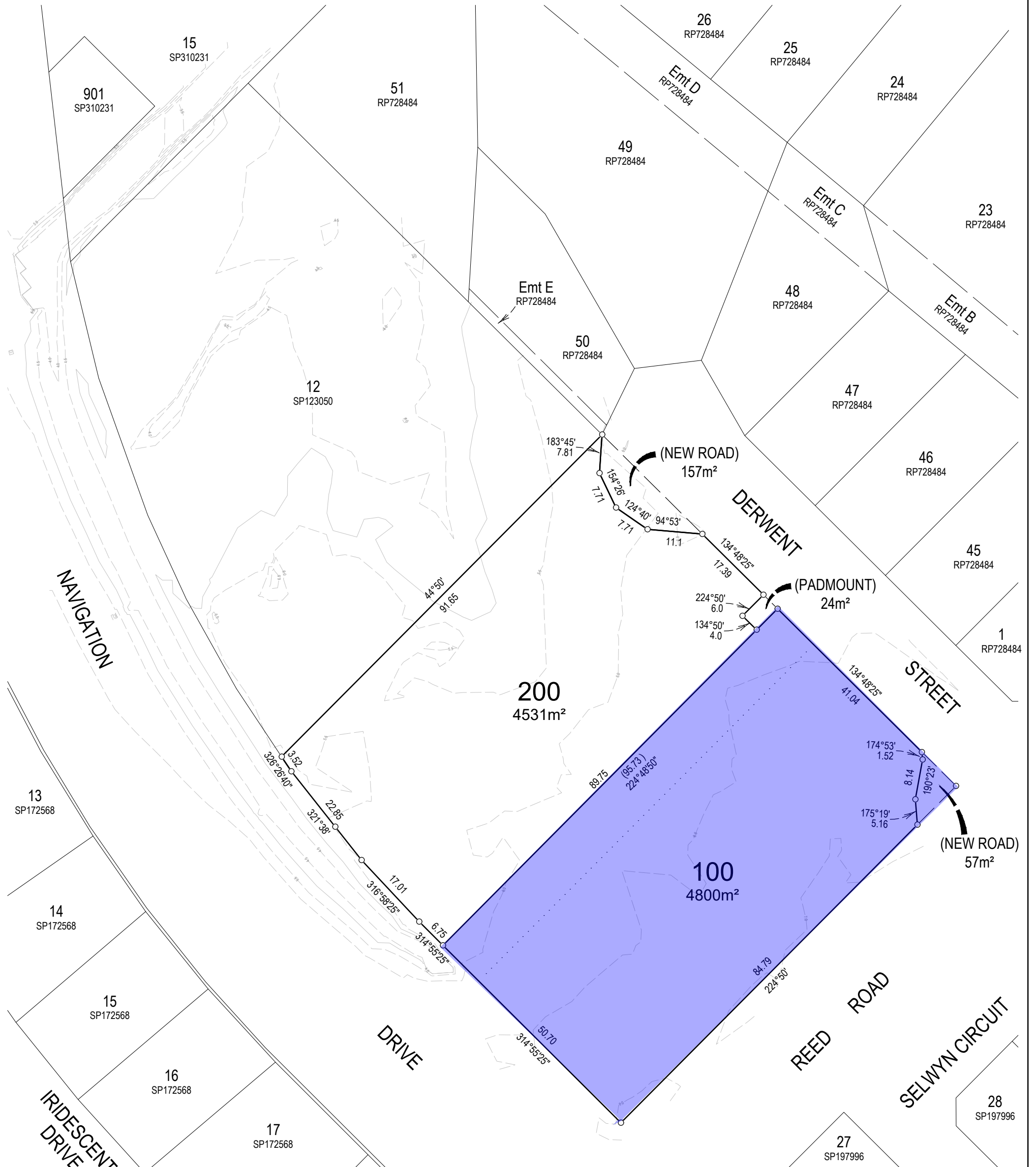


REED ROAD INVESTMENTS PTY LTD

VARIATION REQUEST - PRECINCT - ~~LOCAL~~ CENTRE - LOTS 100 & 200

REED ROAD CONVENIENCE CENTRE
REED ROAD, NAVIGATION DRIVE & DERWENT STREET, SMITHFIELD

PRECINCT PLAN AMENDED
JUNE 2026



Tel: (07) 4034 0500

Date: 15 May 2026

Scale: 1 : 750 @ A3 | Drawn: MLC | Job No.: 304701907 | Plan No.: 304701907-PP04 B

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

Reed Road Convenience Retailing - Neighbourhood Centre

Column 1	Column 2	Column 3																																	
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																	
		CairnsPlan 2016	Local centre zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Flood and inundation hazards overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Market code	Multiple dwelling and short-term accommodation code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
Material change of use																																			
Child care centre	Code		a	a	a	a	a	a	a	a	a	a	a	a	a		a									a	a	a		a	a	a		a	
Club (small scale)	Code		a	a	a	a	a	a	a	a	a	a	a	a	a			a								a		a		a	a	a		a	
Food and drink outlet	Code		a	a	a	a	a	a	a	a	a	a	a	a	a											a	a	a		a	a	a		a	
IF contained within an existing building used for a lawfully established Centre activity	Accepted subject to requirements		a			a	a	a	a	a	a			a												a		a		a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a		a		a	a	a											a	a	a		a	a	a		a	
Health care services	Code		a	a	a	a	a	a	a	a	a	a	a	a	a											a	a	a		a	a	a		a	
IF contained within an existing building used for a lawfully established Centre activity	Accepted subject to requirements		a			a	a	a	a		a	a		a												a		a		a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a			a	a	a											a	a	a		a	a	a		a	
Indoor sport and recreation	Code		a	a	a	a	a	a	a	a	a	a	a	a	a								a			a	a	a		a	a	a		a	
Market	Code		a	a	a	a	a	a	a	a	a	a	a	a	a							a					a	a	a		a	a	a		a
Office	Code		a	a	a	a	a	a	a	a	a	a	a	a	a												a	a	a		a	a	a		a
IF contained within an existing building used for a lawfully established Centre activity	Accepted subject to requirements		a			a	a	a	a		a	a		a												a		a		a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a			a	a	a											a	a	a		a	a	a		a	

