



DOUGLAS SHIRE COUNCIL

ORDINARY COUNCIL MEETING

MINUTES

Tuesday 17 June 2025

ENSURING EXCELLENCE IN GOVERNANCE
ACCOUNTABLE AND TRANSPARENT DECISION-MAKING
INCLUSIVE ENGAGEMENT, PLANNING AND PARTNERSHIPS
CELEBRATING OUR COMMUNITIES



**MINUTES OF THE ORDINARY COUNCIL MEETING OF THE DOUGLAS SHIRE
COUNCIL HELD ON TUESDAY 17 JUNE 2025 COMMENCING AT 10:00A.M.**

Mayor Cr Scmazzone opened the meeting at 10:00am by welcoming everyone to the Ordinary Meeting of the Douglas Shire Council being held on 17 June 2025 at the Mossman Council Chambers.

This Ordinary Meeting of Council is being Live Streamed on Council's Website and will also be available for others to watch at a later time.

Cr Scmazzone acknowledged the Kuku Yalanji people who are the Traditional Custodians of the Land on which this meeting is being held and paid respect to their Elders past, present and emerging, and extended that respect to other Indigenous Australians who may be listening or watching this morning.

**DOUGLAS SHIRE COUNCIL
ORDINARY MEETING
TUESDAY 17 JUNE 2025
10:00 AM
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1. ATTENDANCE & APOLOGIES

1.1. PRESENT

Cr Lisa Scomazzon (Mayor), Cr Roy Zammataro (Deputy Mayor), Cr Damian Meadows, Cr Abigail Noli, Cr Michael Rees

1.2. APOLOGIES

There were no apologies

1.3. OFFICERS IN ATTENDANCE

S Osman (Chief Executive Officer), M Eastham (General Manager TC Jasper Corporate and Communities), D Langman (Chief Engineer TC Jasper Infrastructure and Recovery), S Roberts (Manager Community Services), N Beck (Acting Manager Environment and Planning), N Crimmins (Senior Records Management Officer), K Williams (Executive Assistant), M Wilson (Senior Media and Communications Officer), T Woodhams (Digital Communications Officer), Leah Boyd (Grants Officer)

2. CONFLICT OF INTEREST/MATERIAL PERSONAL INTEREST

Nil

3. DEPUTATIONS

Nil

4. MAYORAL MINUTES

Nil

5. CONFIRMATION OF MINUTES OF COUNCIL MEETING

5.1. CONFIRM MINUTES - ORDINARY MEETING HELD 20 MAY 2025

Moved Cr Rees

Seconded Cr Meadows

That the Minutes of the Ordinary Meeting held Tuesday 20 May 2025 be confirmed.

Carried unanimously

6. BUSINESS ARISING FROM PREVIOUS MEETINGS

6.1. QUESTION ON NOTICE - ITEM 6.11, ORDINARY MEETING HELD ON 20 MAY 2025 RE DAINTREE FERRY REPORT APRIL 2025

At the Ordinary Meeting held on 20 May 2025, in reference to page 88 of the agenda of the Ordinary meeting (Item 6.11, Attachment 1) and the reasons for the quantum of depreciation expense of the Daintree River ferry. Cr Zammataro noted that “\$600,000 in depreciation expenses this financial year seems exorbitant for a ferry that is not even worth that. How does the depreciation amount of the ferry comes about?”

The Acting Manager Infrastructure Planning and Delivery took the question on notice.

Response

The Acting Manager Infrastructure Planning and Delivery:

The depreciation listed in the monthly ferry report is not just related to the ferry itself but also includes:

- Ticket booths
- Landscaping
- Pylons
- Ramps
- Lighting
- Operator house

In addition to the assets listed above, any capital upgrades made to those assets are required to be capitalised and depreciated also.

A further consideration is the purchase value of the vessel in contrast to its condition. Given its condition has dictated a reduction in useful life, the vessel is being depreciated at a faster rate to match its useful life.

The total value of all the assets listed above as well as the ferry itself and the upgrades made to keep it operating safely have resulted in an approximate \$639k depreciation amount (April year to date).

7. OFFICERS REPORTS

7.1. MAYOR'S DIARY FOR MAY 2025

Moved Cr Rees

Seconded Cr Noli

That Council notes the Mayor's external appointments for the month of May 2025.

Carried unanimously

7.2. CHIEF EXECUTIVE OFFICER'S DIARY FOR MAY 2025

Moved Cr Noli

Seconded Cr Rees

That Council notes the Chief Executive Officer's external calendar appointments for the month of May 2025.

Carried unanimously

7.3. APPOINTMENT OF ACTING CHIEF EXECUTIVE OFFICER OF THE DOUGLAS SHIRE COUNCIL

Moved Cr Meadows

Seconded Cr Rees

That in accordance with the requirements of Section 195 of the Local Government Act 2009 Council appoint Matthew Eastham ASM, General Manager TC Jasper Corporate and Communities, to the appointment of Acting Chief Executive Officer during any absences from duty of the Chief Executive Officer for the period 1 July 2025 to 31 December 2025.

