

ORDINARY MEETING 24 JANUARY 2024	<b>8</b>
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**REVIEW OF SUBMISSIONS AND ADOPTION OF CAIRNSPLAN 2016  
PLANNING SCHEME POLICY – FNQROC REGIONAL DEVELOPMENT  
MANUAL AMENDMENT 1 OF 2024**

70/6/1-01 | #7321329

**RECOMMENDATION:**

That Council:

1. **Considers the submissions received during the public consultation period on the proposed Planning Scheme Policy - FNQROC Regional Development Manual amendment and prepares a Consultation Report;**
2. **Adopts the Planning Scheme Policy – FNQROC Development Manual Amendment 1 of 2024 and resulting Planning Scheme Policy – FNQROC Development Manual version 1.4 in accordance with the *Planning Act 2016*;**
3. **Sets 16 February 2024 as the commencement date for the Planning Scheme Policy – FNQROC Regional Development Manual Amendment 1 of 2024 and resulting Planning Scheme Policy – FNQROC Development Manual version 1.4;**
4. **Publishes a public notice regarding the adoption of the amendment in accordance with the requirements of the *Planning Act 2016*; and**
5. **Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* and the *Planning Act 2016* to finalise all matters in relation to the Planning Scheme Policy – FNQROC Regional Development Manual Amendment 1 of 2024 and resulting Planning Scheme Policy – FNQROC Regional Development Manual version 1.4.**

**INTERESTED PARTIES:**

Urban Development Institute of Australia  
Aurecon  
FGF  
Rehau  
Stantec Aust  
Kenfrost Homes  
Adam Gowlett  
Paul Pommer

Suzan Quigg  
 Cassowary Coast Regional Council  
 Cook Shire Council  
 Croydon Shire Council  
 Douglas Shire Council  
 Etheridge Shire Council  
 Hinchinbrook Shire Council  
 Hope Vale Aboriginal Shire Council  
 Mareeba Shire Council  
 Tablelands Regional Council  
 Wujal Wujal Aboriginal Shire Council  
 Yarrabah Aboriginal Shire 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:**

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 manual is a Planning Scheme Policy under CairnsPlan 2016.

The purpose of these latest amendments (referred to as Version 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 current version of the Manual (Version 8) is a CairnsPlan 2016 Planning Scheme Policy. The current version of the Planning Scheme Policy (version 1.3) was adopted on 14 October 2020 and took effect from 19 October 2020.

Council resolved to amend the CairnsPlan 2016 Planning Scheme Policy FNQROC Regional Development Manual and undertake public consultation at its Planning and Environment Committee Meeting on 9 August 2023. Public consultation on the proposed amendment occurred from 12 August 2023 to 15 September 2023.

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

**COMMENT:**

Representatives from each of the FNQROC member 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.

Proposed Version 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.

An explanatory statement and summary of the proposed amendments to the Manual is provided in Attachment 2.

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

The FNQROC Executive Officer and Infrastructure Coordinator has managed the review process. The submissions have been considered and a Consultation Report (Attachment 3) has been prepared including responses to submissions received during the public consultation period.

Planning Scheme Policy – FNQROC Regional Development Manual version 1.4 including Amendment 1 of 2024 (Attachment 1), containing Version 9 of the manual is proposed to be adopted.

**CONSIDERATIONS:****Risk Management:**

The risk associated with the adoption of 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 adoption of 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 adoption of 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 adoption of 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 adoption of the proposed amendments supports the focus areas 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 FNQROC 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:**

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 from 12 August 2023 to 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 the Council's and FNQROC Website with a summary of changes available in Customer Service areas for viewing.

- Development Industry Workshop was held Friday 25<sup>th</sup> August 2023.
- Public submissions were reviewed and actioned according to the working group recommendations at a workshop 20<sup>th</sup> October 2023.
- A Consultation Report is provided in Attachment 3 of this report.

During the consultation exercise undertaken by FNQROC, 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,
- 8 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 grammar corrections.

