

VML:MB
Vicki Lukritz
3810 6221

17 May 2018

Sir/Madam

Notice is hereby given that a Meeting of the **PLANNING DEVELOPMENT AND HERITAGE COMMITTEE** is to be held in the **Council Chambers** on the 2nd Floor of the Council Administration Building, 45 Roderick Street, Ipswich commencing at **9.30 am or 10 minutes after the conclusion of the Health, Security and Community Safety Committee, whichever is the earlier** on **Tuesday, 22 May 2018**.

<u>MEMBERS OF THE PLANNING, DEVELOPMENT AND HERITAGE COMMITTEE</u>	
Councillor Morrison (Chairperson) Councillor Tully (Deputy Chairperson)	Councillor Wendt (Acting Mayor) Councillor Stoneman Councillor Pahlke

Yours faithfully

ACTING CHIEF EXECUTIVE OFFICER

PLANNING DEVELOPMENT AND HERITAGE COMMITTEE AGENDA
*9.30 am or 10 minutes after the conclusion of the Health, Security and
 Community Safety Committee, whichever is the earlier on **Tuesday, 22 May**
 2018*
 Council Chambers

Item No.	Item Title	Officer
1	Modification – Change Application (Minor) – Reconfiguring One (1) Lot into Four (4) Lots Plus Easement	DPM
2	Exercise of Delegations Report	DPM
3	Heritage and Monuments Advisory Committee Meeting No. 205	SPM
4	Planning Scheme Major Amendment Package 03/2017	SPM
5	Temporary Local Planning Instrument No. 2 of 2018 (Waste Activity Regulation) for the Ebenezer/Willowbank/Jeebropilly Industrial Area	SPM
6	Planning and Development Department Quarterly Activity Report – March 2018	CP
7	Court Action Status Report	DPM

** Item includes confidential papers

PLANNING, DEVELOPMENT AND HERITAGE COMMITTEE NO. 2018(05)

22 MAY 2018

AGENDA

1. **MODIFICATION - CHANGE APPLICATION (MINOR) - RECONFIGURING ONE (1) LOT INTO FOUR (4) LOTS PLUS ACCESS EASEMENT**

With reference to a report by the Development Planning Manager concerning a modification – change application (minor) for 24-30 Meier Road, Camira.

RECOMMENDATION

1. **Decision Details:**

Development	Approval Type	Decision	Relevant Period
Reconfiguring a Lot [One (1) Lot into Four (4) Lots plus access easement] in Two (2) Stages	Development Permit	Approved subject to the conditions set out in Attachment A – Assessment Manager Conditions	2 years

2. **Referral Agencies**

Not applicable to this decision.

3. **Approved Plans, Specifications and Supporting Material**

The approved plans, specifications and supporting material for this development approval are:

- (a) The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents); and
- (b) Where the amended version of the plans and documents referred to in the table below have been approved by the Assessment Manager, the amended version of those plans and documents; and
- (c) The approved plans are attached to this decision notice.

Table 1: Approved Plans/Specifications/Supporting Materials

APPROVED PLANS				
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
13499 P01	Plan of Subdivision, Rev. 01c	Baird & Hayes	17 March 2017	Development to be undertaken in two (2) stages in accordance with approved Staging Plans.
WCD-013-001	Concept Design Lot Layout and Services Plan Revision C	WC Designs	March 2017	N/A
2075/17-1A	Staging Plan – Stage 1	-	10 April 2018	Easement A to be created as part of Stage 2.
2075/17-2A	Staging Plan – Stage 2	-	10 April 2018	N/A

SPECIFICATIONS/SUPPORTING MATERIAL				
Document / Plan Number	Description & Revision No.	Prepared By	Date	Amendments Required
WCD-013	Engineering Services Report Revision B	WC Designs	30/03/17	N/A

4. Preliminary Approval Affecting the Planning Scheme

Not applicable to this decision.

5. Codes for Self Assessable Development

Not applicable to this decision.

6. Other Necessary Development Permits and/or Compliance Permits

Not applicable to this decision.

7. **Details of any Compliance Assessment Required for Documents or Work in Relation to the Development**

Permit/Certificate Type	Description of Development/works/document to be assessed	Condition reference
Compliance Certificate	Signing of Plan of Subdivision	Condition 5 – Subdivision Plan

8. **Submissions**

Not applicable to this decision.

9. **Conflict with a Relevant Instrument and Reasons for the Decision Despite the Conflict**

Not applicable to this decision.

10. **When Development Approval Lapses**

The relevant period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the relevant period is extended by the Assessment Manager pursuant to Chapter 6, Part 8, Division 5 of the *Sustainable Planning Act 2009* (Extending period of approvals), this development approval lapses in accordance with section 341 of the *Sustainable Planning Act 2009*.

11. **When Section 242 Preliminary Approval Lapses**

Not applicable to this decision.

12. **Conditions of Assessment Manager (Ipswich City Council)**

Refer to Attachment A for Assessment Manager conditions.

13. **Trunk Infrastructure**

Not applicable to this decision.

14. **Infrastructure Charges**

- (a) Refer to Annexure A of Attachment A for Council’s infrastructure charges notice.
- (b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further information, it is recommended that you contact QUU’s developer customer service team on (07) 3432 2200.

15. **Appeal Rights**

Attachment B is an extract from the *Sustainable Planning Act 2009* which details the applicant’s appeal rights and the appeal rights of any submitters regarding this decision.