Carried unanimously

7.4. 2025 AUSTRALIAN COASTAL COUNCILS CONFERENCE

Moved Cr Noli

Seconded Cr Zammataro

That Council endorses the attendance of Mayor Lisa Scomazzon and Councillor Damian Meadows at the 2025 Australian Coastal Councils Conference 31 July – 01 August inclusive on the Sunshine Coast.

Carried unanimously

7.5. TENURE MATTER - FREEHOLD AND TRUSTEE LEASE - MOSSMAN GOLF CLUB

Moved Cr Meadows

Seconded Cr Rees

That Council:

In relation to tenure dealings for Mossman Golf Club Incorporated for freehold land identified as Lot 20 and Lot 21 SP212664 and trust land identified as Lot 263 SR540 and all facilities located thereon, undertake the following actions:

- 1. Apply an exception to the disposal of an interest in a valuable non-current asset under Section 236(1)(b)(ii) of the Local Government Regulation 2012, as the disposal is to a community organisation.*
- 2. Offer a freehold lease to Mossman Golf Club Incorporated over the whole of the lands described as Lot 20 and Lot 21 SP212664:*
 - a. For a term of twenty (20) years.*

- b. *For a rental amount of \$550 (including GST) for the first year of the term, with subsequent rental adjustments at each anniversary of the lease commencement date, in accordance with Council's Schedule of Fees and Charges, in effect at the time of adjustment.*
 - c. *In accordance with Council's Standard Terms for a lease over freehold land, registered under dealing number 717940168, and amended, as necessary, to more clearly define the duties, obligations and responsibilities of the lessee, under the lease.*
 - d. *All reasonable costs associated with the preparation and registration of the lease to be borne by the lessee.*
3. *Offer a trustee lease to Mossman Golf Club Incorporated over the whole of the land described as Lot 263 SR540:*
 - a. *For a term of twenty (20) years. The term of this trustee lease will align with the term of the freehold lease.*
 - b. *For a rental amount of \$550 (including GST) for the first year of the term, with subsequent rental adjustments at each anniversary of the lease commencement date, in accordance with Council's Schedule of Fees and Charges, in effect at the time of adjustment.*
 - c. *In accordance with Council's Standard Terms for a lease over trust land, registered under dealing number 720830775, and amended, as necessary, to more clearly define the duties, obligations and responsibilities of the trustee lessee, under the lease.*
 - d. *All reasonable costs associated with the preparation and registration of the lease to be borne by the trustee lessee.*
4. *Dispose of ground maintenance assets, owned by Council, to Mossman Golf Club Incorporated, the details of which will be more clearly defined as part of the further dealings between both parties in the finalisation of both leases.*
5. *Delegates Authority under Section 257(1)(b) of the Local Government Act 2009 to the Chief Executive Officer to negotiate, finalise and execute any and all matters relevant to the leases and associated actions.*

Carried unanimously

7.6. WASTE REDUCTION AND RECYCLING PLAN 2025 - 2030

Moved Cr Noli

Seconded Cr Zammataro

That Council:

1. *Endorse the Draft Douglas Waste Reduction and Recycling Plan 2025-2030 for community consultation as per the requirements of the Waste Reduction and Recycling Act 2011;*
2. *Delegates authority under S257 of the Local Government Act 2009 to the Chief Executive Officer to administer all matters associated with the above.*

Carried unanimously

7.7. TROPICAL CYCLONE JASPER - ECONOMIC IMPACT ASSESSMENT

Moved Cr Meadows

Seconded Cr Noli

That Council note the Economic Impact Assessment Report of Tropical Cyclone Jasper and the subsequent flooding event in Douglas Shire.

Carried unanimously

7.8. SMALL BUSINESS FRIENDLY PROGRAM COMMITMENT RENEWAL

Moved Cr Rees

Seconded Cr Noli

That:

1. *Council endorses the recommitment to the Small Business Friendly Program administered by the Queensland Small Business Commissioner; and*
2. *Council invites the Douglas Chamber of Commerce be a co-signatory to the Small Business Friendly Commitment.*

Carried unanimously

7.9. DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (2 LOTS INTO 75 LOTS AND BALANCE PARCEL) AT 52-80 CORAL SEA DRIVE MOSSMAN

Moved Cr Noli

Seconded Cr Rees

That Council approves the development application for Reconfiguring a Lot (two lots into 75 lots and one balance lot) over land described as Lot 10 on R887362 and Lot 45 on SP183690, subject to the following:

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

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

<i>Drawing or Document</i>	<i>Reference</i>	<i>Date</i>
<i>Indicative subdivision and Staging Plan</i>	<i>Beveridge Williams plan, Job No. 2101867, Version 17</i>	<i>28 February 2025</i>

ASSESSMENT MANAGER CONDITIONS & ADVICES

1. *Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:-*
 - a. *The specifications, facts and circumstances as set out in the application submitted to Council; and*
 - b. *The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.*

Except where modified by these conditions of approval.

