



**UNCONFIRMED**

**Meeting Minutes**  
**SPECIAL COUNCIL MEETING**  
**Thursday 29<sup>th</sup> August 2024**  
**Bamaga Boardroom**

## **Northern Peninsula Area Regional Council**

### **Special Council Meeting**

**To commence at 12.00pm**

**On**

**Thursday 29<sup>th</sup> August 2024**

**Bamaga Boardroom**



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### Agenda Item 1. Welcome and Opening of Meeting

Mayor Poi Poi welcomed attendees and opened the meeting at 12:16pm with a prayer by Cr Yoelu.

### Agenda Item 2. Acknowledgement of Country

Mayor Poi Poi paid respects on behalf of the Council to the traditional owners of the land upon which the meeting was held and the traditional owners of the Northern Peninsula Area; and to their elders past, present and emerging.

Council observed a minute silence out of respect to sorry business within the communities.

### Agenda Item 3. Present

#### Mayor & Councillors

Mayor Robert Poi Poi	Mayor
Cr David Byrne	Division 1
Cr Mary Yoelu	Deputy Mayor / Division 2
Cr Kitty Gebadi	Division 3
Cr Bradford Elu	Division 5

#### Other Attendees

Kate Gallaway	Chief Executive Officer
Gus Yates	Executive Manager Operations
Gerhard Visser	QLD Gov (DTATSIPCA)
Brett de Chastel	Advisor
Elimau Blarrey	Senior Executive Assistant (Minute Taker)

### Agenda Item 4. Apologies

#### Resolution

##### That Council:

Grants a leave of absence to Cr Bond who is absent on study leave.

Moved: Cr Yoelu

Vote: 5/0

Seconded: Cr Elu

Resolution: C4-29082024

CARRIED

### Agenda Item 5. Declarations of Conflict of Interest

Nil



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### Agenda Item 6.

### Other Business

#### Agenda Item 6.2 DA2011\_022

#### DA 2023\_038 Elu Street Subdivision Minor Change to Decision Notice

##### Resolution

##### That Council Approve:

- a. Minor Change:
  - i. to the Decision Notice for Reconfiguration of a Lot approval granted on 4 May 2011, DA2011\_022.
  - ii. a revised development Plan
  - iii. a revised staged development of the approved DA2011\_022 (4/05/2011)
  - iv. to conditions of the approved DA2011\_022 (4/05/2011).

Subject to the below conditions and to be read with the Decision Notice DA2011\_002 dated 4 May 2011.

CONDITIONS OF APPROVAL	TIMING
<b>1. Administration</b> <ol style="list-style-type: none"><li>1.1. The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with:<ol style="list-style-type: none"><li>1.1.1. The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;</li><li>1.1.2. The development must, unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards and with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual;</li><li>1.1.3. The conditions of approval, the requirements of Council's Planning Scheme and best practice engineering.</li><li>1.1.4. Department of Environment and Resource Management Advice Agency Advice dated: 4 May 2011 (Advice Only - no conditions).</li><li>1.1.5. Assessment Manager Advice<ol style="list-style-type: none"><li>i) <del>This approval, granted under the provisions of the Sustainable Planning Act 2009, shall lapse 4 years from the day the approval takes effect in accordance with the provisions of the Sustainable Planning Act 2009</del></li><li>ii) <del>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.</del></li><li>iii) In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with eth</li></ol></li></ol></li></ol>	At all times

<p>cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from <a href="http://www.nrw.qld.gov.au">www.nrw.qld.gov.au</a></p> <p>iv) Further approvals which may be required:</p> <p>a) Development Permit for Operational Works</p>																																									
<p><b>2. <del>Timing of Effect</del> Currency Period</b></p> <p><del>The conditions of the Development Permit must be effected prior to approval and dating of the Plan of Survey, except where specified otherwise in these conditions of approval.</del></p> <p>2.1. The applicable currency periods are:</p> <p>2.1.1.Reconfiguring a Lot <b>6 Years</b></p>	As per condition																																								
<p><b>3. Approved Site Drawings/Plans</b></p> <p>3.1. The development of the site is to be generally in accordance with the following plans that are to be the approved Plans of Development, except as altered by any other condition of this approval:</p> <table><tr><th>Plan / Document Name</th><th>Drawing Number</th><th>Sheet No / Ref.</th><th>Date/DWG</th></tr><tr><td><del>MIP 4B Bamaga Subdivision Concept Plan prepared by RPS Australia East Pty Ltd</del></td><td><del>PR101857-10</del></td><td><del>A</del></td><td><del>10/02/2011</del></td></tr><tr><td><del>Workscope Plan Roadworks and Stormwater prepared by Cardno Pty Ltd</del></td><td><del>Q104027</del></td><td><del>—</del></td><td><del>March 2011</del></td></tr><tr><td><del>Workscope Plan Sewer and Water Reticulation</del></td><td><del>Q104027</del></td><td><del>—</del></td><td><del>March 2011</del></td></tr><tr><td><del>Workscope Plan Stage 4</del></td><td><del>Q104027</del></td><td><del>—</del></td><td><del>March 2011</del></td></tr><tr><td>Bamaga Residential Development - Stage 4b-4c Lots 431-450 Proposed ROL (20 lots)</td><td>AU015113-1</td><td>B</td><td>11 July 2024</td></tr><tr><td>Workscope Plan Roadworks and Stormwater prepared by Cardno Pty Ltd</td><td>Q104027</td><td>—</td><td>March 2011</td></tr><tr><td>Workscope Plan Sewer and Water Reticulation</td><td>Q104027</td><td>—</td><td>March 2011</td></tr><tr><td>Workscope Plan Stage 4</td><td>Q104027</td><td>—</td><td>March 2011</td></tr><tr><td>BAMAGA STAGE 4B/4C CONSTRUCTION COST ESTIMATE DESIGN / QUANTITIES LAYOUT</td><td>SKETCH 8251-1</td><td><u>A</u></td><td>31 May 2024</td></tr></table>	Plan / Document Name	Drawing Number	Sheet No / Ref.	Date/DWG	<del>MIP 4B Bamaga Subdivision Concept Plan prepared by RPS Australia East Pty Ltd</del>	<del>PR101857-10</del>	<del>A</del>	<del>10/02/2011</del>	<del>Workscope Plan Roadworks and Stormwater prepared by Cardno Pty Ltd</del>	<del>Q104027</del>	<del>—</del>	<del>March 2011</del>	<del>Workscope Plan Sewer and Water Reticulation</del>	<del>Q104027</del>	<del>—</del>	<del>March 2011</del>	<del>Workscope Plan Stage 4</del>	<del>Q104027</del>	<del>—</del>	<del>March 2011</del>	Bamaga Residential Development - Stage 4b-4c Lots 431-450 Proposed ROL (20 lots)	AU015113-1	B	11 July 2024	Workscope Plan Roadworks and Stormwater prepared by Cardno Pty Ltd	Q104027	—	March 2011	Workscope Plan Sewer and Water Reticulation	Q104027	—	March 2011	Workscope Plan Stage 4	Q104027	—	March 2011	BAMAGA STAGE 4B/4C CONSTRUCTION COST ESTIMATE DESIGN / QUANTITIES LAYOUT	SKETCH 8251-1	<u>A</u>	31 May 2024	At all times
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<p>3.2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.</p> <p>3.3. Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council.</p>	
<p><b>4. <del>Street Layout and Design</del></b></p> <p><del>4.1. The street layout and design must to comply with Queensland Streets and FNQROC Development Manual, to the satisfaction of the Chief Executive Officer, subject to any alterations:</del></p> <p><del>a) found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements;</del></p> <p><del>4.2. Details of the works, including copy of a plan of the works, must be endorsed by the Chief Executive Officer prior to the commencement of works.</del></p> <p><del>4.3. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to the approval and dating of the Plan of Survey.</del></p>	
<p><b>5. Construction</b></p> <p>5.1. Any construction work associated with this development shall be carried out in accordance with sound engineering practice.</p> <p>5.2. No nuisance is to be caused to adjoining properties by way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours.</p> <p>5.3. Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage.</p> <p>5.4. Where material is spilled or carried on to existing roads or shared paths, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.</p> <p>5.5. Stormwater will be managed during construction in accordance with FNQROC Development Manual standards and a Soil and Erosion Management Plan.</p> <p>5.6. A Traffic Management Plan is to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.</p>	<p>At all times</p> <p>Prior to commencement of construction.</p>
<p><b>6. Damage to Infrastructure</b></p> <p>6.1. In the event that any part of Council's infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced, at no cost to Council.</p>	<p>At all times</p>
<p><b>7. <del>Lawful Point of Discharge Drainage</del></b></p> <p><del>7.1. The applicant/owner must ensure that the flow of all external stormwater from the proposed lots is directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer.</del></p>	<p>At all times</p> <p>Prior to commencement of work</p>