Attachment A
File No: 2075/2017/RAL
Location: 24-30 Meier Road, CAMIRA QLD 4300
Proposal: One (1) Lot into Four (4) Lots plus Access Easement in Two (2) Stages

<i>Assessment Manager (Ipswich City Council) Conditions</i>		
<i>Conditions applicable to this approval under the Sustainable Planning Act 2009</i>		
No.	Condition	The time by which the condition must be met, implemented or complied with

1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in Schedule 3 – Definitions of the <i>Sustainable Planning Act 2009</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Sustainable Planning Act 2009</i>.</p>	From the commencement of the construction of the development and at all times thereafter.

2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.

3.	Locality References	
(a)	<p>The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:</p> <p>(i) Be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name;</p> <p>(ii) Be in lettering at least 50% of the size of the place/estate/development name;</p> <p>(iii) Be in the same orientation as the place/estate/development name; and</p> <p>(iv) Be in either title case or all in upper case.</p>	At all times after the approval is granted.

(b)	The applicant must not at any time refer to the location of the site or the development, including the place or estate, as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs.	At all times after the approval is granted.
4.	Hours of Construction	
	Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3.</i>	At all times during construction of the development.
5.	Subdivision Plan	
	The applicant must submit to the assessment manager a subdivision plan generally in accordance with the approved plans outlined in part 3 of the development permit.	In conjunction with the lodgement of the application to sign the relevant subdivision plan.
6.	Rates in Arrears	
	The applicant must pay any outstanding rates and other expenses as a charge against the land in accordance with the provisions of the <i>Sustainable Planning Regulation 2009.</i>	Prior to the assessment manager signing the relevant subdivision plan.
7.	Fencing	
	Unless otherwise approved in writing by the assessment manager, the applicant must construct a 1.8m high privacy fence along the common boundary of any proposed residential lot and existing residential lots as indicated in red on the approved plan.	Prior to the assessment manager signing the subdivision plan for stage 1.
8.	Utility Services	
(a)	The applicant must connect all proposed Lots to sewer infrastructure, reticulated water supply and underground electricity supply and telecommunication (cable service) utilities. Where proposed allotments front existing overhead electricity or telecommunication service, these allotments may connect direct to such service subject to the approval and requirements of the service provider.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	The applicant must provide to the assessment manager written evidence (eg connection certificates) from each particular service provider stating either that the proposed Lots have been connected to the applicable utility service or has a current supply agreement.	Prior to the assessment manager signing the relevant subdivision plan.

(c)	The applicant must provide underground water services for the hatchet shaped allotments, together with stormwater pipes and conduits for electricity and telecommunications, installed for the full length of each respective access handle.	Prior to the assessment manager signing the relevant subdivision plan.
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9.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct a driveway access handle generally in accordance with drawing number WCD-013-001 by WC Design dated March 2017.	Prior to the assessment manager signing the subdivision plan for stage 1.
(b)	The applicant must construct a concrete layback and driveway slab for proposed Lots 3 and 4 in accordance with the following: <ul style="list-style-type: none"> (i) From the kerb alignment to the property boundary for access to the development; (ii) Minimum 5.5m wide; and (iii) In accordance with Council Standard Drawing SR.12. 	Prior to the assessment manager signing the subdivision plan for stage 1.
(c)	The applicant must provide a minimum 3.0m wide concrete driveway, with passing bays, for all hatchet shaped lots (proposed Lots 3 and 4) that extends for entire length of the access handle.	Prior to the assessment manager signing the subdivision plan for stage 1.

10.	Stormwater Management	
(a)	The applicant must provide all necessary internal and external stormwater drainage to service the development. Such drainage works (except for building gutters and downpipes) must be designed so that the overall drainage system caters for a storm event with an AEP of 1%. In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that flow which is represented by the difference between the predicted flow from the storm event with an AEP of 1% and the capacity of the pipe system.	Prior to the assessment manager signing the relevant subdivision plan.

(b)	The applicant must provide an allotment drainage system for each of the proposed lots, which is designed in accordance with QUDM Level I.	Prior to the assessment manager signing the relevant subdivision plan.
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11.	Erosion Control	
	The applicant must provide sufficient grass (or equivalent) cover to prevent both rill and sheet erosion for all unpaved and disturbed areas.	Prior to the assessment manager signing the relevant subdivision plan.

12.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to the assessment manager signing the relevant subdivision plan.
(b)	The applicant must reinstate all disturbed verge and open space areas with turf (including provision of topsoil to minimum depth of 50mm).	During the construction of the development and prior to the assessment manager signing the relevant subdivision plan.

13.	Fauna Management	
(a)	The applicant must engage a spotter catcher licensed under the <i>Nature Conservation Act 1992</i> by the Department of Environment and Heritage Protection, to assess the site, supervise any vegetation removal and ensure that any native fauna (including native bees) has been identified, relocated and discouraged from returning prior to habitat disturbance.	Prior to the commencement of any vegetation clearing works and prior to the assessment manager signing the relevant subdivision plan.
(b)	The applicant must provide to the assessment manager the name and contact details for the spotter catcher mentioned at (a) above engaged by the applicant to carry out the works.	A minimum of five (5) business days prior to commencement of vegetation clearing works.
(c)	<p>The applicant must submit to the assessment manager a report prepared by the appointed spotter catcher mentioned at (a) above detailing the following items:</p> <ul style="list-style-type: none"> (i) Catalogue of native fauna identified pre and post vegetation clearing works including species taken from hollows; (ii) Documented preventative and remedial actions put in place to ensure no harm to the species; (iii) Confirmation of compliance with sequential clearing requirements of koala habitat trees in accordance with the <i>Nature Conservation Act 1992</i>; (iv) Confirmation no vegetation clearing works occurred without supervision from the spotter catcher; and (v) Detail a log of all species taken to a vet, wildlife hospital, or equivalent for treatment as a consequence of injury following clearing works. 	Within seven (7) business days of the completion of any stage of vegetation clearing works and prior to commencement of any vegetation clearing works.

