

Date		Wednesday, 23 October 2	Wednesday, 23 October 2019 Time 6 - 8pm		6 - 8pm	
Location		Lockyer Room, Ipswich Civic Centre				
List of Cou	ncil Attendees (F	P = Present, A = Apology, NA	A = Not i	n attendance)		
Р	Greg Chemello	<ul> <li>Interim Administrator</li> </ul>				
Р	Brett Davey – A	/General Manager, Plannin	ng and R	egulatory Service	S	
Р	Tony Dileo – M	anager, Infrastructure Strat	egy			
Р	Community Eng	gagement Team Members (	Amy Ma	acMahon, Lynn M	athers)	
Communit	y Reference Gro	up Attendees (P = Present,	A = Apo	logy, NA = Not in	attendance)	
Р	Rebecca Andlèr	mac	NA	Olaf Heerer	emans	
Р	Craig Harte		NA	Grace Muri	uki	
Р	Cheryl Hasted		NA	James Pinel	l (withdrawn)	
Р	George Hatchm	nan	NA	Susan McM	ahon <i>(withdrawn)</i>	
Р	Bruce Leslie		NA	Douglas Rus	ssell	
Р	Ursula Monsieg	gneur	NA	Nicole Sher	lock	
Р	Kirsty O'Brien		A Kathryn Just			
Р	Deborah Pye		A Visha Uchronska			
Р	Judith Vink	A Shelley Elshaw			aw	
NA	Shirley Baker					

Agenda	ltem	Participants	Minutes	
1	Convenor's welcome Acknowledgement of Country	Facilitator	Members were welcomed by the Facilitator.	
2	Group check-in	Community Reference Group members	All community reference group members were asked to answer the question: Since the last meeting, what is one thing you have discussed in your networks about Council or the CRGs?  Responses included:  People happy to see cranes up in the CBD and activity taking place General opposition to the proposed new greyhound track Opposition to the idea to change the name of lpswich (noting that views on the CRG are mixed)	



Agenda	Item	Participants	Minutes
			<ul> <li>Members have been sharing community engagement materials, including Shape your Ipswich</li> <li>Discussion regarding the proposal to turn an old mine site into a dump</li> <li>Feedback on the final decision on divisional boundaries, with discussion regarding the composition of divisions</li> <li>Discussion regarding the decision to fence off and charge entry to the Jacaranda Festival</li> <li>Greg Chemello clarified that the CRGs don't take the place of other forms of community engagement</li> <li>Tony Dileo and Brett Davey reflected on internal discussions and interest in the CRGs</li> </ul>
3	Standing Agenda Item: 'Declaration of potential or actual conflicts of interest'	Facilitator Tony Dileo Community Reference Group members	<ul> <li>Ursula Monsiegneur has declared their intention to run for mayor, and is a member of the Rosewood Protection Society</li> <li>Bruce Leslie has declared that they are a member of the Labor party, and a director of QLD Urban Utilities</li> <li>Rebecca Andlèmac declared that their wife worked for Ipswich City Council</li> <li>(See Appendix 1 for notes taken on the night)</li> </ul>
5	CBD Update and briefing from Greg Chemello	Greg Chemello Facilitator Community Reference Group members	Greg Chemello provided a briefing to the meeting regarding the CRG, and answered questions from the group, with support from the Facilitator. Key points of discussion included:  • Clarified council's role in the proposed greyhound racing track. This is not something council has sought, but a development application will



Agend	la Item	Participants	Minutes
			<ul> <li>eventually come to council for approval.</li> <li>Details regarding the Jacaranda Festival, include the cash and in-kind support given by council. Greg provided background regarding requirements for events to be receive support from the state government, which may have influenced their decision to make changes to this years event.</li> <li>Discussion regarding divisional boundaries, including clarifying that divisions now include multiple communities of interest, and expectations that incoming councillors will make decisions on behalf of the city as a whole</li> <li>An update on progress in the CBD, including that 30 per cent of spaces are in pre-approval to be leased to major national brands.</li> <li>In response to questions, discussion regarding long-term planning to alleviate traffic congestion in the CBD.</li> <li>Discussion regarding legal action and development applications for a number of proposed landfill sites.</li> <li>Group discussion regarding Ipswich receiving waste from across the region and interstate.</li> <li>Discussion regarding education to help reduce waste locally.</li> </ul>
4	Shape Your Ipswich platform - GM Closed Group - Façade improvement conversation question		Community Engagement Team Member Lynn Maters presented to the group about the new Shape your Ipswich online engagement platform. This included:  • Access to the site • Access to a 'closed group' for CRG discussion • An overview of the key projects currently listed