Column 1	Column 2	Column 3																																	
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																	
		CairnsPlan 2016	Local centre zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Flood and inundation hazards overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslide hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Market code	Multiple dwelling and short-term accommodation code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
Park	Accepted																																		
Service industry	Code		a	a	a	a	a	a	a	a	a	a	a	a	a											a	a	a		a	a	a	a		
IF contained within an existing building used for a lawfully established Centre activity and not for a laundromat or dry cleaners with a GFA greater than 150m²	Accepted subject to requirements		a			a	a	a	a		a	a		a												a		a		a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a		a	a	a											a	a	a		a	a	a		a	
Shop	Code		a	a	a	a	a	a	a	a	a	a	a	a	a											a	a	a		a	a	a		a	
IF contained within an existing building used for a lawfully established Centre activity	Accepted subject to requirements		a			a	a	a	a		a	a		a												a		a		a	a	a		a	
IF for a Department store	Impact	a																																	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a		a	a	a												a	a	a		a	a	a		a
Shopping centre	Code		a	a	a	a	a	a	a	a	a	a	a	a	a											a	a	a		a	a	a		a	
IF involving a Department store	Impact	a																																	
Veterinary services	Code		a	a	a	a	a	a	a	a	a	a	a	a	a										a	a	a	a		a	a	a		a	
IF contained within an existing building used for a lawfully established centre activity	Accepted subject to requirements		a			a	a	a	a		a	a		a												a		a		a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a		a	a	a										a	a	a	a		a	a	a		a	
All other uses not otherwise identified	Impact	a																																	
Undefined uses	Impact	a																																	
Reconfiguring a lot																																			
Reconfiguring a lot	Code		a	a	a	a	a	a	a	a	a	a	a	a	a												a	a		a	a		a		
Operational work																																			
Operational work	Code																										a	a		a	a				
IF for an access crossover or driveway	Accepted subject to requirements																																a		
IF for Impact assessable signage within the Places of significance overlay	Impact	a																																	
IF for all other signage within the Places of significance overlay	Code												a																						
IF for excavation or filling of greater than 50m³	Code		a	a	a	a	a	a	a	a	a		a	a	a												a	a							
IF for excavation or filling of 50m³ or less	Accepted subject to requirements		a			a	a	a	a		a	a		a															a						
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a	a	a	a	a	a												a	a							
IF for vegetation damage	Accepted subject to requirements		a			a	a	a	a		a	a		a																				a	
IF for vegetation damage within the Places of significance overlay	Code		a			a	a	a	a		a		a	a																				a	

Column 1	Column 2	Column 3																																				
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																				
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Building work																																						
Minor building work	Accepted subject to requirements		a			a			a		a	a																a		a								
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a		a	a		a	a																a		a								
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a			a		a	a																a		a								
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a			a		a		a															a		a								
Building work	Accepted subject to requirements		a			a			a		a	a																a		a								
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a		a	a		a	a																a		a								
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a			a		a		a															a		a								
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a			a		a	a																a		a								
IF for removal, repositioning or demolition within the Neighbourhood character overlay	Code		a			a			a		a	a																a		a								
IF for removal or demolition within the Places of significance overlay	Impact	a																																				

* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2

[^] Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

APPENDIX 2: APPROVED PLAN(S) & DOCUMENT(S)