14.	Disposal of Cleared Vegetation	
	The applicant must dispose of cleared vegetation in accordance with <i>Planning Scheme Policy 3</i> .	From the commencement of works and at all times thereafter.

15.	Stages For Reconfiguration	
(a)	The applicant must undertake the staging of the development in accordance with the approved plans outlined in part 3 of the development permit as follows: Stage 1 Proposed Lots 1-3 Stage 2 Reconfigure Lot 3 into proposed Lots 3 and 4	In conjunction with the lodgement of the application to sign the subdivision plan.
(b)	The applicant must service each stage of the development independently.	From the commencement of the construction of the development and at all times thereafter.

Assessment Manager (Ipswich City Council) Advice

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Fire Ants	
(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i> , the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) has been detected.	
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the <i>Biosecurity Act 2014</i> . The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants .	
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.	

2.	Change of Street Address	
	Owing to the decision contained herein, a change to the street address of the existing allotment(s) may be necessary. For further details in this regard please contact Council's Technical Support Team on telephone number (07) 3810 6888.	

3.	Local Government Regulation 2012	
	This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i> . This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.	

4.	Section 245 of the Sustainable Planning Act 2009
	Pursuant to section 245 of the <i>Sustainable Planning Act 2009</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.

5.	Acronyms and Terms
	Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	QUDM – The <i>Queensland Urban Drainage Manual (2007 Edition)</i> , produced by the Queensland Department of Environment and Natural Resources
(c)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(d)	QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>
(e)	DTMR - Department of Transport and Main Roads
(f)	DEHP – Department of Environment and Heritage Protection
(g)	DNRM – Department of Natural Resources and Mines
(h)	DSDIP – Department of State Development, Infrastructure and Planning
(i)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(j)	AHD - Australian Height Datum (m)
(k)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(l)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.

6.	Proximity of Earthworks to Adjoining Property
	Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the <i>Ipswich Planning Scheme</i> . Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the Council's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application.

7.	Portable Long Service Leave
	Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the <i>Sustainable Planning Act 2009</i> .
	If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> , you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

8.	Easement Documentation
	The documentation associated with easements may be prepared by the applicant in a form satisfactory to Council's city solicitor, or the applicant may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the applicant's expense.
9.	Koala Protection
	The Commonwealth has listed the Koala populations in Queensland, New South Wales and the Australian Capital Territory as 'vulnerable' under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. Refer to the Australian Government – Department of Sustainability, Environment, Water, Population and Communities (epbc.referrals@environment.gov.au or phone: 1800 803 772) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.
10.	Protected Plants
	The Department of Environment and Heritage Protection's <i>Protected Plants Flora Survey Trigger Map</i> has identified the land subject to development as Protected Plants - High risk area under the <i>Nature Conservation Act 1992 (Qld)</i> . The applicant may be required to hold a clearing permit if endangered, vulnerable or near threatened plants are to be cleared or may be impacted by the proposed clearing. Refer to the Queensland Government – Department of Environment and Heritage Protection (palm@ehp.qld.gov.au or phone 13 74 68) for further information to determine whether current or future works associated with your development proposal may require a clearing permit.

DA No. 2075/2017/RAL

ATTACHMENT A - ANNEXURE A

INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice is issued by Council and relates to charges for the purposes of local government trunk infrastructure networks (transport, public parks and community facilities).



Ipswich City Council

45 Roderick St
PO Box 191
Ipswich QLD 4305
Australia

Tel (07) 3810 6666
Fax (07) 3810 6731
Email council@ipswich.qld.gov.au
Web www.ipswich.qld.gov.au

Application No:	2075/2017/RAL
Real Property Description:	Lot 205 RP 106007
Property Location:	24-30 Meier Road, CAMIRA QLD 4300
Development Approval Details:	In accordance with Section 1 of Development Decision Notice 2075/2017/RAL
Levied Charge:	\$52,437.39 Stage 1: \$34,987.44 Stage 2: \$17,493.72 Total: \$52,481.16
Does the maximum adopted charge apply:	Yes
Does an Offset or Refund apply:	No

Levied Charge Calculation:

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
Residential Use – Residential Charge Category (Dwelling House)	<p>Transport: \$6,295.76</p> <p>Public Parks: \$9,912.37</p> <p>Community Facilities: \$1,271.00</p>	<p><u>Development Demand</u></p> <p>Transport: 4 Lots @ \$6,295.76/Lot = \$25,183.04</p> <p>Public Parks: 4 Lots @ \$9,912.37/Lot = \$39,649.48</p> <p>Community Facilities: 4 Lots @ \$1,271.00/Lot = \$5,084.00</p> <p><u>Demand Credit</u></p> <p>Transport: 1 Lot @ \$6,295.76</p> <p>Public Parks: 1 Lot @ \$9,912.37</p> <p>Community Facilities: 1 Lot @ \$1,271.00</p> <p><u>Additional Demand</u></p> <p>Transport: \$25,183.04 – \$6,295.76 = \$18,887.28</p> <p>Public Parks: \$39,649.48 – \$9,912.37 = \$29,737.11</p> <p>Community Facilities: \$5,084.00 – \$1,271.00 = \$3,813.00</p>	N/A	<p>Transport: = \$18,887.28</p> <p>Public Parks: = \$29,737.11</p> <p>Community Facilities: = \$3,813.00</p> <p>Total Charge \$52,437.39</p>