<p>7.2. The surface drainage must be catered for in a manner that lessens possible impacts in receiving areas.</p> <p>7.3. A Drainage Management Plan must be provided, compliant with FNQROC Development Manual standards, Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p> <p>7.4. The proposed development must not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties.</p> <p>7.5. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream, in accordance with the Queensland Urban Drainage Manual.</p>	<p>At all times</p>
<p><b>8. Infrastructure Services</b></p> <p><del>4. The proposed subdivision is required to be adequately serviced by provision of water, sewerage disposal, stormwater drainage, electricity supply, telecommunications connection and sealed road access. Any infrastructure requirement costs are to be borne by the applicant/owner.</del></p> <p><del>All the above works must be designed and constructed in accordance with the FNQROC Development Manual. Details of the works, including copy of a plan of the works, must be endorsed by the Chief Executive Officer prior to the commencement of works.</del></p> <p><del>All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to approval and dating of the Plan of Survey.</del></p> <p><del>5. Services (excluding sewerage) must be contained within the Road Reserve. Each Proposed Lot must be serviced with separate services for water supply, sewer connection, road access, electricity and telecommunications. In any instance where services to one lot are required to be contained within or traverse another lot, registration of necessary easements over the services will be required to the satisfaction of the Chief Executive Officer.</del></p> <p>8.1. All works are to be provided in accordance with FNQROC Development Manual standards and sound engineering practice.</p> <p>8.2. Water Supply connection or suitable alternative adequate water supply must be provided to site/s in accordance with FNQROC Development Manual standards or demonstrate that such is already in existence.</p> <p>8.3. Sewer connection or suitable alternative on-site treatment in accordance with FNQROC Development Manual standards must be provided to sites or demonstrate that such is already in existence.</p> <p>8.4. Electricity provision certificate must be provided to the Local Authority.</p> <p>8.5. Street lighting is to be provided in accordance with FNQROC Development Manual standards and sound engineering practice.</p> <p>8.6. Telecommunications provision certificate or declaration of exemption must be provided to the Local Authority.</p>	<p>At all times</p> <p>Prior to the commencement of the use</p>
<p><b>9. Fire Hydrants, Fire Management and Emergency Access</b></p>	

<p>9.1. Fire Hydrants are to be installed and located to enable fire services to access water safely, effectively, and efficiently or demonstrate that such is already in existence.</p> <p>9.2. Road widths, and construction within the development are to be adequate for fire emergency vehicles to gain access to a safe working area.</p> <p>9.3. Fire Hydrants are to be suitably identified so that fire services can locate them at all hours.</p> <p>9.4. Fire Services are to be provided in accordance with FNQROC Development Manual standards and the water supply must be reliable and have sufficient flow and pressure requirements for fire-fighting purposes.</p>	<p>Prior to Commencement of use</p> <p>At all times</p>
<p><b>10. Fill Requirements</b></p> <p>10.1. Details of Fill Requirements, including copy of a plan of the works, <u>must be designed and undertaken in accordance with FNQROC Development Manual standards and sound engineering practice</u> and must be endorsed by the Chief Executive Officer prior to the commencement of works. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to approval and <del>dating</del> of the Plan of Survey.</p>	<p>As per condition</p>
<p><b>11. Acid Sulfate Soils</b></p> <p>11.1. Due care must be taken to ensure that the development will manage to not disturb or minimise the release of acid or metal contaminants.</p> <p>11.2. Dispose of acid or metal contaminants compliant to legislation and provide relevant disposal documentation to Council.</p>	<p>Prior to the commencement of the use.</p>

**Reasons for Decision:**

As discussed within this report, the proposed development is considered to be consistent with the following relevant overall outcomes.