PART B: Insert Approved Plans (DM#[7911683](#)) as PDF File to Decision Notice

PROPOSED COMMERCIAL DEVELOPMENT

PROPERTY ASSET PARTNERS PTY LTD

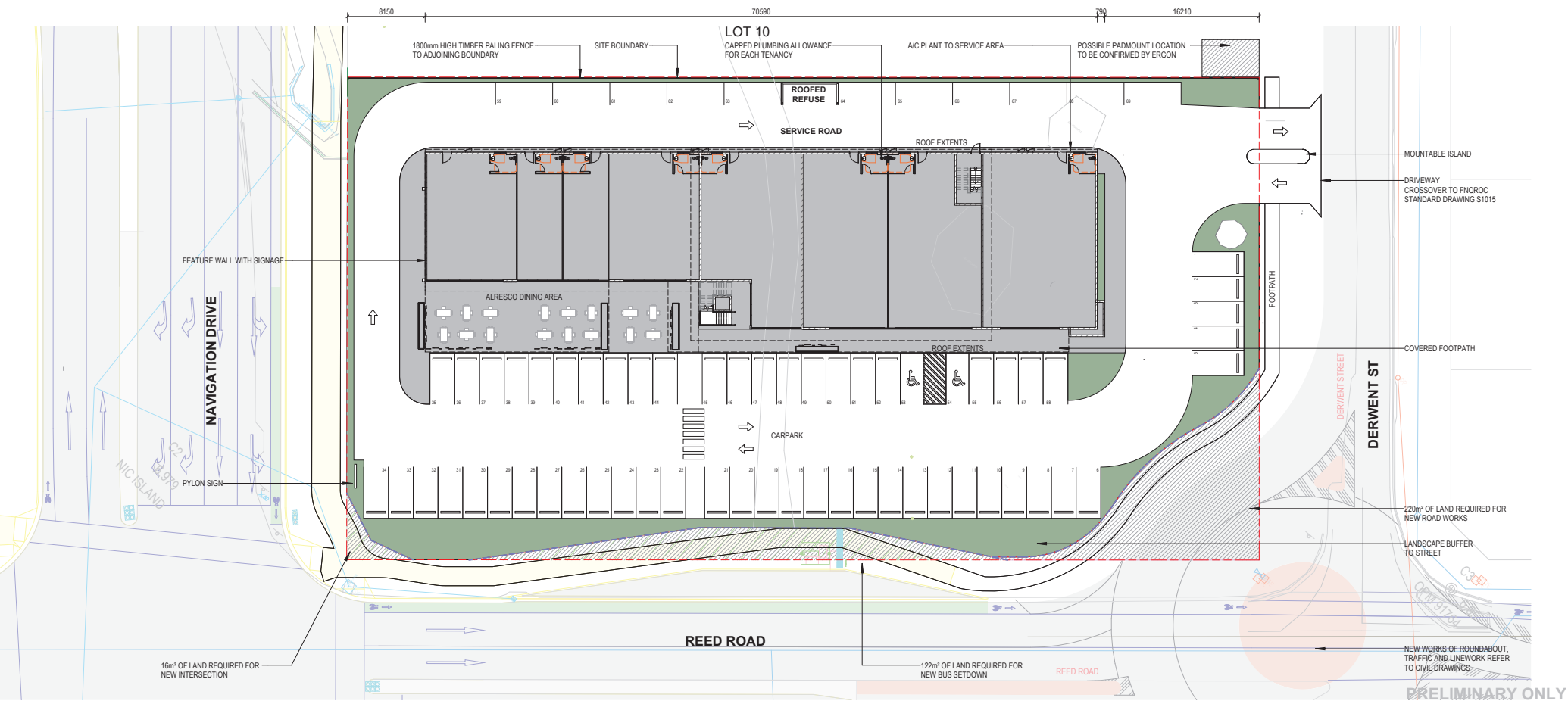
REED ROAD, TRINITY PARK

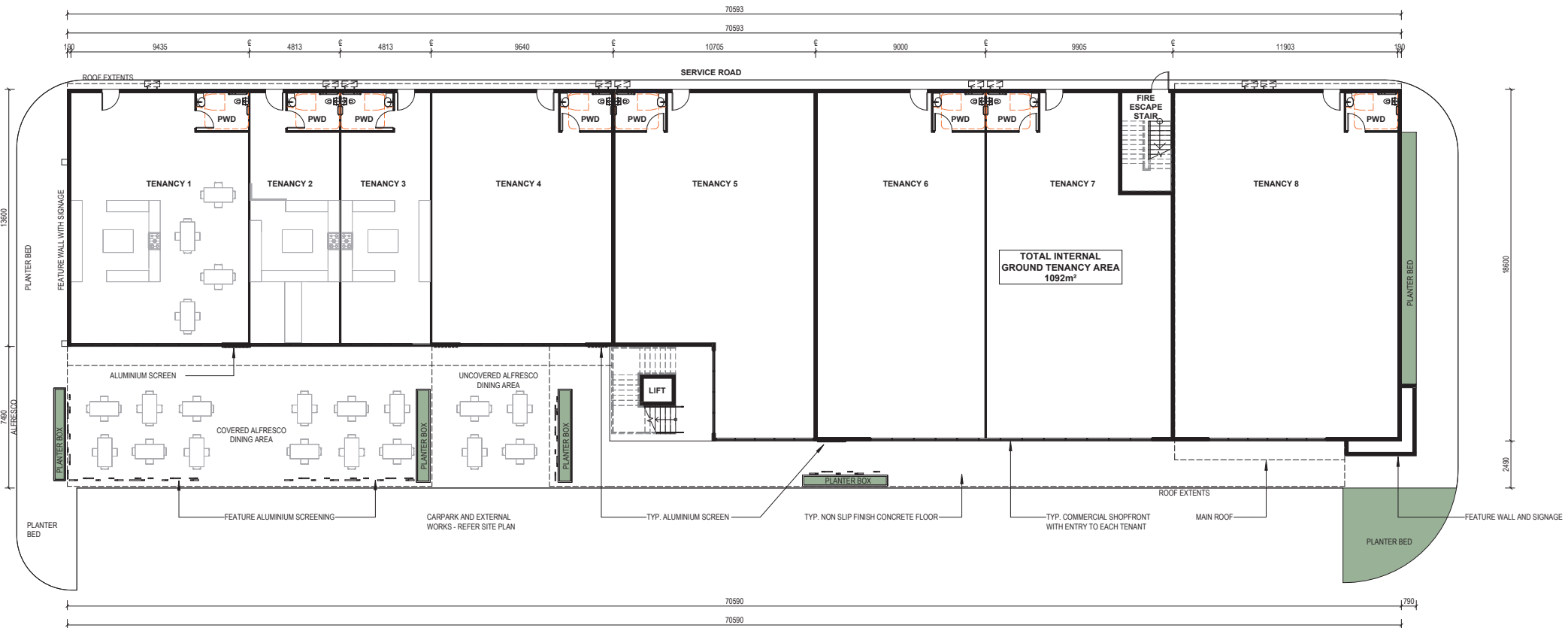


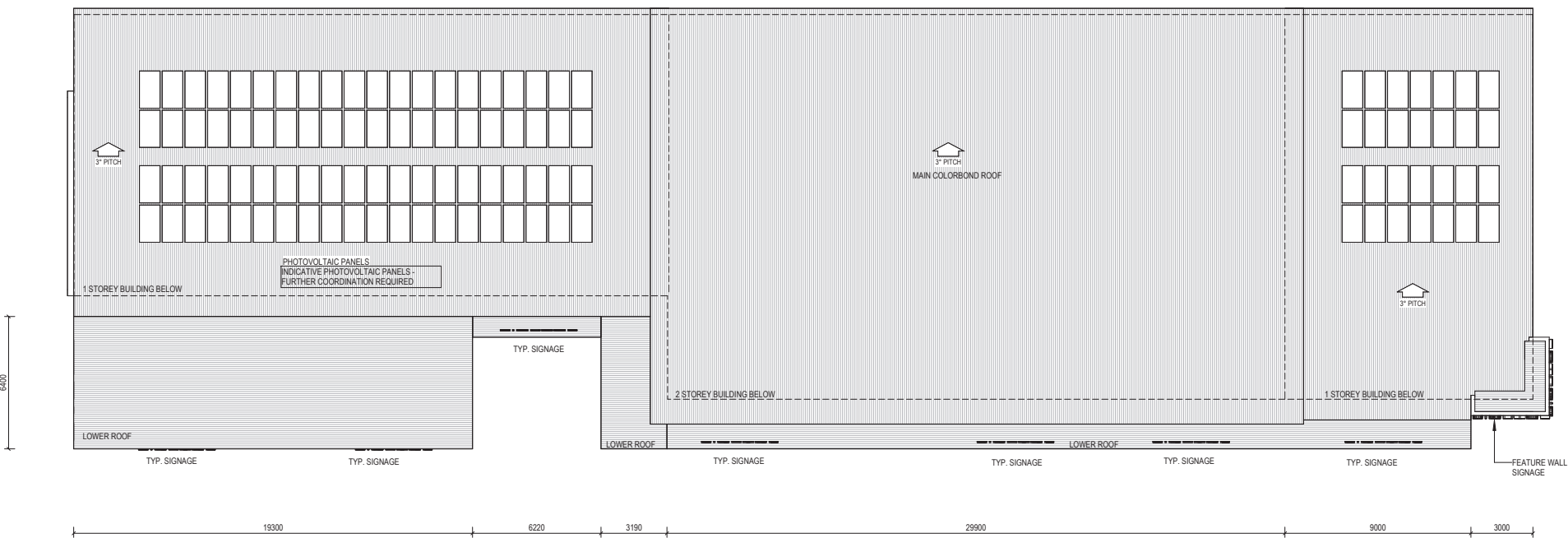
PROPERTY ADDRESS: REED ROAD, TRINITY PARK
RP DESCRIPTION: LOT 10 on SP123049
SITE AREA: 4859m² (INCLUDES LAND REQUIRED FOR NEW ROAD WORKS)
LOCAL AUTHORITY: CRC
ZONING: LOW-MEDIUM DENSITY RESIDENTIAL
AFFECTED OVERLAYS: ACID SULFATE
AIRPORT
BUSHFIRE HAZARD
TRANSPORT NETWORK
PROPOSED: COMMERCIAL TENANCY
PARKING REQUIREMENTS: 1 CAR PARK PER 25m²
66 REQUIRED
PARKING PROVIDED: 69 CAR SPACES PROVIDED
GROSS FLOOR AREA: 1,640m²
OUTDOOR DINING AREA: 140m² (COVERED)
48m² (UNCOVERED)
SITE COVER: 1462m² (31%)
LANDSCAPE AREA: 484m² (9%)
FLOOD REQUIREMENTS: NO REQUIREMENT