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
Residential Use – Residential Charge Category (Dwelling House)	Transport: \$6,300.27 Public Parks: \$9,921.56 Community Facilities: \$1,271.89	Stage 1		
		<u>Development Demand</u> Transport: 3 Lots @ \$6,300.27/Lot = \$18,900.81 Public Parks: 3 Lots @ \$9,921.56/Lot = \$29,764.68 Community Facilities: 3 Lots @ \$1,271.89 = \$3,815.67 <u>Demand Credit</u> Transport: 1 Lot @ \$6,300.27 Public Parks: 1 Lot @ \$9,921.56 Community Facilities: 1 Lot @ \$1,271.89 <u>Additional Demand</u> Transport: \$18,900.81 - \$6,300.27 = \$12,600.54 Public Parks: \$29,764.68 - \$9,921.56 = \$19,843.12 Community Facilities: \$3,815.67 - \$1,271.89 = \$2,543.78	N/A	Transport: = \$12,600.54 Public Parks: = \$19,843.12 Community Facilities: = \$2,543.78 Total Charge = \$34,987.44
		Stage 2		
		<u>Development Demand</u> Transport: 2 Lots @ \$6,300.27/Lot = \$12,600.54	N/A	Transport: = \$6,300.27 Public Parks: = \$9,921.56

		Public Parks: 2 Lots @ \$9,921.56/Lot = \$19,843.12		Community Facilities: = \$1,271.89
		Community Facilities: 2 Lots @ \$1,271.89 = \$2,543.78		Total = \$17,493.72
		<u>Demand Credit</u>		
		Transport: 1 Lot @ \$6,300.27		
		Public Parks: 1 Lot @ \$9,921.56		
		Community Facilities: 1 Lot @ \$1,271.89		
		<u>Additional Demand</u>		
		Transport: \$12,600.54 - \$6,300.27 = \$6,300.27		
		Public Parks: \$19,843.12 - \$9,921.56 = \$9,921.56		
		Community Facilities: \$2,543.78 - \$1,271.89 = \$1,271.89		

Applied Adopted Charge	See Annexure B for an example calculation of the Applied Adopted Charge.
<u>Details of Payment</u>	
Payment Details:	<p>Payment of the infrastructure charges must be made to Ipswich City Council.</p> <p>It is advised that credit cards, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.</p> <p>The payee must quote the development application reference number when making payment.</p>
Due date for payment	Payment of the levied charges is required when Council approves the plan of subdivision for the reconfiguration unless otherwise stated in an infrastructure agreement or by agreement pursuant to section 639 of the <i>Sustainable Planning Act 2009</i> .
Automatic increases of levied charge:	<p>The levied charges outlined in this notice will be automatically increased from the date of the charges notice to the date of the payment subject to being not more than the lesser of the following amounts—</p> <ul style="list-style-type: none"> (i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid; (ii) the increase for the PPI index for the period starting on the day the levied charge was levied and ending on the day it is paid, adjusted by reference to the 3-yearly PPI index average.
<u>General Information</u>	
GST:	The Federal Government has determined that contributions made by applicant to Government for Infrastructure and services under the <i>Sustainable Planning Act 2009</i> are GST exempt.
Authority for the charge:	The levied charges in this notice are payable in accordance with Chapter 8 of the <i>Sustainable Planning Act 2009</i> .

How the charge is calculated:	<p>The levied charge for the development is to be worked out by Council as follows:</p> $LC = ((AC \times AD) - LCR) - D$ <p>Where:</p> <p>LC is the levied charge for the development, which cannot be less than zero.</p> <p>AC is the applied adopted charge for the development.</p> <p>AD is the additional demand for the development.</p> <p>LCR is the levied charge relief for the development.</p> <p>D is the discount for the prescribed financial contribution.</p>
Offsets and refunds	No offset or refund applies to this infrastructure charge notice unless otherwise specified in an infrastructure agreement or an agreement pursuant to section 639 of the <i>Sustainable Planning Act 2009</i> .
Appeals:	Pursuant to section 478 of the <i>Sustainable Planning Act 2009</i> a person may appeal an infrastructure charges notice.
When this notice lapses:	This notice lapses if the development approval ceases to have effect in accordance with Section 635 (5) of the <i>Sustainable Planning Act 2009</i> .
Water and Wastewater Charges	This notice does not include water and wastewater charges. A charge notice for the distributor retailer networks charges will be provided separately by Queensland Urban Utilities.

ATTACHMENT A - ANNEXURE B

Table 1: Applied Adopted Charge Residential (Standard RAL & MCU)

	Camira		
Network	Charge Area	Charge	(Proportion of MAC)
Transport	<i>Camira Low Density Residential – RD 10</i>	\$6,380.00 \$6,385.00	\$6,295.76 \$6,300.27
Public Parks	<i>Camira – PKE 1</i>	\$10,045.00 \$10,055.00	\$9,912.37 \$9,921.56
Community Facilities	<i>Camira – SIE 1</i>	\$1,288.00 \$1,289.00	\$1,271.00 \$1,271.89
Local Government Trunk Infrastructure Network Charge (LNC)		\$17,713.00 \$17,729.00	\$17,479.13 \$17,493.72
Water Supply	<i>Camira Zone – WT7</i>	\$4,560.00 \$4,564.00	\$4,499.79 \$4,503.43
Sewerage	<i>SP28 (excel Springfield) – SW 47</i>	\$6,417.00 \$6,424.00	\$6,332.28 \$6,338.75
Distributor Retailer Trunk Infrastructure Network Charge (DNC)		\$10,977.00 \$10,988.00	\$10,832.07 \$10,842.18
Total Trunk Infrastructure Network Charge (Total NC)		\$28,690.00 \$28,717.00	\$28,311.20 \$28,335.90
Maximum Adopted Charge		\$28,311.20 \$28,335.90	
Adopted Charge (AC)		\$17,479.13 \$17,493.72[#]	
Notes	<i>The Total NC is greater than the Maximum Adopted Charge and therefore the Maximum Adopted Charge applies.</i>		

[#] The AC is LNC/Total NC x MAC

2. EXERCISE OF DELEGATIONS REPORT

With reference to a report by the Development Planning Manager dated 8 May 2018 concerning applications determined by delegated authority.