The overall intent and configuration of the development does not change.

The proposed changes are minor and provide a layout design that aligns with current infrastructure and development.

**Moved: Cr Gebadi**

**Vote: 5/0**

**Seconded: Cr Yoelu**

**Resolution: C6.2-29082024**

**CARRIED**

**Agenda Item 6.1 DA2024\_0013 Material Change of Use, Operational Works & Siting Dispensations**

Cr Yoelu left the room at 1:02pm

Cr Yoelu returned into the room at 1:03pm

**Resolution**

**A. That Council Approve:**

- a. Material Change of Use
  - i. for a business development consisting of
  - ii. a shop, food & drink outlet and office.
- b. Operational Works
  - i. Cut & Fill
- c. Siting dispensation
  - i. Adidi St 3m to 0m
  - ii. Mosby St 3m to 0m
  - iii. Eastern boundary 2m to 0m

Subject to the below conditions.

CONDITIONS OF APPROVAL				TIMING															
<p><b>1. Administration</b></p> <p>1.1. The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with:</p> <p>1.1.1.The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;</p> <p>1.1.2.The development must, unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards and with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual;</p> <p>1.1.3.The conditions of approval, the requirements of Council’s Planning Scheme and best practice engineering.</p>				At all times															
<p><b>2. Currency Period</b></p> <p>2.1. The applicable currency periods are:</p> <p>2.1.1.Material Change of Use <b>6 Years</b></p>				As per condition															
<p><b>3. Approved Site Drawings/Plans</b></p> <p>3.1. The development of the site is to be generally in accordance with the following plans that are to be the approved Plans of Development, except as altered by any other condition of this approval:</p>				At all times															
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Proposed shop, office, food & drink outlet	1870-SK-03	B	28/05/2024	
Proposed shop, office, food & drink outlet	1870-SK-04	E	08/05/2024	
Proposed shop, office, food & drink outlet	1870-SK-05	B	08/05/2024	
<p>3.2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.</p> <p>3.3. Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council.</p>				
<p><b>4. Construction</b></p> <p>4.1. Any construction work associated with this development shall be carried out in accordance with sound engineering practice.</p> <p>4.2. No nuisance is to be caused to adjoining properties by way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours.</p> <p>4.3. Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage.</p> <p>4.4. Where material is spilled or carried on to existing roads or shared paths, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.</p> <p>4.5. Stormwater will be managed during construction in accordance with FNQROC Development Manual standards and a Soil and Erosion Management Plan.</p> <p>4.6. A Traffic Management Plan is to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.</p>				At all times
<p><b>5. Damage to Infrastructure</b></p> <p>5.1. In the event that any part of Council's infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced, at no cost to Council.</p>				Prior to commencement of construction.
<p><b>6. Access and Parking</b></p> <p>6.1. Access provision to the development must be provided/constructed in accordance with FNQROC specifications and to the satisfaction of the Chief Executive Officer or demonstrate that such is already in existence.</p> <p>6.2. Details of the works, including copy of a plan of the works, must be endorsed by the Chief Executive Officer prior to the commencement of works.</p> <p>6.3. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to the approval.</p>				At all times
<p><b>7. Drainage</b></p> <p>7.1. The surface drainage must be catered for in a manner that lessens possible impacts in receiving areas.</p>				Prior to the commencement of the use

<p>7.2. A Drainage Management Plan must be provided, compliant with FNQROC Development Manual standards, Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p> <p>7.3. The proposed development must not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties.</p> <p>7.4. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream, in accordance with the Queensland Urban Drainage Manual.</p>	<p>Prior to commencement of work At all times</p>
<p><b>8. Infrastructure Services</b></p> <p>8.1. All works are to be provided in accordance with FNQROC Development Manual standards and sound engineering practice.</p> <p>8.2. Water Supply connection or suitable alternative adequate water supply must be provided to site/s in accordance with FNQROC Development Manual standards or demonstrate that such is already in existence.</p> <p>8.3. Sewer connection or suitable alternative on-site treatment in accordance with FNQROC Development Manual standards must be provided to sites or demonstrate that such is already in existence.</p> <p>8.4. Electricity provision certificate must be provided to the Local Authority.</p> <p>8.5. Street lighting is to be provided in accordance with FNQROC Development Manual standards and sound engineering practice.</p> <p>8.6. Telecommunications provision certificate or declaration of exemption must be provided to the Local Authority.</p>	<p>At all times</p> <p>Prior to the commencement of the use</p>
<p><b>9. Fire Hydrants, Fire Management and Emergency Access</b></p> <p>9.1. Fire Hydrants are to be installed and located to enable fire services to access water safely, effectively, and efficiently or demonstrate that such is already in existence.</p> <p>9.2. Road widths, and construction within the development are to be adequate for fire emergency vehicles to gain access to a safe working area.</p> <p>9.3. Fire Hydrants are to be suitably identified so that fire services can locate them at all hours.</p> <p>9.4. Fire Services are to be provided in accordance with FNQROC Development Manual standards and the water supply must be reliable and have sufficient flow and pressure requirements for fire-fighting purposes.</p> <p>9.5. Water supply to ensure adequate and accessible water supply for firefighting purposes must be provided to the Local Authority or demonstrate that such is already in existence.</p>	<p>Prior to Commencement of use</p> <p>At all times</p> <p>Prior to the commencement of the use</p>
<p><b>10. Operational Work Requirements</b></p> <p>10.1. Details of Cut/Fill Requirements, including copy of a plan of the works, must be designed and undertaken in accordance with FNQROC Development Manual standards and sound engineering practice and must be endorsed by the Chief Executive Officer prior to the commencement of works.</p>	<p>As per condition</p>