Timing of Effect

2. *The conditions of the Development Permit must be effected prior to endorsement of the Survey Plan except otherwise nominated in these conditions of approval.*

Lot Yield

3. *The allotment yield as detailed on Indicative Subdivision and Staging Plan dated 28 February 2025 prepared by Beveridge Williams may reduce due to constraints. The lot yield will ultimately be determined following compliance with the conditions of this Development Permit requiring further investigation and design, which has potential implications to the lot layout.*

Northern Drainage Path

4. *The drainage reserve for the northern drainage path conveying the external catchment through the site must be of sufficient width to contain the runoff from the 1% AEP rainfall event. The drainage design must include calculations on catchment runoff and drain flows and must provide freeboard within the drainage channel as required under Table 9.3.1 and Figure 9.1 of the Queensland Urban Drainage Manual (QUDM).*

The catchment hydrology calculations must be undertaken by a suitably qualified and a Registered Professional Engineer of Queensland (RPEQ) and must include sensitivity analysis of the input assumptions on catchment runoff. Specifically, if the applicant adopts medium or high permeability conditions within the steep upslope catchment and/or high initial and continuing loss rates these must be substantiated with supporting geotechnical testing within the catchment.

The catchment runoff and drainage channel must also be included as part of the severe impact assessment noting the risk and consequence of higher flows and blockages on existing and proposed houses.

Where the channel width required under this condition requires additional corridor width this must be shown on a revised plan of subdivision and may impact the Lot yield and lot areas.

In the event that any capacity concerns are identified for the downstream drainage reserve (Lot 36 on RP910268) and/or current channel width, the report must identify the current capacity and required capacity increase. In particular, the report must identify if additional width of the corridor and channel are recommended from the catchment analysis and drainage investigations.

Advice Note: The safe and efficient conveyance of upper catchment flows through the site is considered a high risk and Council reserves its rights to seek an independent peer review of the hydrology and hydraulic calculations as part of the Operational Works Application. Given the consequence to homeowners in the event of higher than design flows, Council expects that assumptions will be appropriately conservative if there is no evidence to support lower design outcomes.

The design and supporting calculations for the Northern Drainage Reserve must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational 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 endorsement of the Plan of Survey.

Southern Tributary Flood Modelling

5. *Provide updated flood modelling for the unnamed tributary of Parker Creek along the southern development extent. The updated flood modelling must demonstrate that the existing drainage path is able to convey the external catchment runoff from all events up to and including the 1%AEP rainfall event.*

The modelling must include evidence that the proposed new lots adjacent the tributary can be provided with freeboard as required under Table 9.3.1 and Figure 9.1 of the Queensland Urban Drainage Manual.

The catchment hydrology calculations must be undertaken by a suitably qualified and experienced Engineer (RPEQ) and must include sensitivity analysis of the input assumptions on catchment runoff. Specifically, if the applicant adopts medium or high permeability conditions within the steep upslope catchment and/or high initial and continuing loss rates these must be substantiated with supporting geotechnical testing within the catchment.

The catchment runoff and drainage channel must also be included as part of the Severe Impact Assessment. The Severe Impact Assessment must address the risk and consequence to existing and proposed houses from higher runoff from the catchment including from more impervious catchment conditions or from events greater than the 1%AEP event. The Severe Impact Assessment must also address the risk and consequence from stream blockages and must confirm that the subdivision will cause any worsening flood impacts or actionable nuisances.

Advice Note: The peak water levels in the southern tributary as a result of runoff from the upper catchment is considered a high risk and Council reserves its rights to seek an independent peer review of the hydrology and hydraulic calculations as part of the Operational Works Application. Given the consequence to homeowners in the event of higher than design flows, Council expects that assumptions will be appropriately conservative if there is no evidence to support lower design outcomes.

The updated flood modelling for the tributary along the southern boundary must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works for the first Stage.

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 issue of a Compliance Certificate for the Plan of Survey for stages adjacent the southern boundary.

