

PLANNING AND ENVIRONMENT COMMITTEE MEETING	4
9 AUGUST 2023	

**PROPOSED AMENDMENT TO CAIRNSPLAN 2016 PLANNING SCHEME POLICY – FNQROC DEVELOPMENT MANUAL**

70/6/1 | #7232065

**RECOMMENDATION:**

**That Council:**

1. Resolves to amend the CairnsPlan 2016 Planning Scheme Policy FNQROC Regional Development Manual; and
2. Resolves to undertake public consultation on the proposed amendments to CairnsPlan 2016 Planning Scheme Policy FNQROC Regional Development Manual in accordance with the requirements for a Qualified State Interest Amendments in the Minister’s Guidelines and Rules under the *Planning Act 2016*.

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**INTERESTED PARTIES:**

Cairns Regional Council  
 Cassowary Coast Council  
 Cook Shire Council  
 Croydon Council  
 Douglas Shire Council  
 Etheridge Council  
 Hinchinbrook Council  
 Hope Vale Council  
 Mareeba Council  
 Tablelands regional Council  
 Wujal Wujal Council  
 Yarrabah Council  
 Far North Queensland Regional Organisation of Councils (FNQROC)

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

## **EXECUTIVE SUMMARY:**

The Far North Queensland Regional Organisation of Councils (FNQROC) represents twelve (12) member Councils from Hinchinbrook to Cooktown inclusive of Hope Vale. FNQROC maintain the FNQROC Regional Development Manual (the **Manual**) which provides comprehensive set of guidelines and specifications for carrying out various civil engineering works within the FNQROC local government areas. The Manual sets out the region's:

- Application procedures,
- Construction procedures,
- Development principles,
- Design Guidelines, and
- Specifications for various civil engineering works.

The Manual is also a Planning Scheme Policy under CairnsPlan 2016.

FNQROC has recently undertaken a review of the Manual incorporating FNQROC Council and Industry representative comments made on the current version of the Manual (version 8) to date. Proposed changes have been made to the Manual in response to these comments (referred to as proposed Version 9). The proposed amendments 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.

The public consultation period on the proposed amendments to CairnsPlan 2016 Planning Scheme Policy FNQROC Development Manual will commence on 12<sup>th</sup> August 2023 and will conclude on 15<sup>th</sup> September 2023. During this time, two workshops will be undertaken with the development industry to explain the changes. The process and timing for the amendment to the Manual is consistent across all FNQROC Councils. The public notification period across all FNQROC Councils is also aligned.

Following the public consultation and subsequent review of submissions received on the proposed amendments, a Consultation Report will be presented to Council, prior to the consideration and adoption of the amendments.

## **BACKGROUND:**

The current version of the Manual (Version 8) is a CairnsPlan 2016 Planning Scheme Policy. The Planning Scheme Policy was adopted on 6 December 2017 and took effect from 11 December 2017.

Planning Scheme Policies provide information that may be required or requested for a development application; contain standards and include guidelines or advice about satisfying assessment criteria in the planning scheme.

**COMMENT:**

Representatives from each of the local governments and the development industry continually work together to review and make amendments to the Manual. FNQROC has recently undertaken a review of the Manual incorporating FNQROC Council and Industry representative comments made on the current version of the Manual (version 8) to date.

Proposed changes have been made to the Manual in response these comments (referred to as proposed Version 9). The proposed amendments include:

- Modernising terminology;
- Rectifying cross reference errors;
- Expanding explanatory notes;
- Updating to current and new standards; and
- Inclusions for asset classes and/or equipment.

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

A summary of the proposed amendments is attached as Attachment 1 to this report. Proposed Version 9 of the Manual is attached as Attachment 2 to this report.

The public consultation is currently planned to commence on 12<sup>th</sup> August 2023 and conclude on 15<sup>th</sup> September 2023. During this time, two workshops will be undertaken with Industry to explain the proposed changes.

The FNQROC Executive Officer has managed the review process and will coordinate the advertising. The FNQROC Infrastructure Coordinator will respond to any submissions (in consultation with FNQROC representatives). Following the public consultation and subsequent review of submissions received on the proposed amendments, a Consultation Report will be presented to Council, prior to the adoption of the amendments. The proposed process for the finalisation of the proposed amendments is attached as Attachment 3 to this report.

**OPTIONS:**

That Council (Recommended):

1. Resolves to amend the CairnsPlan 2016 Planning Scheme Policy FNQROC Regional Development Manual; and
2. Resolves to undertake public consultation on the proposed amendments to CairnsPlan 2016 Planning Scheme Policy, FNQROC Regional Development Manual in accordance with the requirements for a qualified State Interest Amendment in the Minister's Guidelines and Rules under the *Planning Act 2016*.