10.2. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer.	Prior to the commencement of the use.
<b>11. Acid Sulfate Soils</b> 11.1. Due care must be taken to ensure that the development will manage to not disturb or minimise the release of acid or metal contaminants. 11.2. Dispose of acid or metal contaminants compliant to legislation and provide relevant disposal documentation to Council.	Prior to the commencement of the use.
<b>12. Landscaping and Fencing</b> 12.1. Landscaping and fencing to be erected to enhance the appearance of the site to the road and provide a buffer to adjoining sites. 12.2. The landscaping and fencing must be maintained to an appropriate standard.	Prior to the commencement of the use. At all times
<b>13. Siting Dispensation</b> 13.1. The refuse area to be located in the southeastern corner of Lot 155 13.2. The refuse area be managed to limit smells, pests and spillage of fluids and waste products. 13.3. The two storage containers on the eastern boundary be painted a neutral colour on the façade nearest to lot 166. 13.4. The containers not to be provided with air-conditioning that could impact on the livability of Lot 166.	At all times
<b>14. Cultural Heritage</b> 14.1. In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the “cultural heritage duty of care”). The applicant will comply with eth cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from <a href="http://www.nrw.qld.gov.au">www.nrw.qld.gov.au</a>	As per condition

**Advice:**

1. The Mosby Street verge to be treated / developed by the applicant providing a hardened edge including a landscaped area adjacent to the proposed development
2. A Road Permit application, supported by a design plan to be submitted for approval.

**Reasons for Decision:**

As discussed within this report, the proposed development is considered to be consistent with the following relevant overall outcomes.

- The development is within the Township Zone
- The development area is reflected in the Master Plan for Business Development.
- The development will link to existing infrastructure.
- The proposed setbacks are considered appropriate given the physical context of the site and the nature of the development

- For the safety, security and amenity of the community the Council require the Mosby Street verge to be developed

**Moved: Cr Gebadi**

**Vote: 5/0**

**Seconded: Cr Byrne**

**Resolution: C6.1-29082024**

**CARRIED**

Meeting break at 1.12pm

Meeting resumed at 1.31pm

**Agenda Item 6.3 DA 2023\_006 Snake Gully Road (Hurrki Village Road) Material Change of Use**

**Resolution**

**That Council:**

Approve a Development Permit Enabling a Staged Residential Development at Snake Gully Road, (Hurrki Village Road) Injinoo:

- Reconfiguring a Lot (Subdivision) (1 Lot Into 21 Lots) in stages over part of Lot 700 on SP273363.
- New Road

Subject to the below conditions:

CONDITIONS OF APPROVAL	TIMING
<b>1. Administration</b> 1.1. The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with: 1.1.1. The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports; 1.1.2. The development must, unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards and with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual; 1.1.3. The conditions of approval, the requirements of Council's Planning Scheme and best practice engineering. 1.1.4. The DoR s22A response and conditions reference 2023/004287 dated 25 March 2024.	At all times
<b>2. Currency Period</b> 2.1. The applicable currency periods are: 2.1.1. Reconfiguring a Lot - <b>6 Years</b>	As per condition
<b>3. Approved Site Drawings/Plans</b> 3.1. The development of the site is to be generally in accordance with the following plans that are to be the approved Plans of Development, except as altered by any other condition of this approval:	At all times

Plan / Document Nam	Drawing Number	Sheet / Ref	Date/DWG
Injinoo Social Housing Development Plan	0998-001	A	28/04/2023
Injinoo Social Housing Development Road Surrender Plan	0998-RS-001	A	28/04/2023
Relevant Purpose Determination Plan	RPDP 2023/004287	Area A	25/03/2024
DoR response and conditions	2023/004287	700 SP273363	25/03/2024
<p>3.2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.</p> <p>3.3. Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council.</p>			
<p><b>4. Construction</b></p> <p>4.1. Any construction work associated with this development shall be carried out in accordance with sound engineering practice.</p> <p>4.2. No nuisance is to be caused to adjoining properties by way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours.</p> <p>4.3. Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage.</p> <p>4.4. Where material is spilled or carried on to existing roads or shared paths, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.</p> <p>4.5. Stormwater will be managed during construction in accordance with FNQROC Development Manual standards and a Soil and Erosion Management Plan to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.</p> <p>4.6. A Traffic Management Plan is to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.</p>			
<p><b>5. Damage to Infrastructure</b></p> <p>5.1. In the event that any part of Council's infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced, at no cost to Council.</p> <p>5.2. All works must be completed prior to the issue of a Compliance Certificate, Building Act.</p>			
<p><b>6. Drainage</b></p> <p>6.1. The surface drainage must be catered for in a manner that lessens possible impacts in receiving areas.</p> <p>6.2. Any works as a result of development must not interfere with natural stormwater flow over or through the land.</p> <p>6.3. A Drainage Management Plan must be provided, compliant with FNQROC Development Manual standards, Council's standard</p>			

<p>engineering specifications and to the satisfaction of the Chief Executive Officer.</p> <p>6.4. An appropriate Stormwater Quality Management Plan (SQMP) must be developed for the site that provides for achievable stormwater quality treatment measures in accordance with FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p>	<p>works on the site.</p> <p>Prior to the start of any works on the site.</p>
<p><b>7. Access</b></p> <p>7.1. Access provision to the development (lots) must be provided/constructed in accordance with FNQROC specifications and to the satisfaction of the Chief Executive Officer or demonstrate that such is already in existence.</p>	<p>Prior to the commencement of the use.</p>
<p><b>8. Infrastructure Services</b></p> <p>8.1. Road and shared paths are to be provided in accordance with FNQROC Development Manual standards and sound engineering practice.</p> <p>8.2. Water Supply connection or suitable alternative adequate water supply must be provided to site/s in accordance with FNQROC Development Manual standards or demonstrate that such is already in existence.</p> <p>8.3. Sewer connection or suitable alternative on-site treatment in accordance with FNQROC Development Manual standards must be provided to sites or demonstrate that such is already in existence.</p> <p>8.4. Electricity provision certificate must be provided to the Local Authority.</p> <p>8.5. Lighting is to be provided in accordance with FNQROC Development Manual standards and sound engineering practice and to the satisfaction of the Chief Executive Officer.</p> <p>8.6. Telecommunications provision certificate or declaration of exemption must be provided to the Local Authority.</p> <p>8.7. Operational Works application(s) is required for the construction of the development is undertaken.</p>	<p>Prior to the commencement of the use</p> <p>As per condition</p>
<p><b>9. Fire Hydrants, Fire Management and Emergency Access</b></p> <p>9.1. Fire Hydrants are to be installed and located to enable fire services to access water safely, effectively, and efficiently or demonstrate that such is already in existence, or an alternative provided to FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p> <p>9.2. Fire Hydrants are to be suitably identified so that fire services can locate them at all hours.</p> <p>9.3. Fire Services are to be provided in accordance with FNQROC Development Manual standards and the water supply must be reliable and have sufficient flow and pressure requirements for fire-fighting purposes.</p> <p>9.4. Water supply to ensure adequate and accessible water supply for firefighting purposes must be provided to the Local Authority or demonstrate that such is already in existence.</p>	<p>Prior to the commencement of the use</p> <p>At all times</p>