Agenda	tem	Participants	Minutes
			<ul> <li>The Children, Youth and Families consultation which is underway</li> <li>Considerations for online accessibility</li> <li>The site is monitored and managed by the community engagement team</li> <li>Everyone is encouraged to sign up at shapeyouripswich.com.au</li> <li>(See Appendix 1 for notes taken on the night)</li> </ul>
8	Briefings: - Growth Areas - Planning & planning scheme - Infrastructure - Development Assessments	Facilitator Tony Dileo Community Reference Group members	Brett Davey and Tony Dileo gave a presentation regarding planning, infrastructure and development assessments.  The presentation slides are included in Appendix 2. Key points and questions included:  • Ipswich is fast-growing, including two state-wide growth hotspots (Ripley and Collingwood Park/Redbank)  • The city faces challenges in investment given the existing cap in infrastructure charges imposed by the state government.  • Council is currently reviewing the planning scheme, and received 500 responses to recent consultation.  • One CRG member flagged the lag between the planning scheme, and planning decisions, which means that advocates need to get involved to give their feedback now. High density developments are being pursued as a pathway to justifying further investment in public transport.  • Cross-river rail is a current state priority – we'll likely be waiting for this to finish for new projects to come on line.  • Tony Dileo discussed transport planning. Key challenges include poor existing public transport, high car use, high fuel costs, and a number of



Agenda Item	Participants	Minutes
		roads reaching capacity, saying that "we can't build our way out of congestion".  The aim is to reduce car use and boost active transport.  Current infrastructure development is driven by prioritisation methodology.  Current projects include the Rosewood Library, sport complexes and bikeways.  Discussion regarding decision-making being driven by prioritisation and technical staff, rather than councillors.  Brett Davey discussed the processes behind development assessments.  There is a plan to establish an 'independent decision review panel', making development assessment reports public.  The current state planning legislation is based on performance outcomes.  Members talked about the need for co-ordination with state and federal departments.  (See Appendix 1 for notes taken on the night, and Appendix 2 for presentation slides)
9 Close & check-ou	ut	As the meeting ran overtime, there was no time for a formal check-out.

Meeting closed: 8:45pm

Date of next meeting: 11 December 2019



Appendix 1: Photos of notes taken

```
Check-In Question
 - Crones up in CBD VVV
 - Grey hound racing track a "downer"
     > most people against it
    * creity in industry
    + cretty in horse racing and staying
    "Disgusts people"
    * Reaction on ICC fb page against
- Name change? Most people opposed VV
- Sharing comm engagement materials
- Proposed Mine -> Dump, met to council lawers.
- Conflict of community interest with
    the mine -> dump
- Bremmer name change
- Final Divisional Boundaries (community
   Comments not considered ? Communities
   of interest?
- Div 1 a strange split
```



- Jacaronda Festival will charge
  \$2.50 entry (how will this be recieved? ICC is a sponsor)
   Grey hound Racing state functing, but what role has council played?
   Good to see CBD action
   Greg: clarifying the role of the CRGs doesn't take the place of talking to other groups
   Tony: Internal informing about CRGs, that ideas can be brought to the group.

  Brett: Interest from within Council about the CRGs.
- Conflict of Interest Register

  UM:-Running for Mayor
  -Rose wood Protection Society

  BL:-Member of Labor party, staying
  "far away" from I pswich
   Director of QLD Urban Utilities.

  RA: Wife works for council.



## Greg Chemello - Greyhound racing - Can't co-exist with horse racing - Council has NO role, but will assess a DA eventually -NOT something council has sought. - \$40 M - Brett: opportunities for a "safer" track - Lynn: Slated for Logan at one point - WWZ air strip would be good area for 1 Sports (now privately owned) S Noise would terrify the animals. - Jacararda Festival: ICC sponsered \$10K+ - Professional event organiser 95K in-Kind hired, now there is a fence + charge. - History of the Festival as grass roots + community-run.