## **OPTIONS:**

Option 1 (Recommended)

That Council:

1. Considers the submissions received during the public consultation period on the proposed Planning Scheme Policy - FNQROC Regional Development Manual amendment and prepares a Consultation Report;
2. Adopts the Planning Scheme Policy – FNQROC Development Manual Amendment 1 of 2024 and resulting Planning Scheme Policy – FNQROC Development Manual version 1.4 in accordance with the *Planning Act 2016*;
3. Sets 16 February 2024 as the commencement date for the Planning Scheme Policy – FNQROC Regional Development Manual Amendment 1 of 2024 and resulting Planning Scheme Policy – FNQROC Development Manual version 1.4;
4. Publishes a public notice regarding the adoption of the amendment in accordance with the requirements of the *Planning Act 2016*; and

5. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* and the *Planning Act 2016* to finalise all matters in relation to the Planning Scheme Policy – FNQROC Regional Development Manual Amendment 1 of 2024 and resulting Planning Scheme Policy – FNQROC Regional Development Manual version

Or

Option 2

That Council does not amend the FNQROC Development Manual and retains the current adopted version.

**CONCLUSION:**

The FNQROC Development Manual was prepared to ensure a consistent set of standards across the region. The manual is a living document that needs to be continually reviewed to ensure it remains contemporary and reflects the needs of the users.

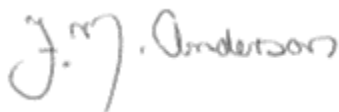
It is recommended that Council adopt the proposed manual, as modified, having regard to the submission received.

**ATTACHMENTS:**

Attachment 1 - Planning Scheme Policy – FNQROC Regional Development Manual version 1.4 (incorporating Amendment 1 of 2024)

Attachment 2 - Explanatory statement and summary of the proposed amendments to the Manual

Attachment 3 - Consultation Report



Fleur Anderson  
Executive Manager Growth and Sustainability



Ed Johnson  
Director Planning, Growth and Sustainability

## Attachment 1 - Planning Scheme Policy – FNQROC Regional Development Manual version 1.4 (incorporating Amendment 1 of 2024)

Embedded link: [Version 9 - 2023 - Far North Queensland Regional Organisation of Councils \(fnqroc.qld.gov.au\)](https://fnqroc.qld.gov.au)

CAIRNSPLAN2016

### Planning Scheme Policy – FNQROC Regional Development Manual

#### 1. Purpose of the planning scheme policy

- (1) The purpose of this planning scheme policy is:
- to provide design standards for development for acceptable outcomes;
  - to provide guidance about satisfying assessment criteria in the planning scheme, other than for acceptable outcomes; and
  - identify information that the local government may require or request for a development application.

#### 2. Standards for development

- (1) For the purpose of satisfying acceptable outcomes in the planning scheme the following are to be treated as standards to be met:
- Development principles;
  - Application procedures;
  - Construction procedures;
  - Design Manuals;
  - Standard specifications for engineering works;
  - Standard drawings for engineering works.

#### 3. Guidance on meeting planning scheme outcomes

- (1) This planning scheme policy provides guidance on the following matters:
- Development principles;
  - Application procedures;
  - Construction procedures;
  - Design Manuals;
  - Standard specifications for engineering works;
  - Standard drawings for engineering works.

#### 4. Information Council may request

- (1) Council may request an assessment of the proposed development against the relevant standards of the [FNQROC Regional Development Manual \(Version 9\)](#) for the purpose of satisfying any other component of the planning scheme, other than an acceptable outcome.

#### 5. Schedule of amendments

Table 5.a – Schedule of amendments

Amendment title	Version number	Description	Dates
CairnsPlan 2016 Amendment 1 of 2017 - Administrative	1.1	The amendment integrates the Cairns Local Government Infrastructure Plan and corrects formatting, numbering, outdated terms and factual matters incorrectly stated in the planning scheme.	Adopted 28 June 2017 Commenced 1 July 2017
Planning Scheme Policy – FNQROC Regional Development Manual Amendment 1 of 2017	1.2	The amendment includes reference to an updated version of the FNQROC Regional Development Manual (version 7).  The amendment also corrects formatting and numbering to remove the Planning Scheme Policy from Schedule 6 of the	Adopted 6 December 2017 Commenced 11 December 2017

## CAIRNSPLAN2016

		CairnsPlan 2016 and includes a schedule of amendments.	
Planning Scheme Policy – FNQROC Regional Development Manual Amendment 1 of 2020	1.3	The amendment includes reference to an updated version of the FNQROC Regional Development Manual (version 8).	Adopted 14 October 2020 Commenced 19 October 2020
Planning Scheme Policy – FNQROC Regional Development Manual Amendment 1 of 2024	1.4	The amendment includes reference to an updated version of the FNQROC Regional Development Manual (version 9).	Adopted 24 January 2024 Commenced 16 February 2024