Site Based Stormwater Management Plan

6. *Provide a Site Based Stormwater Management Plan (SBSMP) and associated amended design which details a stormwater lawful point of discharge.*

This document is required to report on the stormwater quantity and quality management required for the land, and must focus on, but not be limited to, the following:

- a. *Nominate best practice site management procedures to control the severity and extent of soil erosion and pollutant transport and other water quality issues that may arise during the construction phase and post-construction phase;*
- b. *Nominate requirements for ongoing post-construction management (inclusive of responsibility) of the proposed detention basins;*
- c. *Nominate requirements for ongoing post-construction management (inclusive of responsibility) of the drainage channel located along the northern boundary of the land; and*
- d. *The drainage network for the development must incorporate a gross pollutant trap(s) or equivalent measure(s), meeting the following Council specifications for stormwater quality improvement devices (SQID), namely:*
 - i. *End-of-line stormwater quality improvement devices (SQID) must be of a proprietary design and construction and must carry manufacturer's performance guarantees as to removal of foreign matter from stormwater and structural adequacy of the unit.*
 - ii. *SQIDs must be positioned so as to provide appropriate unrestricted access for maintenance equipment.*
 - iii. *SQIDS (e.g. GPTs) must include a removal basket equivalent or similar to the CleansAll product, to allow simple and economical maintenance of the device. They must be positioned to allow for economic and efficient maintenance operations and be provided with a hardstand structure suitable to bear the weight of a design truck and located off of the road pavement so as to not to interfere with the movement of traffic or household driveways whilst in operation.*

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

Plans and supporting documentation incorporating the above requirements must be submitted prior to the issue of a Development Permit for Operational 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 Council endorsement of the Plan of Survey.

Local Drainage Study

- 7. *Provide an updated Local Drainage Study of the land to determine the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts.*

In particular, the study must address the following:

- a. *All internal and external contributing catchment boundaries;*
- b. *The extent of the 1% AEP flood hazard event in relation to the land both pre and post development;*

- c. *Primary and secondary flow paths for the 5, 10, and 100-year ARI flood events;*
- d. *Identify any requirements for drainage easements;*
- e. *Identify the need and tenure for flood detention areas to ensure a no worsening impact on downstream properties for the entire development;*
- f. *Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development; and*
- g. *Point of discharge.*

The updated drainage study must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational 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 Council endorsement of the Plan of Survey.

Drainage Design

8. *The subject land must be drained to the satisfaction of the Chief Executive Officer. In particular,*
 - a. *Drainage infrastructure generally in accordance with Beveridge Williams Functional Layout Plan as amended to comply with section D4 the FNQROC Development Manual;*
 - b. *The stormwater drainage system must satisfactorily drain the subject land such that the upstream drainage is not adversely affected;*
 - c. *The stormwater drainage must include detention to ensure that the post-development runoff is attenuated so that the downstream drainage system is not adversely impacted as a result of the development;*
 - d. *The proposed lined drains capturing the external catchment flows must be designed with sufficient freeboard to adjacent lots. Calculations demonstrating compliant drain operation during the 1%AEP event must be provided in the supporting material submitted with the Operational Works Application;*
 - e. *The inlet structures at the upper end of the piped drainage system must adopt the blockage factors identified in the Queensland Urban Drainage Manual and must also enable practical cleaning and maintenance access for construction equipment (Backhoe or excavator). Any upstream debris deflectors or trash racks proposed must also be accessible for maintenance equipment;*
 - f. *Assessments of on-road flow depths, velocities and water spreads must be provided with the design. Flow assessments must include assessing water spread for flows crossing road crowns and must demonstrate safe containment and control of flows in downslope kerb and channel. Where the adjacent lot levels are below the verge levels, calculation must demonstrate the capacity exists at a flow depth complying with the QUDM requirements;*
 - g. *The capacity and flow depth for on-road flows in sections of the road designed with one-way crossfall must be assessed and calculations provided to confirm compliance with the QUDM depth and flow requirements and appropriate immunity to adjacent lots;*
 - h. *Rear allotment drainage must be amended to comply with the FNQROC Development Manual, Section D4.13, Clause 1 and include a 3000mm wide*

concrete invert clear of the sewer man hole in Lot 420. Specifically, inter allotment drainage works shall be conveyed above ground via open channel catch drains linking to Councils minor drainage system. The drainage for the following proposed lots must be amended to comply with this requirement:

- i. Lots 420 to 424;
- ii. Lots 501 to 505;
- iii. Lots 620 to 623; and
- iv. Lots 626 to 629.

The design must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works for the first Stage.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to Council endorsement of the Plan of Survey.

Lawful Point of Discharge

9. All stormwater from the land must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual.

Protection of Existing Properties

10. Provide detailed earthworks plans and site grading to demonstrate the interface with the existing properties along the eastern boundary of the site.

The earthworks plans must include spot levels at top and toe of batters, retaining walls, and must show existing surface levels on each existing property.

The detail must include how the existing lots will be protected from site runoff within detention Basin C. In particular, but not limited to, existing properties on White Oak Avenue.