- Jacaranda Festival - Need a boundary to get a state greaty State marketing. - Div Boundaries. - Not a goal to have ONE community rather multiple comms of interest, BUT people made decisions for whole city -5 months to go. - CBD Development - now happening, crane an important symbol - George: Coles @ Yamanto -3-4% population + economic growth - City as a don't - now being filled! - 2 years for admin bld, but by sept next year, library & road etc. Council-owned retail also to be re-developed (net neutral investment) - Worth it for an activated CBD - I dea to get consultants for economic balance . 30% of spaces now leased (announced next



-National brands to lease in CBD - GH: Vehicular access to CBD? Double-crass of the river? Park & carpark near CBO? - Ways to get traffic OUT of the CBD (but still a little while away - plans for a ring road still a while away) - Lantrak - extension of time, have taken council to court as a refusal, - Recommendation to refuse, does not align with planning instruments. -A number of planning appeals in process - cleanaway - GH: You don't need a void - not ne or urbay areas - Q Rail would bring coal IN, take waste out - If you achieve the "intent" of the planning scheme, you can get stuff through - GH: "Tipswich" 1260,000 empty mines - why go close to laswich? -leswich has this legacy of mining



2 Forward planning for WHERE our waste goes? 42 Also get no improvement to our ROADS, no consideration of community amenity UM- Waste coming from for afield. - Cheaper to more waste HERE (cause our levy is quite low) K-3 levels of gov need to do MORE to REDUCE WASTE. Not enough education - the residents cold + world do more will (council ams - Limited recycling domestically rade & level Lynn briefing on Shape Your Ipsuich. - Encouraging everyone to sign up - Closed Group for GM ERG - A way to communicate between meetings. - Include Key dates. - only public facing files visible to broads community



- Overview of projects included.

- Consider four screen name for privacy
(don't use full name)

- Children, Youth & Families consultation

-> Will go before council for
consideration

- Accessability - Hemingway App to help
with clear language

- Aim for grade 6 level (Council aims
for grade 8 level)

- Who is monitoring the site?

> Comm engagement team



Presentation from Brett + Tony - lpswich v fast growing, inc 2 state-wide hot spots. JV - Source of data? Not just ABS, recognit data RA- Collecting Sufficient infrastructure changes? state have a CAP on infrastructure charges. (\$28,000) GH Same charge for rural areas? Ipsuich has different charges by suburb. Re-visited in Planning Scheme. - Existing engagement- 500 responses What does does not require approval UN - Target time frame? 2040 GH - clarity on maps + green footprint. - (ouncil by) green space in new dev



BL Plans for water recycling, ensures water security, challenges of planning for long-term future (despite political UM - Does major infra help business case for public transport infrastructure? Having pub transport EARLY is critical V RA - State gov not innosting developments to in community or JUSTIFY about IN PRA STRUCTURE from sport. - Cross-River Rail is a - SEQ Olympics might help business case.. GH - Past plans for highway - rail integration. LM - Complex pathways for infrastrictre BL - Planning for Electric Cars - Pressure on electricity network - Getting people to charge DURING the DAT charge station -No planning occurring (strate



BLy - Lag between planning scheme & planning

-Remind Community | Protest to decisions

engage with the planning scheme.

Tony Dileo > Infrastructure Planning

Transport

- High car use - A number of roads

- High car use nearing capacity

- Pop growth

- Low density - 160 transport Han.

- Poor Ablic transport

- We can't billed our

- We ca



Current Infrastructure - Driven by prioritisation methodology -Road videning projects. -Rosewood Library - Sports Complexes. - Future projects. -Bikeways (inc City Safe cameras) - Sufficient bike parting as regarding transport access to public GH - Dry bays for we ather? -Norman St bridge BL - How many projects driven by COUNCIL or COUNCILLORS? Driven by technical staff "Wish lists" decided by councillors (aflocations) Methodologies driving priorities - Councillars previously had divisional allocation, (less strategically driven)