## **Attachment 2** - Explanatory statement and summary of the proposed amendments to the Manual

The Far North Queensland Regional Organisation of Councils (FNQROC) has recently undertaken a review of the Regional Development Manual. The manual provides a comprehensive set of guidelines for carrying out various civil engineering works and is a policy, design criteria or acceptable outcome in planning schemes within the local government areas of: Cairns Regional Council (Cairns Plan 2016, Planning Scheme Policy - FNQROC Regional Development Manual), Cassowary Coast Regional Council (Planning Scheme 2015, Planning Scheme Policy SC6.3), Cook Shire Council (Planning Scheme 2017, Planning Scheme Policy SC6.1), Douglas Shire Council (Douglas Shire Planning Scheme 2018, Planning Scheme Policy SC6.5), Mareeba Shire Council (Mareeba Shire Planning Scheme 2016, Planning Scheme Policy SC6.5), and Tablelands Regional Council (Tablelands Regional Council Planning Scheme 2016, Planning Scheme Policy - PSP4).

The purpose of these amendments (referred to as Issue 9) are to ensure the Regional Development Manual continues to be functional and up to date and to provide a consistent set of standards.

A summary of the amendments made to each section of the manual is provided below.

### *All sections*

- Updates to terminology, correcting grammatical errors, expanding explanatory notes, correcting cross-referencing errors.

### *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 Work 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*

- Some amendments to cul-de-sac turning areas.

*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.

*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 3 - Consultation Report

Section/ Title	Description of proposed change	Comments/ Action	Submissions on proposed change	Comments/ Recommendation
AP1.01 Introduction	Add: 9. For clarity, landscapers are responsible for 'soft scope' and RPEQs are responsible for structural components (i.e. footpaths, buffer mounds etc.) 10. RPEQs are required to verify that the operational works design complies with the FNQROC Development Manual.	Added to try and resolve submission from UDIA regarding RPEQ vs Landscaper.  Recommended.	The landscape designers will usually nominate the locations only of structure, but they should have a separate structure design component from the engineers (should be disclaimer on cover sheet of landscape drawings) Consultation meeting - Alternative requiring both RPEQ and Landscape Architects (or designer) to sign off.	Comment noted. No change required to proposed change
Landscaping generally	Currently an RPEQ is required to lodge landscaping drawings and be involved in prestart/works acceptance. Very few RPEQ's would be experts in landscaping matters, and it seems contradictory to have an RPEQ responsible for matters they are not proficient in	Recommend that a Landscape Architect is required for landscaping matters and remove the need for an RPEQ to be involved.  Amendments recommended to try and resolve this.	Landscaping generally - in the comments it states that landscape Architect is required for landscaping matters. Could you please change this so that approved landscape designers are included?	Recommend change to Landscape Architect or Designer.
OFF Maintenance / Development defects	Council has begun defecting developments at off maintenance for 3rd party activities (i.e., skip bins on verges, owners using astroturf on verges, owners building planter boxes around street trees, gardens boxed out for landscaping - trip hazard etc). In addition, council has begun insisting verges are 'weed free' , mown and edged prior to final works acceptance. There is nowhere in FNQROC where this is a requirement. The requirement is for 80% grass cover. Again, while houses are under construction, verges, no longer in the control of the developer, may have less than 80%	We need clarification for council staff what is and what is not a defect or the developers responsibility. 80% grass cover is a requirement of the Final Acceptance Checklist, contained in CP1 at Appendix H, page 1 of 3 D9.06 also related to verges and is silent on weeds.  Comments noted and raised with council.	Councils always raise the issue on landscape plan endorsement - could a standard clause go in explaining that all non-FNQROC compliant work will be removed by council after the end of the maintenance by the developer. This should be on the landscape plan to save pain later on. It's usually made quite clear to the landscape designers. There is however an ambiguous area where we used to be able to plant between the property boundary and the footpath where it was practical to do so - on the proviso that it extended no more than 800mm from the property boundary, must be irrigated in	Comments noted, Internal issue - Not development Manual. No change required to proposed change