The eastern boundary must include a minimum 3m wide rear allotment catch drain in accordance with Section D4.13 of the FNQROC Development Manual. The drain and proposed subterranean pipe network must be moved further into the proposed allotments so as to not interfere with the sewer main riser required within proposed Lot 420. The drain must include a concrete invert with a width of 3000mm, or greater as required to contain the 3-month ARI flows per Clause 3 of Section D4.12 of the FNQROC Development Manual, and to inhibit garden planting occurring in this area.

Advice Note: The Beveridge Williams Drawing 912, Functional Layout Plan Road and Drainage Sheet 2 of 4 lists the invert level at 10.70m for the Basin C outlet pipe and advises an operating depth of 1.5m to 1.8m. The sewer manhole lid level in adjacent Lot 38 is listed as 11.50m. In addition, the existing surface level at proposed drainage structure 40 is listed at 12.153m, indicating that the property boundary levels along the eastern side of Basin C will be lower than the operating water depths.

Beveridge Williams Drawing 953, Drainage Long Sections Sheet 4 of 6 provides a section along the proposed drainage line between structures 38 to 50, along the eastern boundary of the site and adjacent existing properties. The proposed finished surface levels on the new lots are shown as being consistently higher than the existing surface adjacent the boundary. Details on finished earthworks batters or proposed

retaining will need to be provided for review in the Operational Works Application drawings.

The earthworks designs and interface details along the eastern boundary must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational 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 Council endorsement of the Plan of Survey.

Severe Storm Impact Statement

11. Provide to Council for endorsement a Severe Storm Impact Statement prepared by a suitably qualified Engineer (RPEQ) in accordance with the Queensland Urban Drainage Manual. The Severe Storm Impact Statement must address, but not limited to the following:

- a. Risk and consequence associated with blockage of the cross road culverts at Coral Sea drive and implications for control of upstream runoff arriving into the site;*
- b. Risk and consequence of blockage at the upstream inlet points within the development site and implication on capacity for conveyance through the development site. Advice on contingency capacity is requested to respond to this item in addition to any mitigation measures proposed, including upstream debris deflectors or trash racks;*
- c. Provide supporting information including the percentage of flow being conveyed underground and the percentage conveyed on-road. Address the risk and consequence on any restricted pipe capacity or inlet capture blockages;*
- d. Provide advice on the consequence of flows greater than the 1%AEP design event and whether these can be conveyed with reduced freeboard; and*
- e. Provide advice on the safety of the basins during peak flow operation including hazards associated at the outlet pipes and how these can be mitigated.*

The Severe Impact Statement must be provided and approved prior to the issue of a Development Permit for Operational Work for the first stage.

Staging

12. A detailed drainage solution prepared with RPEQ certification must be prepared to convey stormwater across Stage 5 if Stage 4 is to be constructed first. The solution must not involve earth drains which are at risk of scouring. The detailed drainage solution must be submitted for endorsement by Council prior to the issue of a Development Permit for Operational Works.

Roads and Footpaths

13. Roads and Footpaths as shown on the Approved Plan(s), must be constructed in accordance with relevant design and specifications sections FNQROC Development Manual and the following requirements:

- a. Where the applicant proposes one-way crossfall on roads, the design must demonstrate that the stormwater capacity of the road is not compromised and the 1%AEP runoff can be conveyed within the road and drainage network;*

- b. A temporary vehicle turnaround at the end of all partially constructed roads where the length of road exceeds sixty (60) metres (being the maximum acceptable reversing distance for a waste collection vehicle) must be provided. The turning facility must be of sufficient size to turn around a waste collection vehicle either in a continuous forward movement or by a three-point-turn.

The design must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works for the first Stage.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to Council endorsement of the Plan of Survey.

Water Supply and Sewerage Master Plan

14. *Water Supply and Sewerage Master Plans accompanied by supporting calculations must be provided to demonstrate how the proposed stages and the ultimate development can be serviced from Council's existing infrastructure.*

The infrastructure layouts are to be generally in accordance with the Beveridge Williams Functional Layout Plans as amended to comply with the FNQROC Development Manual and these conditions. In particular:

- sewerage mains are to be located on standard alignments within the proposed allotments unless otherwise approved by Council; and*
- Water supply modelling must demonstrate the need or otherwise for a water supply booster pump station to provide operating pressure in the higher elevated areas of the development site.*

Any staging issues or future upgrades need to be identified and the timing for such upgrades nominated in the Master Plan.

The water supply modelling must be informed by boundary conditions commencing at the 300mm trunk main at the Captain Cook Highway connection point. The applicant must arrange for pressure and flow testing from existing hydrants to verify input assumptions and model setup.

The water supply modelling must demonstrate that compliant minimum and maximum pressures can be achieved for all lots within the development. Where the modelling identifies that minimum and maximum pressures are not achieved, the detailed design must nominate the measures proposed to be adopted to achieve compliant operating conditions. These may include pressure reducing valves and booster pumps arrangements where applicable. Any such elements must be designed in accordance with the FNQROC Development Manual requirements.