<p><b>10. Acid Sulfate Soils</b></p> <p>10.1. Due care must be taken to ensure that the development will manage to not disturb or minimise the release of acid or metal contaminants.</p> <p>10.2. Dispose of acid or metal contaminants compliant to legislation and provide relevant disposal documentation to Council.</p>	<p>Prior to the commencement of the use.</p>
<p><b>11. Vegetation Clearance</b></p> <p>11.1. Vegetation clearance will require a protected plant survey as per the Flora Survey Guidelines prior to clearing work being undertaken at the development site. The document(s) must be submitted for endorsement to Council.</p>	<p>Prior to clearing works being undertaken.</p>
<p><b>Reasons for Decision:</b></p> <p>As discussed within this report, the proposed development is considered to be generally in accordance with the following relevant overall outcomes.</p> <p>The development:</p> <ul style="list-style-type: none"> <li>• Is located generally in accordance with the urban footprint.</li> <li>• Is of a size that is adhering to the planning scheme.</li> <li>• Existing urban infrastructure is available near the site, thus allowing development to proceed in an efficient, sustainable and cost-effective manner.</li> <li>• Will assist in the reducing overcrowding, providing alternative dwelling types and increase the availability of residential land.</li> </ul> <p><b>Moved: Cr Byrne</b> <b>Vote: 5/0</b></p> <p><b>Seconded: Cr Gebadi</b> <b>Resolution: C6.3-29082024</b></p> <p><b>CARRIED</b></p>	

**Agenda Item 6.4 DA 2023\_002 Langie Draha Street Material Change of Use**

**Resolution**

**That Council:**

Approve a Development Permit Enabling a Staged Residential Development at Langie Draha Street, New Mapoon:

- Preliminary Approval for a Material Change of Use to Vary the effect of the Planning Instrument (from Township and Environmental Management & Conservation zone to Township Zone, Residential Precinct) for a residential development.
- Reconfiguring a Lot (Subdivision) (1 Lot Into 26 Lots) in stages over part of Lot 222 on SP273365.

Subject to the below conditions:

CONDITIONS OF APPROVAL	TIMING
<p><b>1. Administration</b></p> <p>1.1. The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with:</p>	<p>At all times</p>

<div>1.1.1.The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;</div> <div>1.1.2.The development must, unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards and with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual;</div> <div>1.1.3.The conditions of approval, the requirements of Council’s Planning Scheme and best practice engineering.</div> <div>1.1.4.The SARA response and conditions reference 2403-39444 SRA dated 16 April 2024</div>																					
<div>2. <b>Currency Period</b></div> <div>2.1. The applicable currency periods are:</div> <div>2.1.1.Preliminary Approval for a Material Change of Use to Vary the effect of the Planning Instrument – <b>6 Years</b></div> <div>2.1.2.Reconfiguring a Lot - <b>6 Years</b></div>	As per condition																				
<div>3. <b>Approved Site Drawings/Plans</b></div> <div>3.1. The development of the site is to be generally in accordance with the following plans that are to be the approved Plans of Development, except as altered by any other condition of this approval:</div> <table><tr><th>Plan / Document Nam</th><th>Drawing Number</th><th>Sheet / Ref</th><th>Date/DWG</th></tr><tr><td>New Mapoon Social Housing Development Langie Draha Street Overall Plan</td><td>0970-LD-002</td><td>B</td><td>28/04/2023</td></tr><tr><td>New Mapoon Social Housing Development Langie Draha Street Staged Plan</td><td>0970-LD-001</td><td>B</td><td>28/04/2023</td></tr><tr><td>Vegetation Management Plan</td><td>2403-39444</td><td>SRA</td><td>16-04-2024</td></tr><tr><td>SARA response and conditions</td><td>2403-39444</td><td>SRA</td><td>16-04-2024</td></tr></table> <div>3.2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.</div> <div>3.3. Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council.</div>	Plan / Document Nam	Drawing Number	Sheet / Ref	Date/DWG	New Mapoon Social Housing Development Langie Draha Street Overall Plan	0970-LD-002	B	28/04/2023	New Mapoon Social Housing Development Langie Draha Street Staged Plan	0970-LD-001	B	28/04/2023	Vegetation Management Plan	2403-39444	SRA	16-04-2024	SARA response and conditions	2403-39444	SRA	16-04-2024	At all times
Plan / Document Nam	Drawing Number	Sheet / Ref	Date/DWG																		
New Mapoon Social Housing Development Langie Draha Street Overall Plan	0970-LD-002	B	28/04/2023																		
New Mapoon Social Housing Development Langie Draha Street Staged Plan	0970-LD-001	B	28/04/2023																		
Vegetation Management Plan	2403-39444	SRA	16-04-2024																		
SARA response and conditions	2403-39444	SRA	16-04-2024																		
<div>4. <b>Construction</b></div> <div>4.1. Any construction work associated with this development shall be carried out in accordance with sound engineering practice.</div> <div>4.2. No nuisance is to be caused to adjoining properties by way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours.</div> <div>4.3. Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage.</div> <div>4.4. Where material is spilled or carried on to existing roads or shared</div>	At all times																				