OR

That Council does not amend the CairnsPlan 2016 Planning Scheme Policy, FNQROC Regional Development Manual and retain the current Planning Scheme Policy (Version 8 of the Regional Development Manual).

**CONSIDERATIONS:**

Risk Management:

The risk associated with the proposed amendments is limited. The proposed amendments 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. There is greater risk to Council and the development industry associated with an outdated and irrelevant Manual.

Council Finance and the Local Economy:

It is not anticipated that the proposed amendments will have a significant impact on Council finance or the local economy. The proposed amendments facilitate the provision of well planned, integrated and timely civil works and associated infrastructure that supports the local economy.

Community and Cultural Heritage:

It is not anticipated that the proposed amendments will have a significant impact on the community or cultural heritage. The proposed amendments facilitate the provision of well planned, integrated and timely civil works and associated infrastructure that supports liveable and safe communities throughout the Region.

Natural Environment:

It is not anticipated that the proposed amendments will have a significant impact on the natural environment and there are provisions in the policy which support the protection of the natural landscape.

Corporate and Operational Plans:

The amendment to the CairnsPlan 2016 Planning Scheme Policy, FNQROC Regional Development Manual supports the focuses of Council's Corporate Plan 2021 to 2026 of:

- Natural Assets,
- Design for liveability,
- Community and culture, and
- A focused Council.

The policy review and proposed amendments aligns with the 2022 to 2023 Operational Plan

Statutory:

The Regional Development Manual is a Planning Scheme Policy. The process for amending a Planning Scheme Policy is contained within the Minister's Guidelines and Rules and the *Planning Act 2016*.

Policy:

The FNQROC Regional Development Manual is a Planning Scheme Policy of Council.

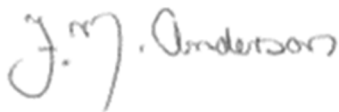
**CONSULTATION:**

Representatives from each of the local governments and the development industry continually work together to review and make amendments to the Manual. FNQROC has recently undertaken a review of the Manual, incorporating FNQROC, Council and Industry representative comments made on the current version of the Manual (version 8) to date.

In accordance with the statutory requirements, the public consultation period is currently planned to commence on 12 August 2023 and conclude on 15 September 2023. During this time, two (2) workshops will also be undertaken with the development industry to explain the changes. This is an aligned public notification period across of all FNQROC Councils.

**ATTACHMENTS:**

- Attachment 1: A Summary of the proposed amendments to CairnsPlan 2016 Planning Scheme Policy, FNQROC Regional Development Manual
- Attachment 2: Proposed CairnsPlan 2016 Planning Scheme Policy, FNQROC Regional Development Manual (version 9)
- Attachment 3: The proposed process for the finalisation of the proposed amendment to CairnsPlan 2016 Planning Scheme Policy, FNQROC Regional Development Manual



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## Attachment 1: A Summary of the proposed amendments to CairnsPlan 2016 Planning Scheme Policy, FNQROC Regional Development Manual

### 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

**Attachment 2: Proposed CairnsPlan 2016 Planning Scheme Policy, FNQROC  
Regional Development Manual (version 9)**

Refer to : [Regional Development Manual - Far North Queensland Regional Organisation  
of Councils \(fnqroc.qld.gov.au\)](http://fnqroc.qld.gov.au)



**Attachment 3: The proposed process for the finalisation of the proposed amendment to CairnsPlan 2016 Planning Scheme Policy, FNQROC Regional Development Manual**

A table summarising the planned actions and responsibilities over the coming months is as follows:

Action	Responsibility	Time
Councils resolve to amend the FNQROC Development Manual	Cairns Regional Council Cassowary Coast Regional Council Cook Shire Council Douglas Shire Council Mareeba Shire Council Tablelands Regional Council	Due by 12 August 2023
FNQROC to advertise consultation on Proposed amended Development Manual	FNQROC	12 August 2023 to 15 September 2023
Public Consultation Workshop x 2	FNQROC with attendance by relevant CRC Staff	25 August 2023
Submissions on proposed changes to the manual sent to Technical Working Group	FNQROC	Due 29 September 2023
Workshop with Technical Working Group on submissions received	Technical Working Group	Due 20 October 2023
Clean version of Issue 9 and recommendations against submissions sent to councils	FNQROC	Due 27 October 2023
Councils adopt amended manual and advertise commencement date and advise FNQROC	Individual Councils	