The master plans must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational 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 Council endorsement of the Plan of Survey.

Water Supply and Sewerage Works Internal

15. *Each lot must be connected to Council's Water Supply and Sewerage network, including all internal and external work, in accordance with the FNQROC Development Manual and the Council Approved Water Supply and Sewerage Master Plan.*

Undertake the following water supply and sewerage works internal to the subject land:

- a. Provide a single internal sewer connection to each lot in accordance with the FNQROC Development Manual;*
- b. Provide water supply infrastructure to the frontage of each allotment generally in accordance with the Beveridge Williams Functional Layout Plans as amended to comply with the FNQROC Development Manual and these conditions;*
- c. The existing sewerage reticulation at the rear of proposed lots 420 to 424 and 501 to 505 must be accurately located and plotted on the design plans. Any new structures, including retaining walls, must be located clear of the zone of influence of the existing sewerage line and manholes, and/or, the new structures must demonstrate that they do not impart any additional load on the existing sewerage or impact the ability to undertake maintenance to the existing sewers and manholes;*

All the above works must be designed and constructed in accordance with the FNQROC Development Manual. Plans and supporting documentation incorporating the above requirements must be submitted prior to the issue of a Development Permit for Operational 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 the issue of a Compliance Certificate for the Plan of Survey.

CCTV Stormwater

- 16. A CCTV inspection must be undertaken for all as-constructed stormwater work under this Development Permit.*

A Consulting Engineering who is a Registered Professional Engineer Queensland (RPEQ) is to assess the CCTV footage and prepare a report on the condition of as-constructed stormwater.

Existing Creek and Drainage Areas

- 17. Existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation, unless otherwise approved.*

Open Channels

- 18. Open channels must be designed in accordance with Section D4.12 of the FNQROC Development Manual and must have smooth transitions with access provisions for maintenance and cleaning.*

The open channel design must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational 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 the issue of a Compliance Certificate for the Plan of Survey.

Outlet Protection

- 19. All stormwater outlets must have protection in accordance with Section D4.20 of the FNQROC Development Manual.*

The design drawings must provide local survey detail at the outlet including the top and toe of the existing batter, the width of the creek channel at the outlet location and trees with DBH greater than 200mm. The design must include batter interfaces, batter protection of the reinstated disturbed creek bank and rock scour protection from the headwall apron into the creek invert.

The design must provide sufficient detail on maintenance access to the outlet by construction equipment (backhoe or excavator) and must be provided prior to the issue of a Development Permit for Operational Works.

Amendment to Configuration

20. *Extend the creek reserve into the rear of proposed lots 512-518 and 617-619. The extend of creek reserve must include 10m of land from the top of the high bank into the lots. Where the lots do not include area within ten 10m of the top of the high bank, the creek reserve (drainage reserve) may be made narrow for the purpose of connectivity. The extent of drainage reserve extending west to finish at proposed lot 616 is to be confirmed via survey prior to the issue of a Development Permit for Operational Works for Stages 5 and 6.*

Building Envelopes

21. *Building envelopes for proposed lots 512- 518 and 616-619 must be amended to reflect the requirements of Condition 19 prior to the issue of the Development Permit for Operational Works for Stages 5 and 6.*

Drainage Reserve

22. *The southern detention basin drainage reserve of 6574 square metres must be amalgamated with the creek reserve of 9411 square metres to form one freehold title. In addition:*
 - a. *The land must be donated to Council for drainage purposes;*
 - b. *The land must allow for a 3000mm wide vehicle access via the detention basin to the creek reserve land for maintenance vehicles;*
 - c. *the applicant must prepare the drainage reserve land for donation to Council by pruning and removing trees in accordance with direction from the Council arborist. The land must be left in a mowable state.*

Detailed design must be submitted prior to the issue of a Development Permit for Operational Works for stage 5.

Earthworks Construction

23. *All earthworks must be constructed in accordance with AS 3798 Guidelines on earthworks for commercial and residential developments. At the completion of works, RPEQ Certification of the works and test results are required to be provided to Council Prior to Works Acceptance.*

Earthwork Batters

24. All batters must be designed to be 1 in 4 - or flatter, for batters fronting the road reserve and located wholly within private land. Unless otherwise approved all batters must be less than 1.8m in height and stepped where exceeding 1.8m height. Any application for higher batters must be accompanied by suitable landscaping and visual amenity assessment to demonstrate that the batters can be screened to remain visually unobtrusive.

All new earthworks batters steeper than 1 in 2 (50%) and higher than 1.5 metres require geotechnical certification.