RECOMMENDATION

That the report be received and the contents noted.

3. HERITAGE AND MONUMENTS ADVISORY COMMITTEE MEETING NO. 205

With reference to a report by the Strategic Planning Manager dated 8 May 2018 attaching the minutes of the Heritage and Monuments Advisory Committee (meeting number 205) which was held on Thursday, 19 April 2018.

RECOMMENDATION

That the report by the Strategic Planning Manager dated 8 May 2018 and the attached minutes be received and the contents noted.

4. TEMPORARY LOCAL PLANNING INSTRUMENT NO. 2 OF 2018 (WASTE ACTIVITY REGULATION) FOR THE EBENEZER/WILLOWBANK/JEEBROPILLY INDUSTRIAL AREA

With reference to a report by the Strategic Planning Manager dated 8 May 2018 proposing a Temporary Local Planning Instrument (TLPI) to facilitate further regulation of waste activity uses in the Ebenezer/Willowbank/Jeebropilly industrial area.

RECOMMENDATION

- A. That Council resolve to make a temporary local planning instrument in accordance with the *Planning Act 2016* and *Minister's Guidelines and Rules*, as detailed in Attachment A to the report by the Strategic Planning Manager dated 8 May 2018.
 - B. That Council resolve an early effective day for the temporary local planning instrument of 29 May 2018, being the day of Council's Ordinary Meeting, and request the Minister's approval for the earlier effective day in accordance with section 9(4) of the *Planning Act 2016*.
 - C. That the Strategic Planning Manager be requested to attend to the relevant matters associated with the making and implementing the temporary local planning instrument, including forwarding the temporary local planning instrument to the Minister and the Department of State Development, Manufacturing, Infrastructure and Planning pursuant to the provisions of the *Planning Act 2016* and *Minister's Guidelines and Rules*.
-

5. PLANNING SCHEME MAJOR AMENDMENT PACKAGE 03/2017

With reference to a report by the Strategic Planning Manager dated 8 May 2018 concerning the public consultation outcomes of Planning Scheme Major Amendment Package 03/2017.

RECOMMENDATION

- A. That the comments received through the submissions be noted.
 - B. That Council resolve to proceed with the proposed amendments to the Ipswich Planning Scheme as detailed in the report by the Team Coordinator (Strategic Planning) dated 7 August 2017 inclusive of the further amendments provided to DILGP on 11 October 2017.
 - C. That the Strategic Planning Manager be requested to attend to the relevant matters associated with the proposed amendments including:
 - i. preparing the relevant documentation;
 - ii. advising the submitters as to how to access the consultation report regarding how Council has dealt with properly made submissions;
 - iii. making the consultation report available to view and download on Council's Planning and Development Department webpage; and
 - iv. forwarding the relevant documentation to the Minister seeking approval to adopt.
-

6. PLANNING AND DEVELOPMENT DEPARTMENT QUARTERLY ACTIVITY REPORT - MARCH 2018

With reference to a report by the City Planner dated 9 May 2018 concerning the activities of the Planning and Development Department within the March Quarter 2018.

RECOMMENDATION

That the report be received and the contents noted.

7. COURT ACTION STATUS REPORT

With reference to a report by the Development Planning Manager dated 8 May 2018 concerning the status of outstanding court actions.

RECOMMENDATION

That the report be received and the contents noted.

** Item includes confidential papers

and any other items as considered necessary.

Planning, Development and Heritage Committee	
Mtg Date: 22.05.2018	OAR: Yes
Authorisation: John Adams	

BD: MG
A: 4800071

8 May 2018

MEMORANDUM

TO: CITY PLANNER

FROM: DEVELOPMENT PLANNING MANAGER

RE: MODIFICATION - CHANGE APPLICATION (MINOR) - RECONFIGURING ONE (1) LOT INTO FOUR (4) LOTS PLUS ACCESS EASEMENT

INTRODUCTION:

APPN NO: 2075/17/MAMC/A

SITE ADDRESS: 24-30 Meier Road, CAMIRA QLD 4300

APPLICATION TYPE: Modification - Change Application (Minor)

ORIGINAL PROPOSAL: Reconfiguring One (1) Lot into Four (4) Lots plus access easement

ZONE: Large Lot Residential (LLR3)

OVERLAYS: N/A

APPLICANT: Kalco Pty Ltd

OWNER: Mr D H Morrison and Mrs S G Morrison

EXISTING OR PROPOSED TRADING NAMES: N/A

APPLICATION NO: 2075/2017/MAMC/A

DIVISION: One (1)

ADJOINING DIVISION: N/A

AREA: 8,230m²

REFERRAL AGENCIES: N/A

EXISTING USE: Single Residential

PREVIOUS RELATED APPROVALS: N/A

DATE RECEIVED: 10 April 2018

DECISION PERIOD START DATE:

11 April 2018

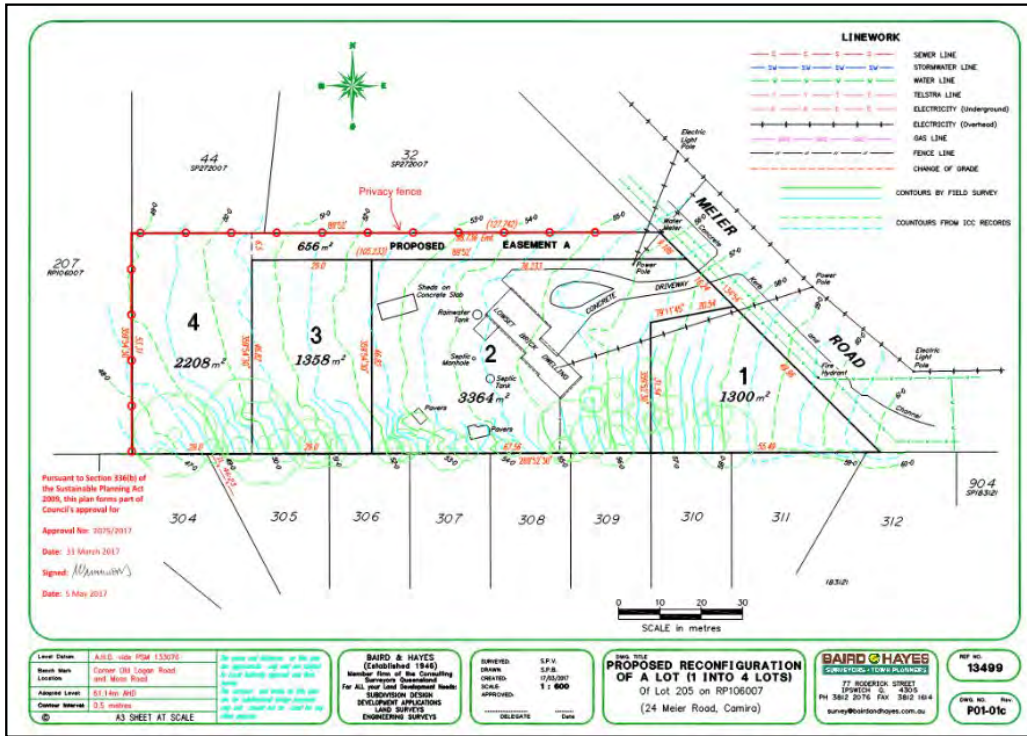
EXPECTED DETERMINATION DATE:

17 April 2017

SITE LOCATION:



APPROVED PLANS:



<p>Level Datum: A.B.S. (old IGM 130076)</p> <p>Block Name: Corner 207 (208) Road and Meier Road</p> <p>Adaptor Level: 51.1 km (AHD)</p> <p>Contour Interval: 0.5 metres</p> <p>AS SHEET AT SCALE</p>	<p>BAIRD & HAYES (Established 1948) Member Firm of the Chartered Surveyors of New South Wales For All Land Development Needs SUBDIVISION DESIGN DEVELOPMENT APPLICATIONS LAND SURVEYS ENGINEERING SURVEYS</p>	<p>DESIGNED: DRAWN: S.P.V. S.P.B. 07/03/2017 1: 600</p> <p>CREATED: SCALE: APPROVED: DELEGATE</p>	<p>PROJ. NO: 2075 PROPOSED RECONFIGURATION OF A LOT (1 INTO 4 LOTS) Of Lot 205 on RP106007 (24 Meier Road, Camiro)</p>	<p>BAIRD & HAYES CONSULTING ENGINEERS</p> <p>77 ROBERTSON STREET STRENGTH & STDS PH 3812 2976 FAX 3812 1614 survey@bairdandhayes.com.au</p>	<p>REF NO: 13499</p> <p>Drawn By: P01-01c</p>
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PROPOSAL:

On 5 May 2017, Council issued a Decision Notice in relation to Development Permit No. 2075/2017/MAMC/A that approved the reconfiguration of one (1) lot into four (4) lots at 24-30 Meier Road, Camira.

On 10 April 2018, the applicant submitted a minor change application. The minor change application seeks to amend the approval to permit the staging of the development over two (2) stages. Specifically, the applicant is proposing to reconfigure the property into three (3) lots as part of Stage 1 and then reconfigure proposed Lot 3 into two (2) lots (proposed Lots 3 and 4) as part of Stage 2.

The applicant's representations are considered reasonable in this instance. The proposed Lot 3 creating in Stage 1 will have an area of 3,566m² and will be accessible via the proposed access handle and driveway being constructed as part of Stage 1.

In summary, it is considered that the development application should be changed, with condition amendments, as outlined below.

Nature of Changes:

Nature of Change	Decision
Part 3 'Approved Plans'	Amended.
Condition 5 'Subdivision Plan'	Timing of condition amended.
Condition 6 'Rates in Arrears'	Timing of condition amended.
Condition 7 'Fencing'	Timing of condition amended.
Condition 8 'Utility Services'	Timing of condition amended.
Condition 9 'Access, Parking and Manoeuvring Areas'	Timing of condition amended.
Condition 10 'Stormwater Management'	Timing of condition amended.
Condition 11 'Erosion Control'	Timing of condition amended.
Condition 12 'Further Works'	Timing of condition amended.
Condition 13 'Fauna Management'	Timing of condition amended.
Condition 15 'Stages for Reconfiguration'	Included.
Attachment A – Infrastructure Charges Notice	Amended.

RECOMMENDATION:

1. Decision Details:

Development	Approval Type	Decision	Relevant Period
Reconfiguring a Lot [One (1) Lot into Four (4) Lots plus access easement] in Two (2) Stages	Development Permit	Approved subject to the conditions set out in Attachment A – Assessment Manager Conditions	2 years

2. Referral Agencies

Not applicable to this decision.

3. Approved Plans, Specifications and Supporting Material

The approved plans, specifications and supporting material for this development approval are:

- (a) The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents); and
- (b) Where the amended version of the plans and documents referred to in the table below have been approved by the Assessment Manager, the amended version of those plans and documents; and
- (c) The approved plans are attached to this decision notice.