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Development Assessments
  - Plan for "Independent Decision Review Panel."
  -Infrastructure contributions that balance the
   limitations of infrastructure charges.
  JV How is development, depoliticised?
     Avoiding councilor influence.
    Black of white triggers
        - Major infrastructho
        - Councillor requests for strategic input.
        -# of submissions
 - DA reports made public (transparency)
 - Eol for technical experts. (ToR to deal funterest)
        > Technical panel, to test vigour of
          decision-making
        >Two-year terms.
        > Small hearings
> Make decisions more defendable.
BL Past councillor [mediation?] in DAs.
 - System based on PERFORMANCE
                        OUTCOMES
```

GH Synergy with state & Federal depts?

Co-operation with depts?

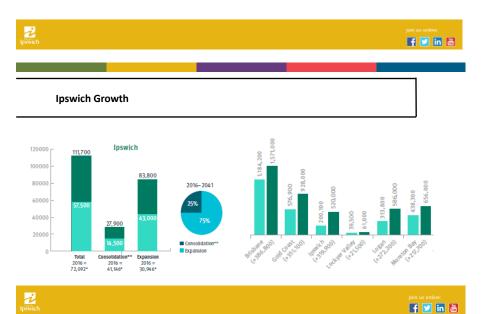
Ambuley for example.

(Ambuley road state + Federal road)



## **Appendix 2: Presentation Slides**







## **Ipswich Growth Continued**

ueensland's	top 2	0 develo	pment hot	spots

QLD SA2	Value of total residential building \$*000	Res Rank	Value of non- residential building \$'000	Non Res Rank	Value of total building \$'000	Total Rank
Brisbane City	7,205.3	329	1,047,562.2	1	1,054,767.5	1
Mermaid Beach - Broadbeach	413,795.8	1	194,801.9	3	608,597.6	2
Collingwood Park - Redbank	38,257.7	96	309,601.9	2	347,859.6	3
Caloundra - West	197,944.4	2	130,205.8	11	328,150.2	4
Maroochydore - Kuluin	189,750.3	3	87,134.8	15	276,885.2	5
West End	177,472.7	5	62,229.3	26	239,701.9	6
St Lucia	44,436.0	72	189,258.9	4	233,694.9	7
Fortitude Valley	65.200.0	38	165.005.3	5		- 8
Ripley	140,734.1	8	85,366.3	16		9
Palm Beach	185,387.4	4	14,727.0	114	200,114.4	10
North Lakes - Mango Hill	78,666.6	28	119,189.6	12	197,856.2	11
Coomera	116,457.2	13	78,399.2	20	194,856.4	12
Pimpama	167,107.1	7	24,674.1	69	191,781.2	13
Jimboomba	132,621.3	11	45,596.9	32	178,218.2	14
Landsborough	171,100.4	6	4,477.8	253	175,578.3	15
Newstead - Bowen Hills	87,156.7	23	85,007.7	17	172,164.4	16
Rochedale - Burbank	140,276.2	9	30,762.5	61	171,038.7	17
Garbutt - West End	5,516.8	364	162,131.1	6	167,647.9	18
Robina	31,189.7	114	134,677.0	10	165,866.6	19
Airlie - Whitsundays	96,378.4	18	66,065.0	24	162,443.4	20

Indicates area is in Top 50 areas in QLD for Non-Residential development by value (\$) Indicates area is in Top 50 areas in QLD for Total development by value (\$)

lpswich's top 5 development hot spots

		Value of total residential building		Value of non- residential building		Value of total	
	lpswich	(\$000)	Rank	(\$000)	Rank		Rank
	Collingwood Park - Redbank	38,257.7	96	309,601.9	2	347,859.6	3
٦	Ripley	140,734.1	8	85,366.3	16	226,100.4	9
_	Springfield Lakes	132,838.4	10	10,313.8	155	143,152.2	25
	Bellbird Park - Brookwater	74,706.4	29	16,014.4	107	90,720.8	46
	Redbank Plains	66,965.3	34	12,011.7	137	78,977.0	55

Indicates area is in Top 50 areas in QLD for Residential development by value (\$) indicates area is in Top 50 areas in QLD for Non-Residential development by value (\$) indicates area is in Top 50 areas in QLD for Total development by value (\$)

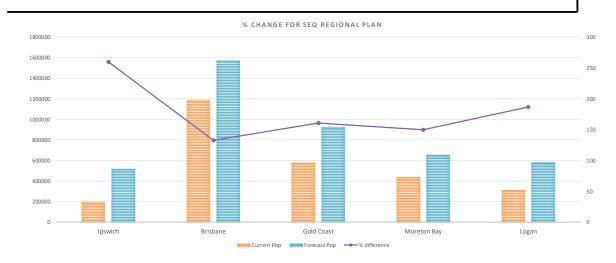
Source: ABS Building Approvals, Australia, Sep 2019; Innovociti, 2019







