

6.11. FNQROC REGIONAL DEVELOPMENT MANUAL PLANNING SCHEME POLICY – REVIEW OF SUBMISSIONS AND ADOPTION OF AMENDMENTS FOR VERSION 05/23 (ISSUE 9)

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DEPARTMENT Infrastructure

RECOMMENDATION

That Council resolves to:

- 1. Adopt the proposed amendments for Version 05.23 (Issue 9) to the FNQROC Development Manual Planning Scheme Policy, as modified, having regard to the submissions received in accordance with the requirements for a Qualified State Interest Amendments in the Minister’s Guidelines and Rules under the *Planning Act 2016*.**

EXECUTIVE SUMMARY

Far North Queensland Regional Organisation of Councils (FNQROC) has recently undertaken a review of the FNQROC Regional Development Manual (the Manual). The manual provides a comprehensive set of guidelines for carrying out various civil engineering works and is a planning scheme policy within the local government areas of: Cairns, Cassowary Coast, Cook, Douglas, Mareeba, and Tablelands. The manual sets out the region’s:

- Applications procedures
- Construction procedures
- Development Principles
- Design Guidelines, and
- Specifications for various civil engineering works.

The purpose of these latest amendments (referred to as Issue 9), are to ensure the manual continues to be functional and up to date and to provide a consistent set of standards to which all can refer.

BACKGROUND

The Far North Queensland Regional Organisation of Councils (FNQROC) has recognised the need to develop comprehensive, structured and practical manuals to identify minimum standards and promote consistency in development requirements throughout the Far North Queensland region. The Development Manual was prepared to achieve the following objectives:

- Provide a comprehensive, practical and authoritative guide through the development approval process from inception to completion for Developer’s, Consultants, Contractors and Council Officers.
- Provide consistency in the requirements of the participating Council’s for development as defined within the *Planning Act 2016* within the region.

It is the intention of the Development Manual to set out procedures and requirements that are consistent with the Planning Act and its supporting legislation, and represent 'best practice' in accordance with accepted current state and national standards for design and construction.

Far North Queensland Regional Organisation of Councils (FNQROC) has recently undertaken a review of the FNQROC Regional Development Manual (the Manual).

The purpose of these latest amendments (referred to as Issue 9), are to ensure the manual continues to be functional and up to date and to provide a consistent set of standards to which all can refer.

COMMENT

Representatives from each of the local governments continually work together to review and make amendments to the manual. This is an ongoing process to ensure the manual is contemporary and reflects the needs of the users.

An explanatory statement and summary of the proposed amendments is attached to this report. To reduce the bulk / size of this report it was deemed impractical to include a copy of all proposed amendments as an attachment to this report, however a hard copy has been on display at the Council's Works Depot in Mossman.

Proposed Issue 9 of the Manual included amendments to:

- Modernise terminology
- Rectify cross reference errors
- Expanding explanatory notes
- Update current and new standards; and
- Inclusions for assets classes and/or equipment

These amendments ensure the Manual continues to be functional and up to date to provide a consistent set of standards to which all FNQROC member Councils can refer.

Public consultation commenced 12 August 2023 and concluded on 15 September 2023. During this time, two workshops were arranged to explain the proposed changes to Industry.

A summary of proposed amendments and public consultation responses are attached to this report.

The FNQROC Executive Officer and Infrastructure Coordinator has managed the review process.

PROPOSAL

That Council resolves to:

1. Adopt the proposed amendments for Version 05.23 (Issue 9) to the FNQROC Development Manual Planning Scheme Policy, as modified, having regard to the submissions received in accordance with the requirements for a Qualified State Interest Amendments in the Minister's Guidelines and Rules under the *Planning Act 2016*.

FINANCIAL/RESOURCE IMPLICATIONS

The risk associated with Issue 9 of the Manual is limited.

The risk of not continually updating the manual is that Council will eventually have a manual that is not functional in providing a consistent set of relevant standards to which all can refer.

RISK MANAGEMENT IMPLICATIONS

Continually updating the manual will enable Council to control the standard of infrastructure constructed as part of development and ensure 'donated assets' are fit for purpose, meet whole of life cost principles and will not burden future generations.

The Regional Development Manual is a Planning Scheme Policy and amendments must follow Chapter 3 Minister's rules for making and amending a planning scheme policy (PSP). This includes a minimum 20-day consultation period and review and response to any submissions received during the consultation period. By following this process, Council reduces the risk of being challenged in the future on the process undertaken when implementing Issue 8 of the FNQROC Development manual.

SUSTAINABILITY IMPLICATIONS

Economic: Provision of well planned, integrated and timely infrastructure is a core matter to be considered in the preparation of a planning scheme and in achieving financial, environmental and social sustainability.

Environmental: Well planned, integrated and timely infrastructure based on well established development manual provisions will ensure compliance with federal, state and local government environmental legislation which will preserve and enhance the natural environment.

Social: Well planned, integrated and timely infrastructure based on well established development manual provisions will ensure a consistent approach to development across the region which reflects the community's expectations and enhance community capital.