Street Lighting

25. The following arrangements for the installation of street lighting within the proposed subdivision must be provided prior to the issue of a Compliance Certificate for the Plan of Survey:

- a. Prior to the approval and dating of the Plan of Survey, a Rate 2 lighting scheme is to be prepared by Ergon Energy or its approved consultant and submitted to the Chief Executive Officer for approval. The Rate 2 lighting scheme is to be designed in accordance with the relevant Road Lighting Standard AS/NZS 1158 and the FNQROC Development Manual. The applicable lighting category is to be determined from the Road Hierarchy Table D1.1 and the corresponding applicable Lighting Categories Table D8.1 as identified in the FNQROC Development Manual.

The design must provide the applicable illumination level specified in the Road Lighting Standard AS/NZS 1158 at the following road elements:

- Intersections
 - Pedestrian Refuges
 - Cul-de-sacs
 - LATM Devices (Including Roundabouts)
 - LATM Devices are to be shown on the civil layout design, the electrical services and street lighting design must be submitted in accordance with Ergon Energy's latest Distribution Design Drafting Standard.
- b. Prior to Council endorsement of the Plan of Survey written confirmation that the relevant capital contribution required by Ergon Energy has been paid must be submitted, to ensure that the street lighting will be constructed.
- c. Where a new intersection is formed on an existing roadway for the purpose of accessing a new subdivision development, the intersection and existing road approaches must be provided with street lighting for a distance equivalent to at least two (2) spans either side of the intersection to the relevant Lighting Category.
- d. Where an existing intersection is required to be upgraded as part of a development approval, the intersection and existing road approaches must be provided with street lighting for a distance equivalent to at least two (2) spans either side of the intersection to the relevant Lighting Category.

The application must include evidence in the form of detailed plans which show the locations of all existing and approved civil infrastructure, including water, sewer,

drainage, road, footpaths and any existing or proposed telecommunication, lighting and electrical services.

The streetlighting design must be provided and approved prior to the issue of a Development Permit for Operational Work.

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

Electrical Design

26. *Underground electricity reticulation must be designed and provided to service the development in accordance with the requirements of Section D8.06 of the FNQROC Development Manual.*

Landscape Plan and Provision of Park

27. *Undertake landscaping of the site, including the Park, and street frontages of new roads in accordance with FNQROC Development Manual and in accordance with a landscape plan. The landscape plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Work. In particular, the plan must show:*
 - a. *Planting of the verge with trees, using appropriate species with consideration to be given to creating an individual sense of place and character to the estate;*
 - b. *landscaping minimising mowing within the detention basin drainage reserves;*
 - c. *The provision of suitable shade trees, especially in the park;*
 - d. *Species to have regard to the Planning Scheme Policy No.SC6.7 Landscaping;*
 - e. *Park and road verges to be seeded and grassed; and*
 - f. *Bollards around the perimeter to prevent vehicle access with the exception of gates that enables Council vehicle access.*
 - g. *Park embellishment (playgrounds, services etc) to be in accordance with Council direction prior to the issue of a Development Permit for Operational Work.*

Permanent irrigation or any other embellishments are not permitted.

Inclusion of all requirements as detailed in other relevant conditions included in this Approval, with a copy of this Development Approval to be given to the applicant's Landscape Architect / Designer.

The applicant is to provide park in accordance with the approved plan in Stage 4. This area of park must be to the requirements and satisfaction of the Chief Executive Officer. The land and embellishments must be established at no cost to Council. The land must be transferred at the same time as registering the Plan of Survey for any lot for Stage 4.

Two (2) A1 copies and one (1) A3 copy of the landscape plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. Areas to be landscaped must be established prior to the lodgement of the Survey Plan to the satisfaction of the Chief Executive Officer.

Drainage Easements

28. *Provide a three (3) metre wide easement in gross across all rear allotment drains in favour of Council. The easement document must be drafted and reviewed at no cost to Council and the relevant easements must be lodged with the Plan of Survey at the time of submission to the Department of Resources and Mines, Manufacturing and Regional and Rural Development.*

Access Restriction Covenant

29. Provide a two metre wide access restriction covenant across the Coral Sea Drive frontage over the allotments in Stage 6. The covenant document must be drafted and reviewed at no cost to Council and the relevant covenant must be lodged with the Plan of Survey at the time of submission to the Department of Resources and Mines, Manufacturing and Regional and Rural Development.

ADVICE

1. This approval, granted under the provisions of the Planning Act 2016, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the Planning Act 2016.
2. 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 potential cyclone warning and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
3. This approval does not negate the requirement for compliance with relevant Local Laws and statutory requirements.
4. For information relating to the Planning Act 2016 log on to www.dsdmip.qld.gov.au. To access the FNQROC Development Manual, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au.

CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

Concurrence Agency	Concurrence Agency Reference	Date	Doc ID
State Assessment and Referral Agency	SRA 2410-42839	25 October 2024	1270919

REASONS FOR DECISION

The reasons for this decision are:

1. Sections 60, 62 and 63 of the Planning Act 2016:
 - a. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
 - b. to ensure compliance with the Planning Act 2016.
2. Findings on material questions of fact:
 - a. the development application was properly lodged to the Douglas Shire Council on 26 September 2024 under section 51 of the Planning Act 2016 and Part 1 of the Development Assessment Rules;
 - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
3. Evidence or other material on which findings were based:
 - a. the development triggered assessable development under the Assessment Table associated with the Low Density Residential Zone Code;

- b. Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 of the Planning Act 2016; and
- c. the applicant's reasons have been considered and the following findings are made:
 - i. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

Carried unanimously

7.10. MOSSMAN ERGON DEPOT

Moved Cr Meadows

Seconded Cr Rees

That:

1. Council resolves that with respect to the prelodgement enquiry lodged in relation to a combined development application for Material Change of Use (Low impact industry) and Reconfiguring a Lot (1 Lot into 2 Lots) for the purpose of creating an Ergon Energy depot, in principal support is given, subject to the following considerations:
 - a. Any future development application must be accompanied by a certified drainage study of the site and surrounding catchments, and must provide a solution for a lawful point of discharge in accordance with the requirements of the FNQROC Development Manual and the Queensland Urban Drainage Manual;
 - b. Any future development application must be accompanied by a certified traffic impact assessment and detailed design for the widening of Depot Road in order to achieve dual lane access. The Applicant will be responsible for all costs associated with any upgrades;
 - c. Any future development application must be accompanied by an acoustic report demonstrating that the proposed use will not have a detrimental impact on the amenity of the surrounding sensitive land uses;
 - d. The Material Change of Use component of any future development application is for the Low impact industry land use being impact assessable development in the Rural zone.
2. That the above information is offered in the context of providing open and frank without prejudice comment from Council in relation to the proposed development. The determination of any future application is a matter for Council following detailed assessment of the application, including consideration of any properly made submissions (where applicable).

Carried unanimously

7.11. RATES INCENTIVE FOR CONSERVATION POLICY

Moved Cr Rees

Seconded Cr Noli

That:

1. Council adopts the Rates Incentive for Conservation Policy applicable to the 2025-2026 financial year; and
2. Council approves the Chief Executive Officer (or delegate) to undertake a review of the Rates Incentive for Conservation Policy for presentation to Council as part of the 2026-2027 Annual Budget development process.

For Cr Zammataro, Cr Noli
Against Cr Scomazzon, Cr Meadows, Cr Rees

The Motion was lost

7.12. SAFER LOCAL ROADS AND INFRASTRUCTURE PROGRAM TRANCHE 3 SUBMISSION - NOAH'S BRIDGE

Moved Cr Rees **Seconded** Cr Noli

That Council endorses the Noah's Bridge Replacement project funding application submitted to the Australian Government Department of Infrastructure, Transport, Regional Development, Communications, Sports and the Arts for funding under the Safer Local Roads and Infrastructure Program Tranche 3.

Carried unanimously

7.13. DAINTREE FERRY REPORT MAY 2025

Moved Cr Zammataro **Seconded** Cr Noli

That Council receives and notes the Daintree River Ferry financial information and tender progress for May 2025.

Carried unanimously

8. NOTICES OF MOTION

Nil

9. URGENT BUSINESS

Nil

10. PETITIONS

Nil

11. CLOSED SESSION

Moved Cr Meadows

Seconded Cr Rees

That Council resolves to move into Closed Session to discuss the following matters:

11.1 Confidential S 275(1)(B) Local Government Regulation 2012 - Adoption of Organisational Structure

Carried unanimously

(Meeting moved into Closed Session at 10:37am).

OUT OF CLOSED SESSION

Moved Cr Meadows

Seconded Cr Rees

That Council resolves to move out of Closed Session

Carried unanimously

(Meeting moved out of Closed Session at 11:06am.)

11.1. CONFIDENTIAL S 275(1)(B) LOCAL GOVERNMENT REGULATION 2012 - ADOPTION OF ORGANISATIONAL STRUCTURE

This report is CONFIDENTIAL in accordance with s 275(1)(b) of the *Local Government Regulation 2012* which permits the meeting to be closed to the public to discuss a matter relating to industrial matters affecting employees.

Moved Cr Meadows

Seconded Cr Rees

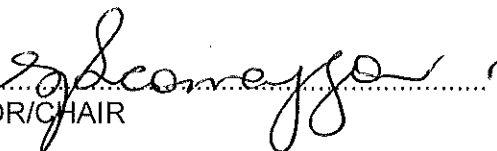
That Council endorse the updated organisational structure.

Carried unanimously

12. MEETING CLOSURE

The meeting closed at 11:07am.

CONFIRMED THIS 29th DAY OF July 2025.


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MAYOR/CHAIR