## **Ipswich Growth Continued**



## What is the planning framework?

- State Government sets the Legislation and Regional Planning Framework.
- · Local Government prepares a planning scheme using:
  - · Templates determined by the state
  - · Definitions determined by the state
  - · Process of preparation approved by the state
- Planning scheme must include infrastructure delivery (LGIP) which is subject to a peer review and adoption by the state. The state also sets maximum charges and the criteria of what local government can collect for.







## What does a planning scheme do?

- Vision intended land use
- Assessment Categories
- · Assessment Criteria







## **New Planning Scheme**

- · 30 Local Area Frameworks
- More nuanced approach for desired outcomes to reflect neighbourhoods
- · Options for some neighbourhoods
- Growth targets = 520,000 population, 241,300 dwellings, 128,600 jobs
- Current planning scheme = 512,000 capacity
- Proposed Framework = 602,000 to 712,000+ population, 232,000 to 273,000+ dwellings, 498,000 jobs
- Existing growth rates around 4% and higher







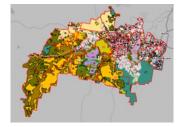




## **Planning Scheme**

## What is the new Planning Scheme intended to do, why is it required?

- Age Current Planning Scheme is 15 years old. Expected age is 10 years.
- Balance competing interests affecting land use and development
- Protect key valuable features
- Effectively deal with development constraints
- Establish an ecologically sustainable growth management framework
- Identify key infrastructure to service existing and new communities
- Demonstrate alignment with SPP, Shaping SEQ and key ICC Corporate strategies.







## **Process for New Planning Scheme**

Where We Are Now	Stage	New Ipswich Planning Scheme Stage Description
$\rightarrow$	Stage 1	Preparation and early consultation on a Statement of Proposals including a draft Strategic Framework (Completed)  Preparation of the full draft planning scheme (Current)
	Stage 2	Submission of full draft planning scheme to State Government for review and approval for proceeding to formal public consultation
	Stage 3	Public consultation on draft planning scheme and reporting on outcomes of consultation to council and then to State Government
	Stage 4	Final consideration of the draft planning scheme following public consultation by the State Government and approval for council adoption of planning scheme
	Stage 5	Final adoption of planning scheme by council





**Tony Dileo** 

Infrastructure Planning

23 October 2019





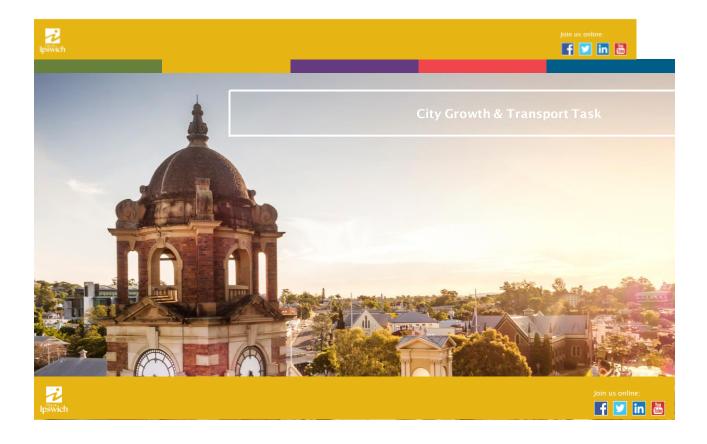






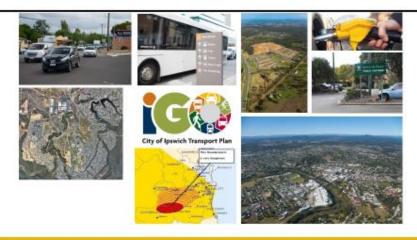
## Infrastructure Planning

- City Growth & Transport Task
- · iGO City of Ipswich Transport Plan
- · Current Infrastructure Projects
- · Future Infrastructure Projects







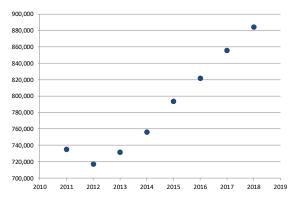






## **Traffic Growth**

## 2011-2018 CITYWIDE TOTAL COUNTED TRAFFIC VOLUMES



Ipswich Annual Strategic Traffic Count Program, 2018











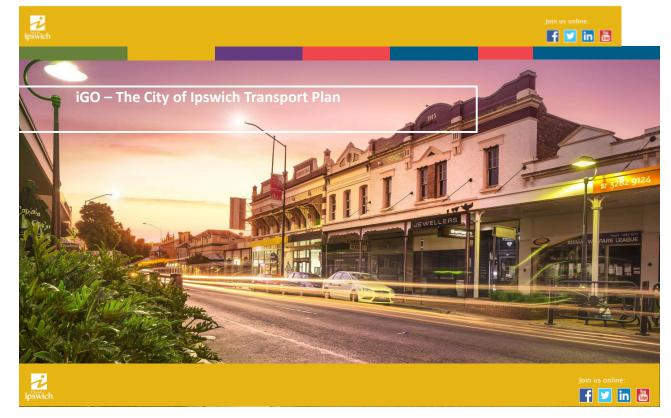
## **Traffic Growth**

## 2018 Top 10 Busiest Council Controlled Roads

NO.	ROAD	SUBURB	LOCATION / SECTION	2018 DAILY VOLUME*