www.humacgroup.com.au

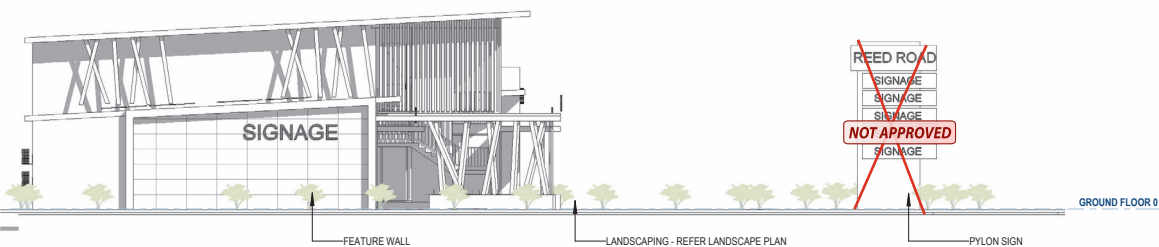




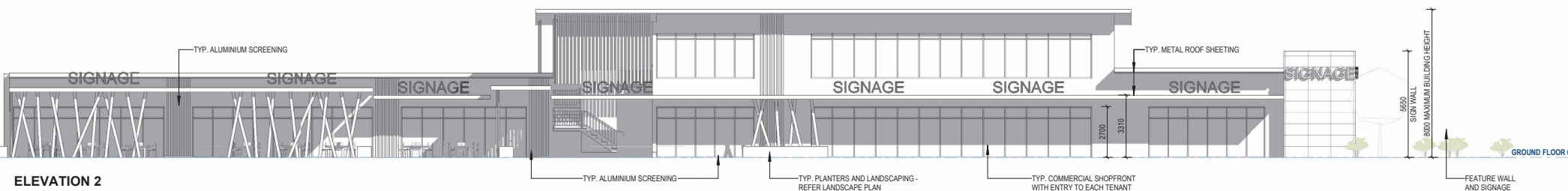


PRELIMINARY ONLY

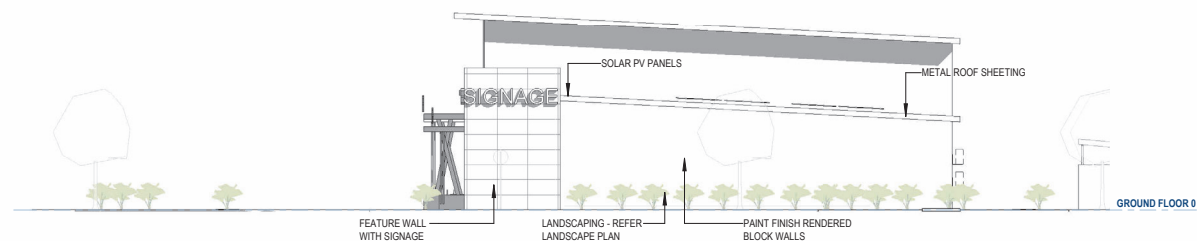




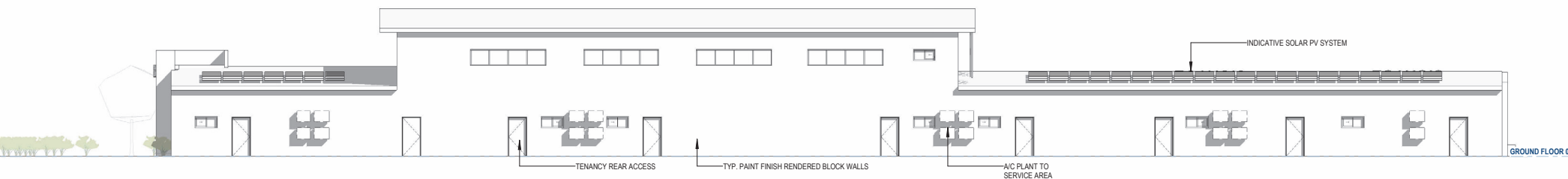
ELEVATION 1



ELEVATION 2

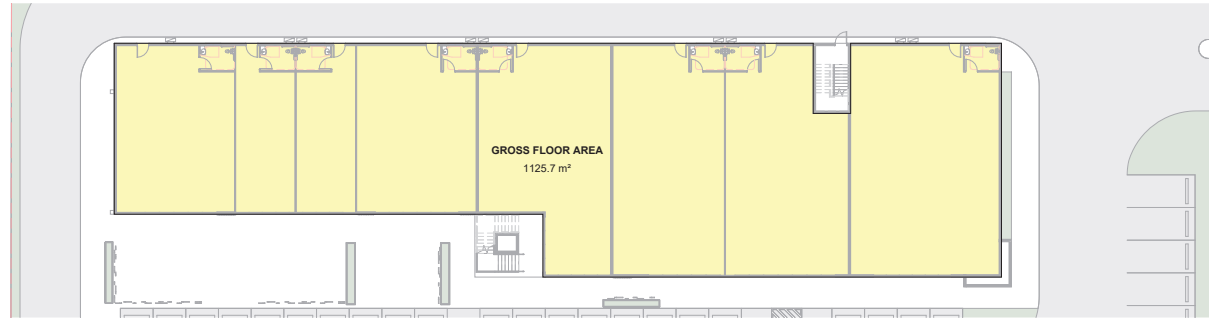
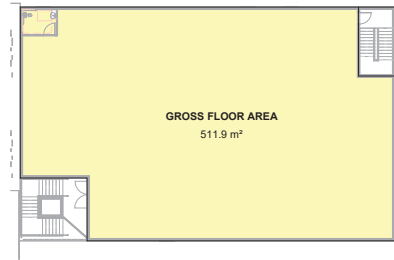