<p>paths, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.</p> <p>4.5. Stormwater will be managed during construction in accordance with FNQROC Development Manual standards and a Soil and Erosion Management Plan to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.</p> <p>4.6. A Traffic Management Plan is to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.</p>	<p>Prior to commencement of construction.</p> <p>Prior to commencement of construction.</p>
<p><b>5. Damage to Infrastructure</b></p> <p>5.1. In the event that any part of Council's infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced, at no cost to Council.</p> <p>5.2. All works must be completed prior to the issue of a Compliance Certificate, Building Act.</p>	<p>At all times</p> <p>As per condition</p>
<p><b>6. Drainage</b></p> <p>6.1. The surface drainage must be catered for in a manner that lessens possible impacts in receiving areas.</p> <p>6.2. Any works as a result of development must not interfere with natural stormwater flow over or through the land.</p> <p>6.3. A Drainage Management Plan must be provided, compliant with FNQROC Development Manual standards, Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p> <p>6.4. An appropriate Stormwater Quality Management Plan (SQMP) must be developed for the site that provides for achievable stormwater quality treatment measures in accordance with FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p>	<p>At all times</p> <p>Prior to the start of any works on the site.</p> <p>Prior to the start of any works on the site.</p>
<p><b>7. Access</b></p> <p>7.1. Access provision to the development (lots) must be provided/constructed in accordance with FNQROC specifications and to the satisfaction of the Chief Executive Officer or demonstrate that such is already in existence.</p>	<p>Prior to the commencement of the use.</p>
<p><b>8. Infrastructure Services</b></p> <p>8.1. Road and shared paths are to be provided in accordance with FNQROC Development Manual standards and sound engineering practice.</p> <p>8.2. Water Supply connection or suitable alternative adequate water supply must be provided to site/s in accordance with FNQROC Development Manual standards or demonstrate that such is already in existence.</p> <p>8.3. Sewer connection or suitable alternative on-site treatment in accordance with FNQROC Development Manual standards must be provided to sites or demonstrate that such is already in existence.</p> <p>8.4. Electricity provision certificate must be provided to the Local Authority.</p>	<p>Prior to the commencement of the use</p>

<p>8.5. Lighting is to be provided in accordance with FNQROC Development Manual standards and sound engineering practice and to the satisfaction of the Chief Executive Officer.</p> <p>8.6. Telecommunications provision certificate or declaration of exemption must be provided to the Local Authority.</p> <p>8.7. Operational Works application(s) is required for the construction of the development is undertaken.</p>	<p>As per condition</p>
<p><b>9. Fire Hydrants, Fire Management and Emergency Access</b></p> <p>9.1. Fire Hydrants are to be installed and located to enable fire services to access water safely, effectively, and efficiently or demonstrate that such is already in existence, or an alternative provided to FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p> <p>9.2. Fire Hydrants are to be suitably identified so that fire services can locate them at all hours.</p> <p>9.3. Fire Services are to be provided in accordance with FNQROC Development Manual standards and the water supply must be reliable and have sufficient flow and pressure requirements for fire-fighting purposes.</p> <p>9.4. Water supply to ensure adequate and accessible water supply for firefighting purposes must be provided to the Local Authority or demonstrate that such is already in existence.</p>	<p>Prior to the commencement of the use</p> <p>At all times</p>
<p><b>10. Acid Sulfate Soils</b></p> <p>10.1. Due care must be taken to ensure that the development will manage to not disturb or minimise the release of acid or metal contaminants.</p> <p>10.2. Dispose of acid or metal contaminants compliant to legislation and provide relevant disposal documentation to Council.</p>	<p>Prior to the commencement of the use.</p>
<p><b>11. Vegetation Clearance</b></p> <p>11.1. Vegetation clearance will require a protected plant survey as per the Flora Survey Guidelines prior to clearing work being undertaken at the development site. The document(s) must be submitted for endorsement to Council.</p>	<p>Prior to clearing works being undertaken.</p>

**Reasons for Decision:**

As discussed within this report, the proposed development is considered to be generally in accordance with the following relevant overall outcomes.

The development:

- Is located generally in accordance with the urban footprint.
- Is located outside the Hazard impact areas.
- Is of a size that is adhering to the planning scheme.
- Existing urban infrastructure is available near the site, thus allowing development to proceed in an efficient, sustainable and cost-effective manner.
- Will assist in the reducing overcrowding, providing alternative dwelling types and increase the availability of residential land.

**Moved: Cr Byrne**

**Vote: 5/0**

**Seconded: Cr Gebadi**

**Resolution: C6.4-29082024**



**UNCONFIRMED**

**Meeting Minutes**  
**SPECIAL COUNCIL MEETING**  
**Thursday 29<sup>th</sup> August 2024**  
**Bamaga Boardroom**

**CARRIED**

DRAFT

**Agenda Item 6.5**

**DA 2023\_001 Parry Street Subdivision Material Change of Use**

**Resolution**

**That Council:**

Approve a Development Permit Enabling a Staged Residential Development at Parry Street, New Mapoon:

- i) Preliminary Approval for a Material Change of Use to Vary the effect of the Planning Instrument (from Township and Environmental Management & Conservation zone to Township Zone, Residential Precinct and Community Use) for a residential & community use purposes development.
- ii) Reconfiguring a Lot (Subdivision) (1 Lot Into 6 Lots) in stages over part of Lot 206 on SP273365.

Subject to the below conditions:

CONDITIONS OF APPROVAL				TIMING
<b>1. Administration</b> 1.1. The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with: 1.1.1.The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports; 1.1.2.The development must, unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards and with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual; 1.1.3.The conditions of approval, the requirements of Council’s Planning Scheme and best practice engineering. 1.1.4.The SARA response and conditions reference 2404-40195 SRA dated 6 June 2024				At all times
<b>2. Currency Period</b> 2.1. The applicable currency periods are: 2.1.1.Preliminary Approval for a Material Change of Use to Vary the effect of the Planning Instrument – <b>6 Years</b> 2.1.2.Reconfiguring a Lot - <b>6 Years</b>				As per condition
<b>3. Approved Site Drawings/Plans</b> 3.1. The development of the site is to be generally in accordance with the following plans that are to be the approved Plans of Development, except as altered by any other condition of this approval:				At all times
Plan / Document Nam		Drawing Number	Sheet / Ref	Date/DWG
New Mapoon Social Housing Development Parry Street Layout Plan		0970-PA-001	B	28/04/2023