1	Augusta Parkway	Augustine Heights, Brookweter	200m south of Technology Dr	51,820
2	Springfield Greenbank Arterial	Springfield Central, Springfield Lakes	Main St & Sinnathamby Blvd	26,400
3	Sinnathamby Soulevard	Springfield Central	200m north of Main St	25,880
4	Old Toowoomba Road	Leichhardt, One Mile	Lobb St 8. Ernest St	23,790
5	Redbank Plains Road	Bellbird Park, Redbank Plains	200m north of Barry Dr	22,940
6	Springfield Parkway	SpringSeld	SGA & Bridgewater Dr	22,170
7	Brisbane Street	West (pswich	Keogh St & Hooper St	20,240
8	Queen Street	Goodna	Eric St & Marie St	19,080
9	Old Logen Road	Camira	200m south of Alice St	17,950
10	Pine Street	North Ipswich	40m north of Ferguson St	16,900

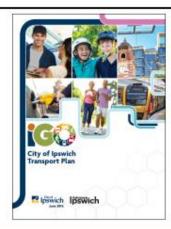
<sup>\*</sup> Average weekday traffic (rounded) and measured as vehicles per day

Ipswich Annual Strategic Traffic Count Program, 2018





## iGO - The City of Ipswich Transport Plan



Ipswich's transport system is safe, reliable and provides for the sustainable movement of people and goods for all travel modes













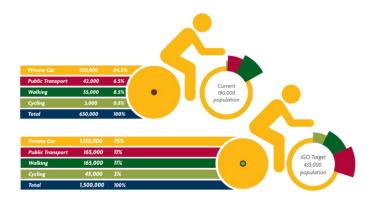








## **Key Features of iGO**



lpšivich



## Key Outcomes of iGO

- · Facilitating travel mode choices
- · Transport and land use integration
- · Culture shift











## **iGO Network Action Plans**











## **Capital Investment (Infrastructure by Program)**



### Traffic and Transport

- Strategic Transport
- Road Safety and Operations
- Sustainable Travel



- Flood Mitigation
- Local Drainage



## Parks, Sport and

- Strategic Parks and Sports • Developer Funded
- Parks Local Parks and
- Sports Natural environment/ Stormwater
- Enviroplan



### **Local Amenity**

- Kerb and Channel
- Minor Developer Contributions
- Seal Gravel Roads
- Streetscape Improvements



- New Facilities
- Facility Upgrades



• 12 areas of rehabilitation











## Old Toowoomba Rd, Leichhardt/One Mile







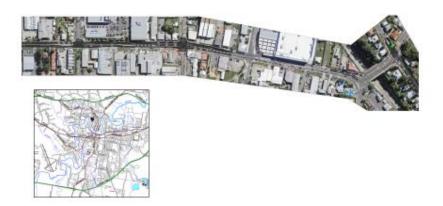








## Brisbane St, West Ipswich







## Marsden Parade Realignment, Ipswich Central









## **Rosewood Library**



















## Road Projects in Springfield

- 1. Springfield Parkway Upgrade
- 2. Springfield-Greenbank Arterial Upgrade
- Augusta Parkway/ Sinnathamby Boulevard Overpass Duplication









## Redbank Plains Rd Upgrade Stage 3, Redbank Plains/Bellbird Park









## Brassall Bikeway Stages 5 & 7











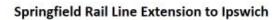
## Norman St Bridge, North Ipswich/East Ipswich



















## North Ipswich Reserve Strategic Business Case













## **Development Assessment**

### What Happens?

- Assessment officer applies a complexity rating to the development application which categorise as "Major or Minor" and makes a determination as to whether the application should be assessed as
- An initial development appraisal commences and presented to the relevant IDAP meeting where notes are made on issues, notation of referrals to officers.
- Assessment from the Development Planning Manager or General Manager to determine whether the scale, scope, nature and sensitivity of the application my warrant a Council Decision.
- CEO and GM to agree on such applications.