CORPORATE/OPERATIONAL PLAN, POLICY REFERENCE

This report has been prepared in accordance with the following:

Corporate Plan 2019-2024 Initiatives:

Theme 4 - Inclusive Engagement, Planning and Partnerships

In delivering for our communities, economy and environment, Douglas Shire will ensure open and transparent engagement and communication. We will develop robust strategic plans and we will partner with our community and key stakeholders.

Goal 1 - We will implement transparent decision making through inclusive community engagement and communication.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following areas outline where Council has a clear responsibility to act:

Builder/Owner	Council makes a significant investment every year in the infrastructure that underpins the Shire through its capital works program. Council will manage its assets with appropriate frameworks and deliver its projects through robust project management.
Regulator	Council has a number of statutory obligations detailed in numerous regulations and legislative Acts. Council also makes local laws to ensure that the Shire is well governed. In fulfilling its role as regulator, Council will utilise an outcomes based approach that balances the needs of the community with social and natural justice.
Service Provider	Council provides many services to the community from roads and waste services to libraries and recreational facilities. Services evolve over time and it is the Council's mission to ensure that these services are appropriate, delivered efficiently, and designed with the customer at the centre.

CONSULTATION

Internal: Council Officers from the Infrastructure, Sustainable Communities and Water & Wastewater Groups have reviewed the document.

External: Council officers across the region have been involved in and contributed to the review of the FNQROC Development Manual.

Industry representatives have also contributed to the review process and these have been considered within the proposed amended manual.

The process to date has included:

- Submissions by Industry and member Councils to alter the manual were reviewed and incorporated into the amended manual
- Public consultation phase was undertaken – 12 August 2023 – 15 September 2023

Public notice was included in the Cairns Post and regional newspapers. Advice was also emailed to over 300 subscribers to the FNQROC Development Manual Update Newsletter.

Copies of the amendments were located on FNQROC Website with a summary of changes available in Customer Service areas for viewing.

- Development Industry Workshop was held Friday 25 August 2023.
- Public submissions were reviewed and actioned according to the working group recommendations at a workshop 20 October 2023.
- Issue 05.23 (Issue 9) was released to the Council's for adoption in January/February 2024.

COMMUNITY ENGAGEMENT

N/A

ATTACHMENTS

1. Summary-of-proposed-changes-to-the- Development- Manual--- Issue-9 [6.11.1 - 2 pages]

Summary of proposed changes to the Development Manual – Issue 9

There were 282 submissions to amend different parts of the development manual which was assessed by the Technical Committee. Of these submissions:

- 151 were recommended,
- 58 were recommended with amendment,
- 18 were comments or already in the manual, and
- 55 not recommended for inclusion.

38 Standard drawings have been amended, and 3 new drawings have been proposed.

Many of the updates were general updates, further clarification and grammatical pick ups.

To go through some of these:

Application Procedures (AP1)

- Clarity around what landscapers are responsible for and (soft scope) and RPEQs are responsible for structural components. However RPEQs are required to verify that the work have been completed or otherwise in the Works Acceptance and final acceptance.
- Inclusion of the need for a water and sewer network report

Construction Procedures (CP1)

- Clarity around what landscapers are responsible for and (soft scope) and RPEQs are responsible for structural components. However RPEQs are required to verify that the work have been completed or otherwise in the Works Acceptance and final acceptance.
- Clarification re term Surveyor – Appropriately qualified in accordance with the Surveyors Act.
- Removed reference to deed of agreement
- Appendix P amended to include ADCD as a submission platform for as constructed in Cairns.

D1 – Site Geometry

- Table D1.1 – Street and Road Hierarchy – Deemed to Comply Requirements has been updated and includes a number of new items included Residential Frontage Access, Intersection spacing and on-road cycling facilities.
- Some amendments to cul-de-sac turning areas

D4 – Stormwater Drainage

- IFD Rainfall Chart updated

D6 – Stormwater Quality

- Additional commentary on pressure parameters
- Some cleansing to Colebrook White Friction Values
- Additional notes around road crossings
- Additional notes around Rural and Rural Residential Developments

D7 – Sewerage System Design Manual

- Major overhaul of Table 7.14 – Sewerage Pumping Station Design Criteria

D8 - Utilities

- Update of Table 8.1 – Lighting Categories

D9 - Landscaping

- Reduction in driveway set back and removed setback requirement for stormwater drainage pits
- New setback requirement for root directions

S5 – Water Reticulation

- Addition – when recycled class is used it is to be mixed 50/50 with normal sand bedding material
- Additional commentary around valves
- Disinfection is now required
- New section related to flexible couplings, dismantling joints and Gibault joints
- New section related to Pipe Spacers
- New section related to commissioning and abandoning pipelines.
- New section related to pipe handling and damaged products
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S6 – Sewerage Reticulation

- Addition – when recycled class is used it is to be mixed 50/50 with normal sand bedding material
- New section re stainless steel pipe
- New section related to pipe handling and damaged products
- New section related to Pipe Spacers
- New section related to Air and scour valve assemblies
- New section related to commissioning and abandoning pipelines

Standard drawings

- 38 current drawings amended
- 3 new proposed drawings:
 - o Road Crossing and Footpath reinstatement for trench laid services
 - o Preferred shared path terminal treatment
 - o Typical Bicycle treatment for single lane roundabouts