



21 August 2020

Lachlan Rankine
Regional Strategic Infrastructure Coordinator
Far North Queensland Regional Organisation of Councils
PO Box 359
CAIRNS QLD 4870

BY POST/EMAIL – l.rankine@fnqroc.qld.gov.au

Dear Mr Rankine,

RE: Far North Queensland Regional Organisation of Council's Review of the Regional Development Manual

The Urban Development Institute Australia Queensland Cairns Branch (the Institute) writes to the Far North Queensland Regional Organisation of Councils (FNQROC) on the Regional Development Manual - Version 8 DRAFT (2019) eight amendments (the amendment). The Institute welcomes FNQROC's review and the efforts to regularly update the material, noting, however, that it is important to ensure industry has sufficient time to properly review the material and provide critical input.

The Institute has sought feedback from key development professionals and provides the following comments in response to the amendments.

Specific Comments

An analysis has been conducted on the existing and proposed Standard Drawings and the following recommendations are provided:

- Standard Drawing S4110 be amended to include artificial grass on traffic island, to accord with Cairns Regional Council's commenced program
- Standard Drawing S4110 should include another note containing details around appropriate 'terracotta' colour treatment
- Standard Drawing S4210 is not consistent with the existing Standard Drawing S1004 where in the 4.5m wide verge, 1300mm maximum is dedicated for the street tree. A street tree cannot be planted 800mm behind back of kerb as there is insufficient room
- Standard Drawing S4210 needs notes added if shrubs and groundcovers are to be installed in a "similar manner". Alternatively, another Standard Drawing for ground cover is required
- Standard Drawing S4230 should remove 'entry statement plan' as it is not relevant to the drawing
- Update Standard Drawing S4370 and S4390 to allow for recycled plastic edging and specify dimensions

- Standard Drawing S4320 requires clarification if this replaces S4300. Note 9 should be a separate drawing as there are many variables and different manufacturers. The drawings should be compared with suppliers' dimensions to ensure the specification is implementable
- Standard Drawing S9050 should include an additional note with reference to D9.19
- Standard Drawing S9060 needs an additional note regarding S1040 referencing that a valve box surround is most commonly used
- Reconsider the implementation of Standard Drawing S9070 which has seen Cairns Regional Council replacing bin enclosures with a 120 litre wheelie bin on a frame. FNQROC should consider the results arising from application of this drawing
- Standard Drawing S4170 /S4171 requires amendment to be clearer on the elements of the drawing. A legend may assist with guiding the industry. Drawing S4171 does not identify the root barrier and examples show parks surrounded by roads which are not typically seen on the ground. Drawing S4171 shows no footpath and refers to street trees being 800mm from the footpath and kerb, which cannot be achieved as per comments for Drawing S4210. Where a verge adjoins an open space, the verge can often be substantially less than the indicated 4.5m which should be reflected in the drawing or notes.

The Institute also provides annotated feedback to the proposed changes FNQROC's Design Guidelines and Specifications, highlighting a range of comments to consider as part of this amendment process.

Thank you for the opportunity to comment on the amendments. The Institute supports practical outcomes that deliver quality residential communities and we appreciate the opportunity to collaborate with FNQROC on this important body of work. If you have any questions, please contact Policy Executive, Robert Tily (rtily@udiaqld.com.au) on (07) 3229 1589.

Yours sincerely,

Urban Development Institute of Australia Queensland



Ranjit Singh
Cairns Branch President