- April 2019 Council announced an establishment of a framework that will depoliticise sensitive planning decisions.
- As part of that framework an "Independent Decision Review Panel" will be introduced.















## **Development Assessment**

### What is publicly available

Submissions are not confidential and any submission will be published on Council's PD Online website when it is received, including any contact details contained in your submission.

Notwithstanding, please note that the content of your submission will remain on PD Online, and it is a requirement under the Planning Act 2016 that the decision notice for the application must include the name, residential or business address, and electronic address of each principal submitter. If you not wish for your contact details to be included in the decision notice, we are unable to accept your submission as a properly made submission. If your submission is not properly made, you will not have appeal rights in relation to the decision or be advised when the submitter appeal period commences. However, you may follow the application stages through PD Online.











## **Core Development Challenges**

- Housing / Dwelling Diversity
- Our Missing Middle
- **Auxiliary Units**
- Urban Greening
- Infrastructure delivery









## Core Development Challenges - Urban Greening







Core Development Challenges – Urban Greening









## Core Development Challenges - Auxiliary Units













## Core development challenges - Retaining Walls and Earthworks

- Aesthetics and Amenity Outcomes made worse by Fencing requirements
- Design Challenges Geotechnical/Stability and Use of Construction Materials
- Rectification of Failures Result of Poor Design and Construction Practices. Costly for Council and homeowners
- Sustainability Ability to undertake maintenance and replace when the design life has been exceeded
- Interface outcomes with existing properties especially in Infill Developments
- Stormwater issues









Core development challenges - Offset arrangement and the assessment of offset arrangements (note QAO auditing and legislation change for January)









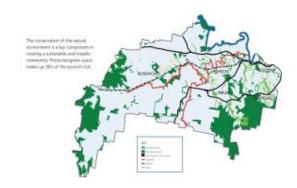




### **Vegetation Clearing as Part of Development Applications**

### Some Key Statistics

28% (296km²) is protected green space 8,440 hectares purchased by Council as Conservation Estate of which 7,774 hectare (92% is publically accessible). 44% (484 km<sup>2</sup>) designated rural = primary production lands & scenic rural landscapes









### All other things and Q&A

- · Enviro Levy
- · Fire Breaks
- · Empty Buildings / CBD appearance project commenced to work with owners
- · Pedestrian and cycle access from CBD north
- · Grant framework equity
- Waste Issues
  - Positive messaging about CBD
- Empty building levy
- · Vegetation clearing









### Vegetation Clearing as Part of Development Applications

The Strategic Valuable Features Map 1 identifies 'Key Nature Conservation & Environmental Management Areas'. The Overlay Map 1 repeats this information and includes the addition of 'Matters of State Environmental Significance' (MSES - mapping provided by the state government) and 'Matters of Local Environmental Significance'