ELEVATION 3

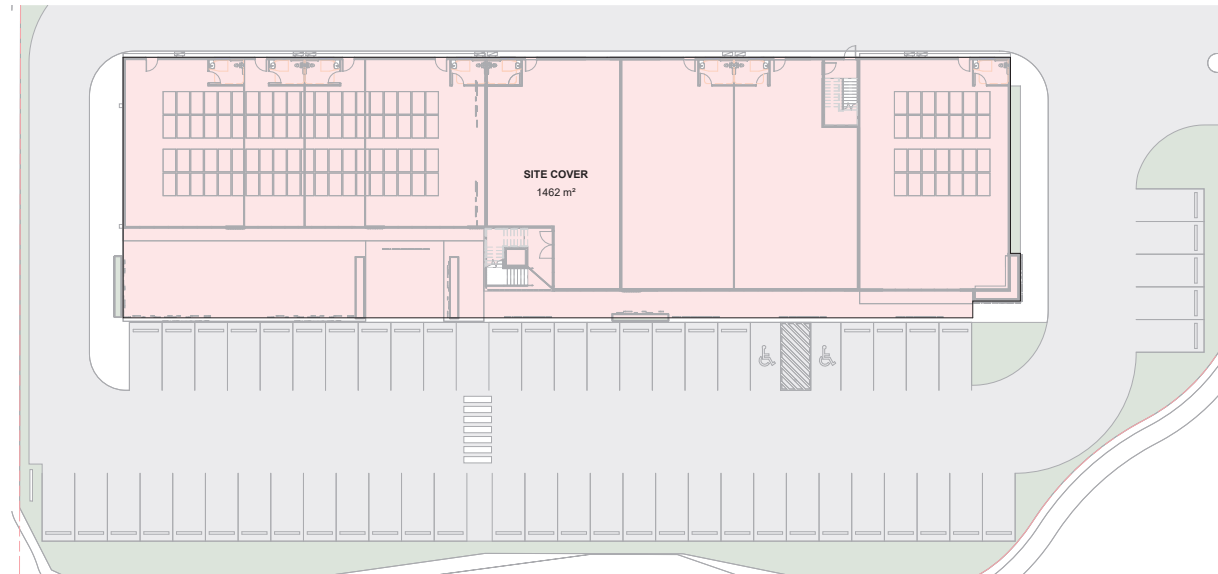


ELEVATION 4

PRELIMINARY ONLY



GROSS FLOOR AREA PLAN



SITE COVER PLAN

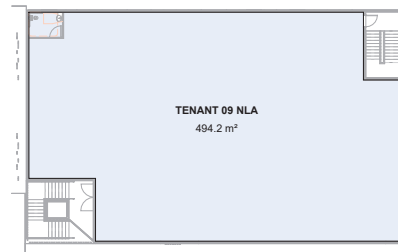
PRELIMINARY ONLY



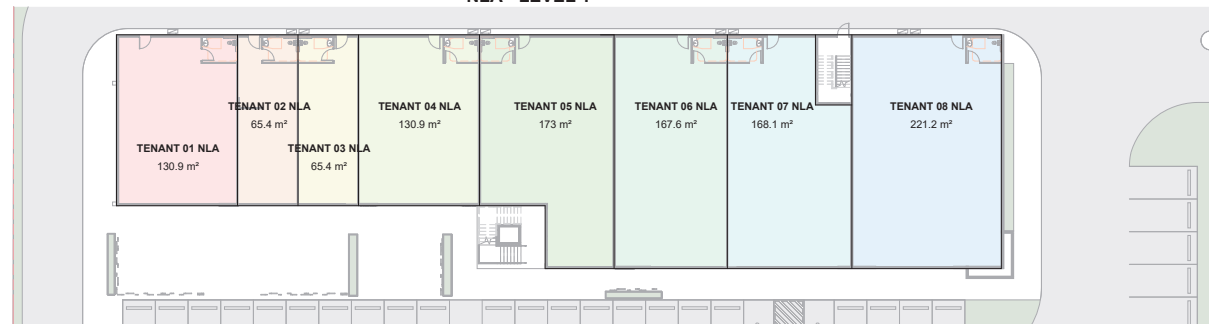


LANDSCAPE AREA PLAN

LANDSCAPE	
LANDSCAPE	484.8 m ²
	484.8 m ²



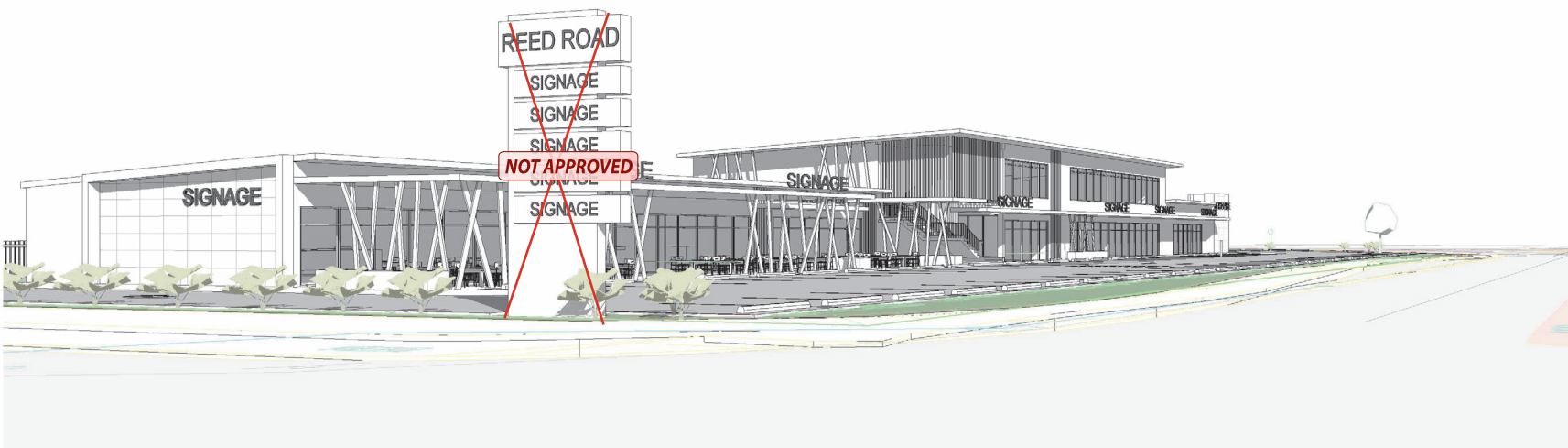
NLA - LEVEL 1



NET LETTABLE AREA - GROUND

PRELIMINARY ONLY





REED ROAD / NAVIGATION DRIVE PERSPECTIVE



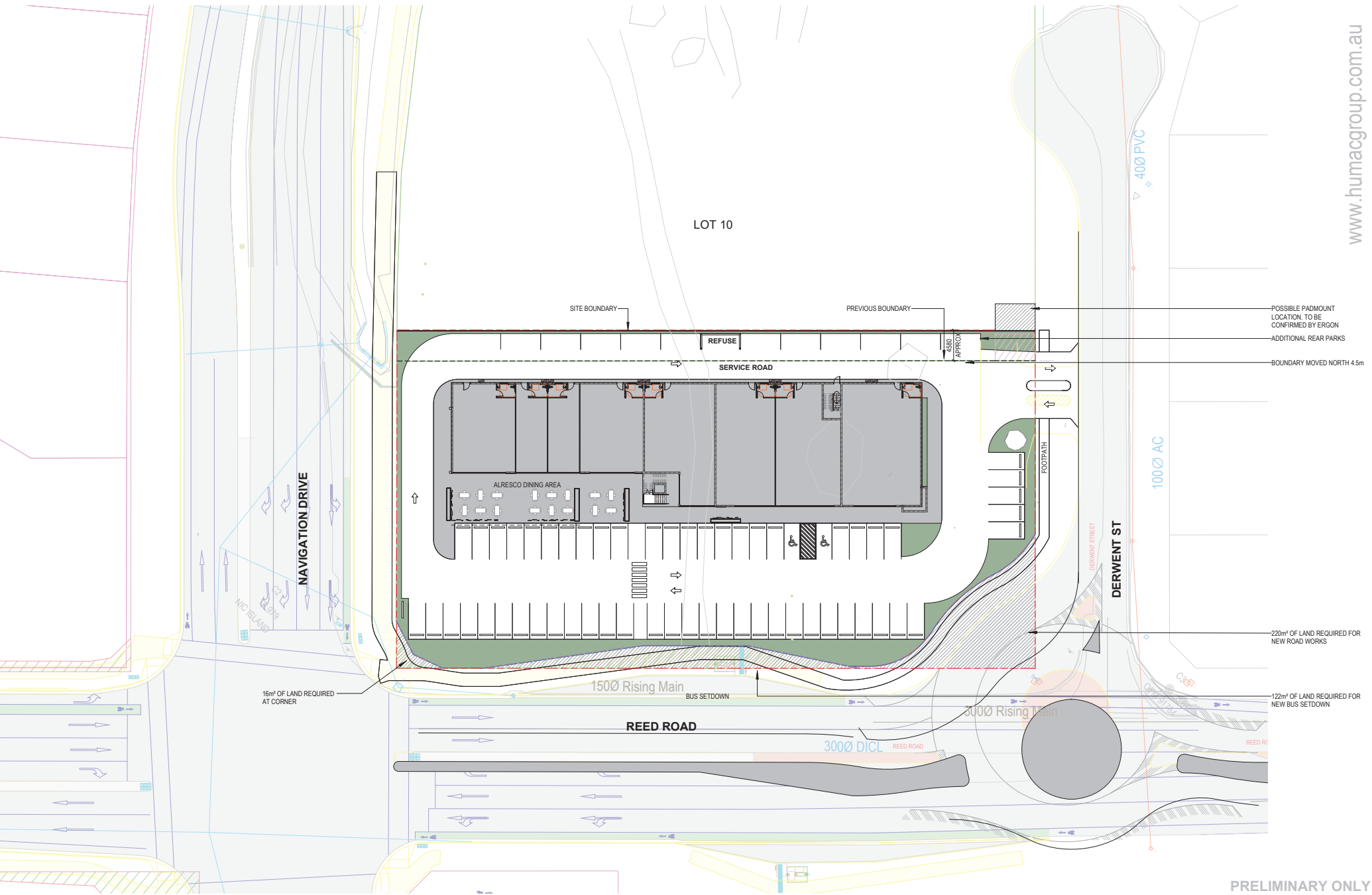
REED ROAD / DERWENT STREET PERSPECTIVE

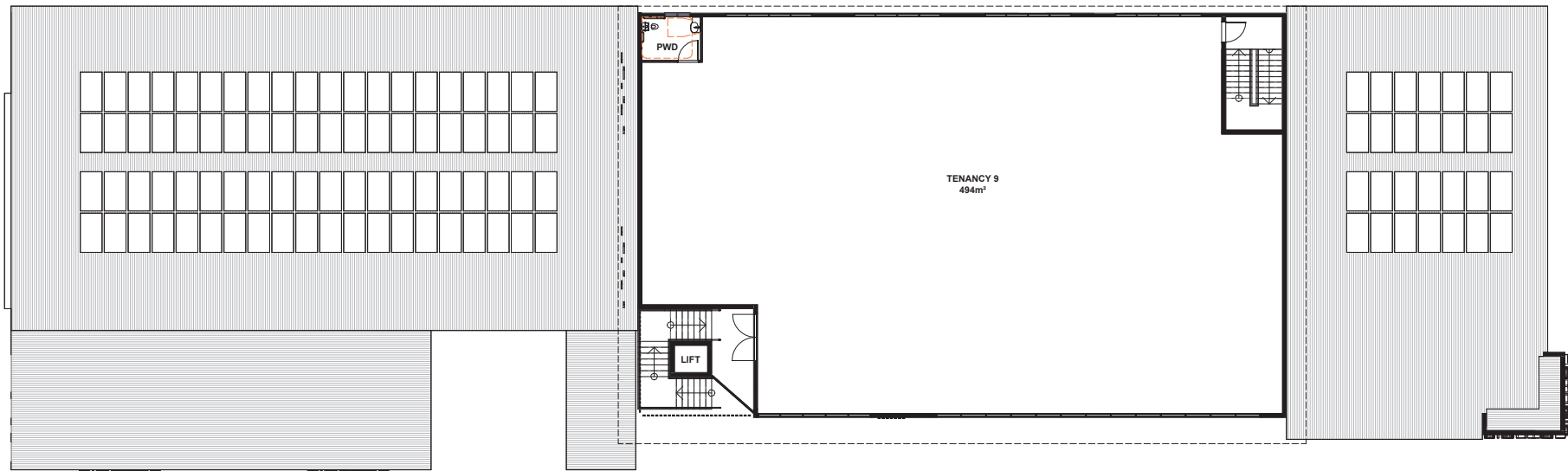
PRELIMINARY ONLY

PROPOSED COMMERCIAL DEVELOPMENT

PERSPECTIVES

1901-SK-108 | H | 2026.04.29





PRELIMINARY ONLY

PROPOSED COMMERCIAL DEVELOPMENT

FIRST FLOOR PLAN

1901-SK-111 | A | 2026.04.29



APPENDIX 3: NOTICE OF INTENTION TO COMMENCE USE



Notice of Intention to Commence Use

DEVELOPMENT PERMIT *Planning Act 2016*

Development Permit	8/39/19
Date of Approval	2 July 2026
Approved Use	Food and Drink Outlet, Indoor Sport & Recreation, Health Care Centre, Office and Shop
Location	Reed Road, Trinity Park
Property Description	Lot 10 on SP123049

I/we are hereby notifying Cairns Regional Council of my/our intention to commence the approved use outlined above

on _____ (insert date).

I have read the conditions of the Decision Notice issued and believe that all the applicable conditions have been complied with.

Applicant:

Address:

Contact Phone:

Signature of Applicant/Owner:

Date:

APPENDIX 4: INFRASTRUCTURE CHARGES CALCULATIONS

Attachment to Infrastructure Charges Notice															
Applicant Name:	Reed Road Investments Pty Ltd c/- Urban Sync			Development Application Number:	8/39/19										
Development Address:	Reed Road, Trinity Park			Preparing Officer:	H. Dayes										
Property Description:	Lot 10 on SP123049			Development Type:	Material Change of Use										
Parcel Number/s:	106783 106770			Relevant Charges Policy:	Cairns Regional Council Charges Resolution No. 2 of 2021										
Estate Name & Stage:				Date Levied:	26-Jun-26										
DMS Ref:	7905727			Index:	148.56										
Levied Charge Calculation															
AC - (BASE CHARGE)															
Category	Use	Use component	\$	Quantity	Sub Total	Indexed Sub Total									
Commercial (retail)	Food and drink outlet	for each square metre of gross floor area	\$ 197.20	392.6	\$77,420.72	\$95,767.26									
		for each square metre impervious to stormwater	\$ 10.95	4375	\$47,906.25	\$59,258.69									
Indoor sport and recreation	Indoor sport and recreation	for each square metre of gross floor area, not within square metre impervious to stormwater	\$ 219.10	221.2	\$48,464.92	\$59,949.75									
			\$ 10.95		\$0.00	\$0.00									
Essential services	Health care service	for each square metre of gross floor area, not within square metre impervious to stormwater	\$ 153.40	1002.9	\$153,844.86	\$190,301.77									
			\$ 10.95		\$0.00	\$0.00									