New Mapoon Social Housing Development Parry Street. Road Surrender Plan Parry	0970-PA-001	A	15/06/2024	
Vegetation Management Plan	2404-40195	SRA	6-06-2024	
SARA response and conditions	2404-40195	SRA	6-06-2024	
<p>3.2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.</p> <p>3.3. Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council.</p>				
<p><b>4. Construction</b></p> <p>4.1. Any construction work associated with this development shall be carried out in accordance with sound engineering practice.</p> <p>4.2. No nuisance is to be caused to adjoining properties by way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours.</p> <p>4.3. Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage.</p> <p>4.4. Where material is spilled or carried on to existing roads or shared paths, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.</p> <p>4.5. Stormwater will be managed during construction in accordance with FNQROC Development Manual standards and a Soil and Erosion Management Plan to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.</p> <p>4.6. A Traffic Management Plan is to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer</p>				<p>At all times</p> <p>Prior to commencement of construction.</p> <p>Prior to commencement of construction.</p>
<p><b>5. Damage to Infrastructure</b></p> <p>5.1. In the event that any part of Council's infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced, at no cost to Council.</p> <p>5.2. All works must be completed prior to the issue of a Compliance Certificate, Building Act.</p>				<p>At all times</p> <p>As per condition</p>
<p><b>6. Drainage</b></p> <p>6.1. The surface drainage must be catered for in a manner that lessens possible impacts in receiving areas.</p> <p>6.2. Any works as a result of development must not interfere with natural stormwater flow over or through the land.</p>				At all times

<p>6.3. A Drainage Management Plan must be provided, compliant with FNQROC Development Manual standards, Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p> <p>6.4. An appropriate Stormwater Quality Management Plan (SQMP) must be developed for the site that provides for achievable stormwater quality treatment measures in accordance with FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p>	<p>Prior to the start of any works on the site.</p> <p>Prior to the start of any works on the site.</p>
<p><b>7. Access</b></p> <p>7.1. Access provision to the development (lots) must be provided/constructed in accordance with FNQROC specifications and to the satisfaction of the Chief Executive Officer or demonstrate that such is already in existence.</p>	<p>Prior to the commencement of the use.</p>
<p><b>8. Infrastructure Services</b></p> <p>8.1. Road and shared paths are to be provided in accordance with FNQROC Development Manual standards and sound engineering practice.</p> <p>8.2. Water Supply connection or suitable alternative adequate water supply must be provided to site/s in accordance with FNQROC Development Manual standards or demonstrate that such is already in existence.</p> <p>8.3. Sewer connection or suitable alternative on-site treatment in accordance with FNQROC Development Manual standards must be provided to sites or demonstrate that such is already in existence.</p> <p>8.4. Electricity provision certificate must be provided to the Local Authority.</p> <p>8.5. Lighting is to be provided in accordance with FNQROC Development Manual standards and sound engineering practice and to the satisfaction of the Chief Executive Officer.</p> <p>8.6. Telecommunications provision certificate or declaration of exemption must be provided to the Local Authority.</p> <p>8.7. Operational Works application(s) is required for the construction of the development is undertaken.</p>	<p>Prior to the commencement of the use</p> <p>As per condition</p>
<p><b>9. Fire Hydrants, Fire Management and Emergency Access</b></p> <p>9.1. Fire Hydrants are to be installed and located to enable fire services to access water safely, effectively, and efficiently or demonstrate that such is already in existence, or an alternative provided to FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p> <p>9.2. Fire Hydrants are to be suitably identified so that fire services can locate them at all hours.</p> <p>9.3. Fire Services are to be provided in accordance with FNQROC Development Manual standards and the water supply must be reliable and have sufficient flow and pressure requirements for fire-fighting purposes.</p>	<p>Prior to the commencement of the use</p> <p>At all times</p>

<p>9.4. Water supply to ensure adequate and accessible water supply for firefighting purposes must be provided to the Local Authority or demonstrate that such is already in existence.</p>	
<p><b>10. Acid Sulfate Soils</b></p> <p>10.1. Due care must be taken to ensure that the development will manage to not disturb or minimise the release of acid or metal contaminants.</p> <p>10.2. Dispose of acid or metal contaminants compliant to legislation and provide relevant disposal documentation to Council.</p>	<p>Prior to the commencement of the use.</p>
<p><b>11. Vegetation Clearance</b></p> <p>11.1. Vegetation clearance will require a protected plant survey as per the Flora Survey Guidelines prior to clearing work being undertaken at the development site. The document(s) must be submitted for endorsement to Council.</p>	<p>Prior to clearing works being undertaken.</p>
<p><b>Reasons for Decision:</b></p> <p>As discussed within this report, the proposed development is considered to be generally in accordance with the following relevant overall outcomes.</p> <p>The development:</p> <ul style="list-style-type: none"> <li>• Is located generally in accordance with the urban footprint.</li> <li>• Is of a size that is adhering to the planning scheme.</li> <li>• Existing urban infrastructure is available near the site, thus allowing development to proceed in an efficient, sustainable and cost-effective manner.</li> <li>• Will enable the development of community uses that could support the community needs.</li> <li>• Will assist in the reducing overcrowding, providing alternative dwelling types and increase the availability of residential land.</li> </ul>	
<p><b>Moved: Cr Gebadi</b> <b>Vote: 5/0</b></p> <p><b>CARRIED</b></p>	<p><b>Seconded: Cr Byrne</b> <b>Resolution: C6.5-29082024</b></p>



**Agenda Item 6.6**

**DA 2023\_0023 Mooka Street Umagico Material Change of Use**

**Resolution**

**That Council:**

Approve a Development Permit Enabling a Residential Development at Namok Road, Umagico:

- i) Reconfiguring a Lot (Subdivision) (1 Lot Into 9 Lots) over part of Lot 58 SP323446.
- ii) Creating a New Road

Subject to the below conditions:

CONDITIONS OF APPROVAL				TIMING												
<b>1. Administration</b> 1.1. The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with: 1.1.1.The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports; 1.1.2.The development must, unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards and with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual; 1.1.3.The conditions of approval, the requirements of Council’s Planning Scheme and best practice engineering.				At all times												
<b>2. Currency Period</b> 2.1. The applicable currency periods are: 2.1.1.Reconfiguring a Lot - <b>6 Years</b>				As per condition												
<b>3. Approved Site Drawings/Plans</b> 3.1. The development of the site is to be generally in accordance with the following plans that are to be the approved Plans of Development, except as altered by any other condition of this approval:				At all times												
<table><tr><th>Plan / Document Nam</th><th>Drawing Number</th><th>Sheet / Ref</th><th>Date/DWG</th></tr><tr><td>Umagico Stage 3 Mooka Street Concept 2c</td><td>AU012154-2</td><td>C</td><td>17/06/2024</td></tr><tr><td>Plan of Roads to be surrendered</td><td>AU012154-4</td><td>A</td><td>24/06/2024</td></tr></table>				Plan / Document Nam	Drawing Number	Sheet / Ref	Date/DWG	Umagico Stage 3 Mooka Street Concept 2c	AU012154-2	C	17/06/2024	Plan of Roads to be surrendered	AU012154-4	A	24/06/2024	
Plan / Document Nam	Drawing Number	Sheet / Ref	Date/DWG													
Umagico Stage 3 Mooka Street Concept 2c	AU012154-2	C	17/06/2024													
Plan of Roads to be surrendered	AU012154-4	A	24/06/2024													
3.2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail. 3.3. Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council.																
<b>4. Construction</b> 4.1. Any construction work associated with this development shall be carried out in accordance with sound engineering practice. 4.2. No nuisance is to be caused to adjoining properties by way of smoke, dust, stormwater discharge or siltation of drains, at any				At all times												



<p>time, including non-working hours.</p> <p>4.3. Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage.</p> <p>4.4. Where material is spilled or carried on to existing roads or shared paths, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.</p> <p>4.5. Stormwater will be managed during construction in accordance with FNQROC Development Manual standards and a Soil and Erosion Management Plan to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.</p> <p>4.6. A Traffic Management Plan is to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.</p>	<p>Prior to commencement of construction.</p> <p>Prior to commencement of construction.</p>
<p><b>5. Damage to Infrastructure</b></p> <p>5.1. In the event that any part of Council's infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced, at no cost to Council.</p> <p>5.2. All works must be completed prior to the issue of a Compliance Certificate, Building Act.</p>	<p>At all times</p> <p>As per condition</p>
<p><b>6. Drainage</b></p> <p>6.1. The surface drainage must be catered for in a manner that lessens possible impacts in receiving areas.</p> <p>6.2. Any works as a result of development must not interfere with natural stormwater flow over or through the land.</p> <p>6.3. A Drainage Management Plan must be provided, compliant with FNQROC Development Manual standards, Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p> <p>6.4. An appropriate Stormwater Quality Management Plan (SQMP) must be developed for the site that provides for achievable stormwater quality treatment measures in accordance with FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p>	<p>At all times</p> <p>Prior to the start of any works on the site.</p> <p>Prior to the start of any works on the site.</p>
<p><b>7. Access</b></p> <p>7.1. Access provision to the development (lots) must be provided/constructed in accordance with FNQROC specifications and to the satisfaction of the Chief Executive Officer or demonstrate that such is already in existence.</p>	<p>Prior to the commencement of the use.</p>
<p><b>8. Infrastructure Services</b></p> <p>8.1. Road and shared paths are to be provided in accordance with FNQROC Development Manual standards and sound engineering practice.</p> <p>8.2. Water Supply connection or suitable alternative adequate water supply must be provided to site/s in accordance with FNQROC Development Manual standards or demonstrate that such is already in existence.</p>	<p>Prior to the commencement of the use</p>

<p>8.3. Sewer connection or suitable alternative on-site treatment in accordance with FNQROC Development Manual standards must be provided to sites or demonstrate that such is already in existence.</p> <p>8.4. Electricity provision certificate must be provided to the Local Authority.</p> <p>8.5. Lighting is to be provided in accordance with FNQROC Development Manual standards and sound engineering practice and to the satisfaction of the Chief Executive Officer.</p> <p>8.6. Telecommunications provision certificate or declaration of exemption must be provided to the Local Authority.</p> <p>8.7. Operational Works application(s) is required for the construction of the development is to be undertaken.</p>	As per condition
<p><b>9. Fire Hydrants, Fire Management and Emergency Access</b></p> <p>9.1. Fire Hydrants are to be installed and located to enable fire services to access water safely, effectively, and efficiently or demonstrate that such is already in existence, or an alternative provided to FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p> <p>9.2. Fire Hydrants are to be suitably identified so that fire services can locate them at all hours.</p> <p>9.3. Fire Services are to be provided in accordance with FNQROC Development Manual standards and the water supply must be reliable and have sufficient flow and pressure requirements for fire-fighting purposes.</p> <p>9.4. Water supply to ensure adequate and accessible water supply for firefighting purposes must be provided to the Local Authority or demonstrate that such is already in existence.</p>	<p>Prior to the commencement of the use</p> <p>At all times</p>
<p><b>10. Acid Sulfate Soils</b></p> <p>10.1. Due care must be taken to ensure that the development will manage to not disturb or minimise the release of acid or metal contaminants.</p> <p>10.2. Dispose of acid or metal contaminants compliant to legislation and provide relevant disposal documentation to Council.</p>	Prior to the commencement of the use.
<p><b>11. Bushfire Management</b></p> <p>11.1. Structures must be designed to the required Bushfire Attack Level (BAL) requirements.</p>	At all times

**Reasons for Decision:**

As discussed within this report, the proposed development is considered to be generally in accordance with the following relevant overall outcomes.

The development:

- Is located generally in accordance with the urban footprint.
- Is located outside the Hazard impact areas.
- Is of a size that is adhering to the planning scheme.
- Existing urban infrastructure is available near the site, thus allowing development to proceed in an efficient, sustainable and cost-effective manner.
- Will assist in the reducing overcrowding, providing alternative dwelling types and increase the availability of residential land.



**UNCONFIRMED**

**Meeting Minutes**  
**SPECIAL COUNCIL MEETING**  
**Thursday 29<sup>th</sup> August 2024**  
**Bamaga Boardroom**

**Moved: Cr Gebadi**  
**Vote: 5/0**

**Seconded: Cr Elu**  
**Resolution: C6.6-29082024**

**CARRIED**

**Agenda Item 7. Close of Meeting**

Meeting closed at 2:26pm with a prayer by Cr Yoelu.

DRAFT