Section/ Title	Description of proposed change	Comments/ Action	Submissions on proposed change	Comments/ Recommendation
	cover due to building works. The developer is no longer the owner and has no control over these matters.		accordance with FNQROC standards, plants must be maintained by developer/owner, no trip hazards such as raised edging and if plants need to be removed during maintenance by council then they will not be replaced. It's dealt with pretty clearly on each landscape plan endorsement, but the problem comes when the owners do something not approved on plans.	
Landscaping generally	Currently an RPEQ is required to lodge landscaping drawings and be involved in prestart/works acceptance. Very few RPEQ's would be experts in landscaping matters, and it seems contradictory to have an RPEQ responsible for matters they are not proficient in	Recommend that a Landscape Architect is required for landscaping matters and remove the need for an RPEQ to be involved.  Amendments recommended to try and resolve this.	Not just landscape architect please.	Recommend change to Landscape Architect or Designer.
CP1.19 Introduction	CP1.19 section 4 states the date of works acceptance will be the date of the issue of the certificate. This needs additional clarification as recently Council undertook a works acceptance inspection and subsequently issued the certificate 2 months later. This has resulted in arguments over 3rd party damage. We do not consider that CP1.19, CP1.25 and CP 1.26 contemplated such a delay between the inspection and issue of the certificate.	Reword that the DATE of the SUCCESSFUL Works Acceptance inspection is the date that will be provided on the certificate.  Not recommended.	Consultation meeting - Developer told works not on maintenance until certificate issued. In 6 weeks time, weeds have grown, burn out on road etc, turned into a crash. Some taking 2 months for day of inspection, 6 weeks to 2 months common. - Timing issues passed on to Council.	Comments noted. No change required to proposed change.
D1.09 Table D1.1 Design Guidelines Road	Include within the table characteristics for: - Residential Frontage Access (RFA)	Recommended.	On-road cycling facilities for minor collector roads won't fit - remove requirement J50.	Recommended removal of on-road cycling facilities for

Section/ Title	Description of proposed change	Comments/ Action	Submissions on proposed change	Comments/ Recommendation
Geometry Street and Road Hierarchy	- Intersection spacing (minimum), and - On-road Cycling Facilities (min)			minor collector roads.
D1.09 Table D1.1 (note 2)	N/A	N/A	Amend note 2 from 18m road reserve to 19m to match S1006+J51	Recommended.
D1.17(4) driveway access standards	Recommend that FNQROC notes that AS2890.1 does not apply to residential lots AS2890.1 Clause 3.2.3a - All residential lots are entitled to access irrespective of the constraints of location.	Recently Cairns regional Council has become concerned with driveway accesses and trying to apply AS2890.1 in situations where the Standard simply does not apply. Conditions have been made at Operational Works which are attempting to override ROL approvals. This situation needs resolving as the Council officers have advised RPEQ's that the RPEQ is not interpreting the Standard correctly. The Standard relates to intersections. The officers are applying the Standards to corners.  Alternative recommended alter must to should	Raised during public consultation meeting. Do we need to add additional comment referring back to Australian Standards and confirming a driveway on corner lot is acceptable (working already changed from must to should)	Noted. No change required to proposed change.
D8.07 (12) Utilities Road Lighting	Add note - Steel Lighting columns must be supplied as underground service an overhead service is not permitted.		D8.07(12) Add note: Steel lighting columns must be supplied by as underground service an overhead service is not permitted	Covered in D8.06. No change required to proposed change.
Street Trees	Requirements for Street Trees and their location is becoming precedent over the construction of physical infrastructure for subdivisional works. FNQROC Section D9.07 provides for where street trees may not be able to be installed. Trying to 'lock in' street	Recommend that officers defer to FNQROC D9.07.  Noted.	Recommend that location of proposed driveway locations is shown so trees can be added with some accuracy Consultation Meeting - issue raised - landscaper cannot know what infrastructure will be in place form the outset. Landscaper sets out where trees will go at the design stage but	Comments noted. At this stage of development, it is difficult to know where the driveways will be located. No change

Section/ Title	Description of proposed change	Comments/ Action	Submissions on proposed change	Comments/ Recommendation
	trees prior to development and house construction is pointless.		invariably, they have to be moved or limited to allow for water and other infrastructure. Lots of time being wasted. State required a tree every 15m which in reality is not always achievable.	required to proposed change.
S1000 Concrete Kerb and Channel	Amend Note 1 to suit AS3600 Compliance	In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 1 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600."  Recommended.	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	Need to retain to meet minimum Australian Standards. No change required to proposed change.
S1015 Access Crossovers	Amend notes: Driveway edge to be 600mm clear of any stormwater kerb inlet pits	Recommended.	Need to amend pathway to reflect S1035 - 2.5% max.	Recommended.
S1015 Access Crossovers	Amend Note 2 to suit AS3600 Compliance In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 2 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600."	Recommended.	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	Need to retain to meet minimum Australian Standards. No change required to proposed change.

