SC6.4 Development manual planning scheme policy

SC6.4.1 Introduction

Short title - The planning scheme policy may be cited as Development manual PSP.

SC6.4.1.1 Purpose

The purpose of the Development manual PSP includes:

(1) specifying standards for the design and construction of development infrastructure;

(2) providing guidance and advice regarding administrative arrangements for development and development infrastructure;

(3) providing information the council may request for development applications, including standards and guidance on the preparation of specialists reports; and

(4) providing guidance or advice about satisfying an assessment benchmark in the Townsville City Plan which identifies this planning scheme policy as providing that guidance and advice.

SC6.4.1.2 Legislative authority

This planning scheme policy is made under Chapter 2, Part 3 of the *Planning Act 2016*.

SC6.4.1.3 Relationship to the Townsville City Plan

This planning scheme policy is to be read in conjunction with the assessment provisions specified in the Townsville City Plan. This planning scheme policy applies to the whole of the Townsville City Council planning scheme area and specifically relates to the assessment of any relevant development application.

SC6.4.1.4 Terminology

Terms used in this planning scheme policy are as defined in Schedule 1 – Definitions of Townsville City Plan. A term used in this planning scheme policy which is not defined in Schedule 1 - Definitions is to be interpreted in accordance with Part 1.3.1 Definitions of Townsville City Plan.

In addition to the definitions presented in Part 1.3.1 of the Townsville City Plan, each sub-section of the Development manual PSP may contain a list of terminology that is referenced in support of that specific policy sub-section.

For clarity, a reference in Development manual PSP to any act includes any regulation or instrument made under it and where amended or replaced, means the amended or replaced act. A reference in the Development manual PSP to a specific resource document or standard means the latest version of the resource document or standard.

SC6.4.1.5 Structure

The policy is arranged around seven major sections. Each major section is designed to group common themed sub-sections to improve usability of the entire document.

The seven major sections are:

SC6.4.1 Introduction – an introduction to the policy, including the purpose of the policy and relationship to the Townsville City Plan;

SC6.4.2 Development application guidelines – contains information for the preparation of reports that may be requested by council in support of development applications;

SC6.4.3 Design standards – a series of policy sub-sections that establish specific design standards, advice and guidelines for development;

SC6.4.4 Design specifications and standard drawings – technical standards for the design of infrastructure and development;

SC6.4.5 Construction management – this section sets out the broad auditing responsibilities of council, setting out procedural matters of development and the standards for construction management for development works, covering pre-construction, construction and quality management systems for the construction of development works;

SC6.4.6 Construction standards – the construction technical specifications of council; and

SC6.4.7 Acceptance of completed works – this section sets out the standards, advice and guidance to manage the donation of completed assets and works.

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