Table 1: Approved Plans/Specifications/Supporting Materials

APPROVED PLANS				
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
13499 P01	Plan of Subdivision, Rev. 01c	Baird & Hayes	17 March 2017	Development to be undertaken in two (2) stages in accordance with approved Staging Plans.
WCD-013-001	Concept Design Lot Layout and Services Plan Revision C	WC Designs	March 2017	N/A
2075/17-1A	Staging Plan – Stage 1	-	10 April 2018	Easement A to be created as part of Stage 2.
2075/17-2A	Staging Plan – Stage 2	-	10 April 2018	N/A

SPECIFICATIONS/SUPPORTING MATERIAL				
Document / Plan Number	Description & Revision No.	Prepared By	Date	Amendments Required
WCD-013	Engineering Services Report Revision B	WC Designs	30/03/17	N/A

4. Preliminary Approval Affecting the Planning Scheme

Not applicable to this decision.

5. Codes for Self Assessable Development

Not applicable to this decision.

6. Other Necessary Development Permits and/or Compliance Permits

Not applicable to this decision.

7. Details of any Compliance Assessment Required for Documents or Work in Relation to the Development

Permit/Certificate Type	Description of Development/works/document to be assessed	Condition reference
Compliance Certificate	Signing of Plan of Subdivision	Condition 5 – Subdivision Plan

8. Submissions

Not applicable to this decision.

9. Conflict with a Relevant Instrument and Reasons for the Decision Despite the Conflict

Not applicable to this decision.

10. When Development Approval Lapses

The relevant period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the relevant period is extended by the Assessment Manager pursuant to Chapter 6, Part 8, Division 5 of the *Sustainable Planning Act 2009* (Extending period of approvals), this development approval lapses in accordance with section 341 of the *Sustainable Planning Act 2009*.

11. When Section 242 Preliminary Approval Lapses

Not applicable to this decision.

12. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

13. Trunk Infrastructure

Not applicable to this decision.

14. Infrastructure Charges

- (a) Refer to Annexure A of Attachment A for Council's infrastructure charges notice.
- (b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further information, it is recommended that you contact QUU's developer customer service team on (07) 3432 2200.

15. Appeal Rights

Attachment B is an extract from the *Sustainable Planning Act 2009* which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

Attachment A
File No: 2075/2017/RAL
Location: 24-30 Meier Road, CAMIRA QLD 4300
Proposal: One (1) Lot into Four (4) Lots plus Access Easement in Two (2) Stages

<i>Assessment Manager (Ipswich City Council) Conditions</i>		
<i>Conditions applicable to this approval under the Sustainable Planning Act 2009</i>		
No.	Condition	The time by which the condition must be met, implemented or complied with

1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in Schedule 3 – Definitions of the <i>Sustainable Planning Act 2009</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Sustainable Planning Act 2009</i>.</p>	From the commencement of the construction of the development and at all times thereafter.

2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.

3.	Locality References	
(a)	<p>The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:</p> <p>(i) Be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name;</p> <p>(ii) Be in lettering at least 50% of the size of the place/estate/development name;</p> <p>(iii) Be in the same orientation as the place/estate/development name; and</p> <p>(iv) Be in either title case or all in upper case.</p>	At all times after the approval is granted.

(b)	The applicant must not at any time refer to the location of the site or the development, including the place or estate, as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs.	At all times after the approval is granted.
4. Hours of Construction		
	Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3</i> .	At all times during construction of the development.
5. Subdivision Plan		
	The applicant must submit to the assessment manager a subdivision plan generally in accordance with the approved plans outlined in part 3 of the development permit.	In conjunction with the lodgement of the application to sign the relevant subdivision plan.
6. Rates in Arrears		
	The applicant must pay any outstanding rates and other expenses as a charge against the land in accordance with the provisions of the <i>Sustainable Planning Regulation 2009</i> .	Prior to the assessment manager signing the relevant subdivision plan.
7. Fencing		
	Unless otherwise approved in writing by the assessment manager, the applicant must construct a 1.8m high privacy fence along the common boundary of any proposed residential lot and existing residential lots as indicated in red on the approved plan.	Prior to the assessment manager signing the subdivision plan for stage 1 .
8. Utility Services		
(a)	<p>The applicant must connect all proposed Lots to sewer infrastructure, reticulated water supply and underground electricity supply and telecommunication (cable service) utilities.</p> <p>Where proposed allotments front existing overhead electricity or telecommunication service, these allotments may connect direct to such service subject to the approval and requirements of the service provider.</p>	Prior to the assessment manager signing the relevant subdivision plan.

(b)	The applicant must provide to the assessment manager written evidence (eg connection certificates) from each particular service provider stating either that the proposed Lots have been connected to the applicable utility service or has a current supply agreement.	Prior to the assessment manager signing the relevant subdivision plan.
(c)	The applicant must provide underground water services for the hatchet shaped allotments, together with stormwater pipes and conduits for electricity and telecommunications, installed for the full length of each respective access handle.	Prior to the assessment manager signing the relevant subdivision plan.

9.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct a driveway access handle generally in accordance with drawing number WCD-013-001 by WC Design dated March 2017.	Prior to the assessment manager signing the subdivision plan for stage 1.
(b)	<p>The applicant must construct a concrete layback and driveway slab for proposed Lots 3 and 4 in accordance with the following:</p> <ul style="list-style-type: none"> (i) From the kerb alignment to the property boundary for access to the development; (ii) Minimum 5.5m wide; and (iii) In accordance with Council Standard Drawing SR.12. 	Prior to the assessment manager signing the subdivision plan for stage 1.
(c)	The applicant must provide a minimum 3.0m wide concrete driveway, with passing bays, for all hatchet shaped lots (proposed Lots 3 and 4) that extends for entire length of the access handle.	Prior to the assessment manager signing the subdivision plan for stage 1.