Section/ Title	Description of proposed change	Comments/ Action	Submissions on proposed change	Comments/ Recommendation
S1016 Kerb Ramp	Amend Note 2 to suit AS3600 Compliance In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 2 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600."	Recommended.	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	Need to retain to meet minimum Australian Standards. No change required to proposed change.
New S1034 Typical Bicycle treatment for single lane roundabouts	New. Add CRC Preferred Typical Bicycle Roundabouts drawing as a guide for required signage and line marking only at new roundabouts. Roundabout itself will need to be designed and constructed as per relevant AS.	Recommended.	Current drawing would not fit in normal subdivisional roads. The drawing reflects CBD road widths. Please clarify when the drawing is to be used (i.e. on major collectors and above) - see photo in submission	Drawing shows 60 and below. The narrower the road the better this works. No change required to proposed change.
S1035 Pathways / Bikeways	Amend Note 6 to suit AS3600 Compliance In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 6 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600."	Recommended.	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	Need to retain to meet minimum Australian Standards. No change required to proposed change.

Section/ Title	Description of proposed change	Comments/ Action	Submissions on proposed change	Comments/ Recommendation
S1041 Traffic Control Devices	Amend Note 8 to suit AS3600 Compliance Recommend adding a minimum dimension of 500mm from edge of footpaths to face of post (in accordance with AUSTRROADS AP-G88-17 Figure 3.2).	Not recommended.	May not have the width between kerb and path to achieve 500mm clearance - see photo in submission.	Noted: as with all sites, anomalies can be dealt with on a case by case basis. No change required to proposed change.
S1050 Grated Kerb Inlet Pit Pipe Dia <= 600mm	Amend Note 1 to suit AS3600 Compliance In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher) as KIPs are always expose to water. As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 1 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600. Minimum cover to be 40mm."	Recommended.	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	We need to ensure we meet the minimum Australian Standards. No change required to proposed change.
S1055 Grated Kerb Inlet Pit Pipe Dia > 600mm	Amend Note 2 to suit AS3600 Compliance In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher) as KIPs are always exposed to water. As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 2 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600. Minimum cover to be 40mm."	Recommended.	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	We need to ensure we meet the minimum Australian Standards. No change required to proposed change.



Section/ Title	Description of proposed change	Comments/ Action	Submissions on proposed change	Comments/ Recommendation
S1065 Stormwater Manholes 1050 to 1500	Amend Note 1 to suit AS3600 Compliance In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher) as manholes are always exposed to water. As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 2 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600. Minimum cover to be 40mm."	Recommended.	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	We need to ensure we meet the minimum Australian Standards. No change required to proposed change.
S1066 Access Chamber Rectangular Roof Slab	Amend Note 1 to suit AS3600 Compliance In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 1 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600. Minimum cover to be 40mm."	Recommended.	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	We need to ensure we meet the minimum Australian Standards. No change required to proposed change.
S1070 Field Inlet Pits	Amend Note 1 to suit AS3600 Compliance In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa.	Recommended.	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get	We need to ensure we meet the minimum Australian Standards. No change required to proposed change.

Section/ Title	Description of proposed change	Comments/ Action	Submissions on proposed change	Comments/ Recommendation
	Recommend changing note 1 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600. Minimum cover to be 40mm."		away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	
S1075 Concrete Pipe Headwall 375 to 675	Amend Note 1 to suit AS3600 Compliance In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 1 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600. Minimum cover to be 40mm."	Recommended.	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	We need to ensure we meet the minimum Australian Standards. No change required to proposed change.
S1080 Box Culvert Headwall 150 to 600	Amend Note 1 to suit AS3600 Compliance In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 1 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600. Minimum cover to be 40mm."	Recommended	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	We need to ensure we meet the minimum Australian Standards. No change required to proposed change.
S1105 Rural Allotment Accesses	Amend Note 8 to suit AS3600 Compliance In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure	Recommended	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete	We need to ensure we meet the minimum Australian Standards. No

Section/ Title	Description of proposed change	Comments/ Action	Submissions on proposed change	Comments/ Recommendation
	classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 8 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600."		problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	change required to proposed change.
S1110 Concrete Driveway for Allotment Access	Amend Note 2 to suit AS3600 Compliance In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 2 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600."	Recommended	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	We need to ensure we meet the minimum Australian Standards. No change required to proposed change.
S2000 Valve Box Installation	Amend Note 7 to suit AS3600 Compliance In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 7 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600."	Recommended	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	We need to ensure we meet the minimum Australian Standards. No change required to proposed change.

