

SC6.4 Development manual planning scheme policy

SC6.4.1 Introduction

The twenty-four major schedules of SC6.4 are:

- SC6.4.1 Introduction
- SC6.4.2 Development application guidelines
- SC6.4.3 Standard drawings
- SC6.4.4 Active transport infrastructure
- SC6.4.5 Road transport network
- SC6.4.6 Road works and traffic control
- SC6.4.7 Clearing, grubbing, and earthworks
- SC6.4.8 Stormwater management
- SC6.4.9 Stormwater quantity
- SC6.4.10 Stormwater quality
- SC6.4.11 Water and sewerage
- SC6.4.12 Landscaping and open space
- SC6.4.13 Irrigation
- SC6.4.14 Public utilities and building over/near services
- SC6.4.15 Steep land development
- SC6.4.16 Geotechnical investigations
- SC6.4.17 Structures
- SC6.4.18 Concrete works
- SC6.4.19 Noise and vibration
- SC6.4.20 Footpath treatment and outdoor dining design
- SC6.4.21 Rear lanes
- SC6.4.22 Waste management
- SC6.4.23 Construction management, quality management, inspection and testing
- SC6.4.24 Acceptance of completed works

Each major schedule of the Development manual planning scheme policy contains an index.

Index

SC6.4.1.1 Introduction

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SC6.4.1.1 Introduction

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

(1) Purpose

The purpose of the Development manual PSP includes:

- (a) specifying standards for the design and construction of development infrastructure;
- (b) providing guidance and advice regarding administrative arrangements for development and development infrastructure;
- (c) providing information the Council may request for development applications, including standards and guidance on the preparation of specialists' reports; and
- (d) 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.

(2) Legislative authority

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

(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.

(4) Impacts of development on local government infrastructure

Development and development infrastructure will impact on part, or all of the local government infrastructure provided in the Townsville City Plan.

Local government infrastructure is infrastructure which is described in Part 4 Local government infrastructure plan and Schedule 3 Local government infrastructure plan mapping and tables.

Local government infrastructure can be described as “trunk” and “non-trunk” infrastructure and includes:

- (a) water supply network infrastructure;
- (b) sewerage network infrastructure;
- (c) stormwater network;
- (d) road network infrastructure including road public transport;
- (e) active transport infrastructure including pathways and cycleways; and

(f) parks and community facilities infrastructure.

(5) Terminology

Terms used in this Planning Scheme Policy (PSP) 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 section of the Development Manual PSP may contain a list of terminology that is referenced in support of that specific policy section.

For clarity, a reference in the Development Manual PSP to any act includes any regulation or instrument made under it and where the act or regulation is 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.

(6) Structure

The policy is arranged around twenty-four major discipline and administrative sections. Each major section is designed to group common themed discipline sections to improve usability of the entire document.

Each major discipline section contains:

- (a) technical standards for the design of infrastructure and development;
- (b) design criteria and standard drawings;
- (c) auditing responsibilities of Council;
- (d) setting out procedural matters of development and the standards for construction management for development works covering pre-construction;
- (e) construction and quality management systems for the construction of development works; and
- (f) standards, advice, and guidance to manage the donation of completed assets and works to Council.