PROPOSED CHARGE					\$327,636.75	\$405,277.47									
C - (CREDIT)															
Category	Use	Use component	\$	Quantity	Sub Total	Indexed Sub Total									
Residential uses	Dwelling house	for each dwelling with 3 or more bedrooms	\$ 30,677.65	1	\$30,677.65	\$37,947.39									
			\$ -		\$0.00	\$0.00									
EXISTING CHARGE					\$30,677.65	\$37,947.39									
LC (LEVIED CHARGE)					\$296,959.10	\$367,330.07									
					Sub Total	Indexed Sub Total									
					\$3,232.00	\$3,232.00									
ESTABLISHMENT COST					\$3,232.00	\$3,232.00									
VALUE OF OFFSET					\$3,232.00	\$3,232.00									
VALUE OF REFUND					\$0.00	\$0.00									
VALUE OF LEVIED CHARGES FOLLOWING OFFSET					\$293,727.10	\$364,098.07									
IMPORTANT NOTE In accordance with section 3.5 of Council's Charges Resolution No 2 of 2021, all Levied Charges are subject to automatic indexation. Please contact Council's Development Assessment Team on 1300 692 247 or by email to townplanner@cairns.qld.gov.au to confirm the payment amount prior to payment.															
REVIEWED: J. O'Reilly ☒				OFFICE USE ONLY: <table border="1"> <tr> <td>DATE PAYABLE</td> <td>MCU - Before the change occurs</td> </tr> <tr> <td>DATE PAID</td> <td></td> </tr> <tr> <td>ACCOUNT</td> <td>T648 GL 05446</td> </tr> <tr> <td>RECEIPT NUMBER</td> <td></td> </tr> </table>				DATE PAYABLE	MCU - Before the change occurs	DATE PAID		ACCOUNT	T648 GL 05446	RECEIPT NUMBER	
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