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S2001 Air Valve Pit / Air Release	Amend Note 5 to suit AS3600 Compliance In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 5 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600."	Recommended	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	We need to ensure we meet the minimum Australian Standards. No change required to proposed change.
S2010 Kerb and Road Markers	Amend Note 1 to suit AS3600 Compliance	In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 1 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600."  Recommended.	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.	We need to ensure we meet the minimum Australian Standards. No change required to proposed change.
S2011 Steel Marker Posts	Amend Note 7 to suit AS3600 Compliance	In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 7 to read "Concrete shall be N32 minimum in	Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur	We need to ensure we meet the minimum Australian Standards. No change required to proposed change.

Section/ Title	Description of proposed change	Comments/ Action	Submissions on proposed change	Comments/ Recommendation
		<p>accordance with AS1379 and AS3600."</p> <p>Recommended.</p>	<p>regardless of whether it is 20/25/32MPs concrete.</p>	
S2012 Timber Marker Posts	<p>Amend Note 6 to suit AS3600 Compliance</p>	<p>In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 6 to read "...Concrete shall be N32 minimum in accordance with AS1379 and AS3600."</p> <p>Recommended.</p>	<p>Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.</p>	<p>We need to ensure we meet the minimum Australian Standards. No change required to proposed change.</p>
S2015	<p>Consider adding a note which specifies:</p> <ul style="list-style-type: none"> <li>- Crossfall for the footpath area is 2.5% maximum and</li> <li>- amend N25 to N32.</li> </ul>	<p>N25 to N32 Recommended.</p> <p>Crossfall not recommended.</p>	<p>Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.</p>	<p>We need to ensure we meet the minimum Australian Standards. No change required to proposed change.</p>
S4110 Traffic Islands / Medians	<p>Amend Note 2 to suit AS3600 Compliance</p>	<p>In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of</p>	<p>Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than</p>	<p>We need to ensure we meet the minimum Australian Standards. No change required to proposed change.</p>

Section/ Title	Description of proposed change	Comments/ Action	Submissions on proposed change	Comments/ Recommendation
		<p>concrete should be 32MPa. Recommend changing note 2 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600."  Recommended.</p>	<p>cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.</p>	
S4340 Typical Bench Seat	Amend to suit AS3600 Compliance	<p>In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend adding "N32" to "100mm thick concrete mowing strip 2500 long x 900 wide SL62 mesh centrally placed." note.  Recommended</p>	<p>Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.</p>	<p>We need to ensure we meet the minimum Australian Standards. no change required to proposed change.</p>
S4390 Advisory Signs	New to suit AS3600 Compliance.	<p>In accordance with AS3600 Table 4.3, all areas within the FNQROC area have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend adding note to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600." Adjust notes on plan to suit.  Recommended with N20 not N32.</p>	<p>Change from N20 to N32, costs 15% more, houses only require N20 why do you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.</p>	<p>We need to ensure we meet the minimum Australian Standards. No change required to proposed change.</p>
S9010 Park Access Gate	Amend Note 4 to suit AS3600 Compliance.	<p>In accordance with AS3600 Table 4.3, all areas within the FNQROC area</p>	<p>Change from N20 to N32, costs 15% more, houses only require N20 why do</p>	<p>We need to ensure we meet the</p>

Section/ Title	Description of proposed change	Comments/ Action	Submissions on proposed change	Comments/ Recommendation
		<p>have a concrete exposure classification of B1 (or higher). As a result, and in accordance with AS3600 Table 4.4, the minimum grade of concrete should be 32MPa. Recommend changing note 4 to read "Concrete shall be N32 minimum in accordance with AS1379 and AS3600." Adjust notes on plan to suit.</p> <p>Not recommended.</p>	<p>you need it stronger for footpaths, bench seating etc? Overkill and prone to cracking. A lot of the concrete problems (damage rather than cracking) is because Council is not policing Builders in residential developments and letting them get away with damage that would occur regardless of whether it is 20/25/32MPs concrete.</p>	<p>minimum Australian Standards. No change required to proposed change.</p>