10.	Stormwater Management	
(a)	<p>The applicant must provide all necessary internal and external stormwater drainage to service the development. Such drainage works (except for building gutters and downpipes) must be designed so that the overall drainage system caters for a storm event with an AEP of 1%.</p> <p>In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that flow which is represented by the difference between the predicted flow from the storm event with an AEP of 1% and the capacity of the pipe system.</p>	Prior to the assessment manager signing the relevant subdivision plan.

(b)	The applicant must provide an allotment drainage system for each of the proposed lots, which is designed in accordance with QUDM Level I.	Prior to the assessment manager signing the relevant subdivision plan.
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11.	Erosion Control	
	The applicant must provide sufficient grass (or equivalent) cover to prevent both rill and sheet erosion for all unpaved and disturbed areas.	Prior to the assessment manager signing the relevant subdivision plan.

12.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to the assessment manager signing the relevant subdivision plan.
(b)	The applicant must reinstate all disturbed verge and open space areas with turf (including provision of topsoil to minimum depth of 50mm).	During the construction of the development and prior to the assessment manager signing the relevant subdivision plan.

13.	Fauna Management	
(a)	The applicant must engage a spotter catcher licensed under the <i>Nature Conservation Act 1992</i> by the Department of Environment and Heritage Protection, to assess the site, supervise any vegetation removal and ensure that any native fauna (including native bees) has been identified, relocated and discouraged from returning prior to habitat disturbance.	Prior to the commencement of any vegetation clearing works and prior to the assessment manager signing the relevant subdivision plan.
(b)	The applicant must provide to the assessment manager the name and contact details for the spotter catcher mentioned at (a) above engaged by the applicant to carry out the works.	A minimum of five (5) business days prior to commencement of vegetation clearing works.
(c)	<p>The applicant must submit to the assessment manager a report prepared by the appointed spotter catcher mentioned at (a) above detailing the following items:</p> <ul style="list-style-type: none"> (i) Catalogue of native fauna identified pre and post vegetation clearing works including species taken from hollows; (ii) Documented preventative and remedial actions put in place to ensure no harm to the species; (iii) Confirmation of compliance with sequential clearing requirements of koala habitat trees in accordance with the <i>Nature Conservation Act 1992</i>; (iv) Confirmation no vegetation clearing works occurred without supervision from the spotter catcher; and 	Within seven (7) business days of the completion of any stage of vegetation clearing works and prior to commencement of any vegetation clearing works.

	(v) Detail a log of all species taken to a vet, wildlife hospital, or equivalent for treatment as a consequence of injury following clearing works.	
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14.	Disposal of Cleared Vegetation	
	The applicant must dispose of cleared vegetation in accordance with <i>Planning Scheme Policy 3</i> .	From the commencement of works and at all times thereafter.

15.	Stages For Reconfiguration	
(a)	<p>The applicant must undertake the staging of the development in accordance with the approved plans outlined in part 3 of the development permit as follows:</p> <p>Stage 1 Proposed Lots 1-3</p> <p>Stage 2 Reconfigure Lot 3 into proposed Lots 3 and 4</p>	In conjunction with the lodgement of the application to sign the subdivision plan.
(b)	The applicant must service each stage of the development independently.	From the commencement of the construction of the development and at all times thereafter.

Assessment Manager (Ipswich City Council) Advice

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Fire Ants
(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i> , the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) has been detected.
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the <i>Biosecurity Act 2014</i> . The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants .
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.
2.	Change of Street Address
	Owing to the decision contained herein, a change to the street address of the existing allotment(s) may be necessary. For further details in this regard please contact Council's Technical Support Team on telephone number (07) 3810 6888.
3.	Local Government Regulation 2012
	This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i> . This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.
4.	Section 245 of the Sustainable Planning Act 2009
	Pursuant to section 245 of the <i>Sustainable Planning Act 2009</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.
5.	Acronyms and Terms
	Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	QUDM – The <i>Queensland Urban Drainage Manual (2007 Edition)</i> , produced by the Queensland Department of Environment and Natural Resources
(c)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(d)	QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>

(e)	DTMR - Department of Transport and Main Roads
(f)	DEHP – Department of Environment and Heritage Protection
(g)	DNRM – Department of Natural Resources and Mines
(h)	DSDIP – Department of State Development, Infrastructure and Planning
(i)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(j)	AHD - Australian Height Datum (m)
(k)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(l)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.

6.	Proximity of Earthworks to Adjoining Property
	Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the <i>Ipswich Planning Scheme</i> . Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the Council's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application.

7.	Portable Long Service Leave
	Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the <i>Sustainable Planning Act 2009</i> .
	If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> , you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

8.	Easement Documentation
	The documentation associated with easements may be prepared by the applicant in a form satisfactory to Council's city solicitor, or the applicant may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the applicant's expense.

9.	Koala Protection
	<p>The Commonwealth has listed the Koala populations in Queensland, New South Wales and the Australian Capital Territory as 'vulnerable' under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. Refer to the Australian Government – Department of Sustainability, Environment, Water, Population and Communities (epbc.referrals@environment.gov.au or phone: 1800 803 772) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.</p>

10.	Protected Plants
	<p>The Department of Environment and Heritage Protection's <i>Protected Plants Flora Survey Trigger Map</i> has identified the land subject to development as Protected Plants - High risk area under the <i>Nature Conservation Act 1992 (Qld)</i>. The applicant may be required to hold a clearing permit if endangered, vulnerable or near threatened plants are to be cleared or may be impacted by the proposed clearing. Refer to the Queensland Government – Department of Environment and Heritage Protection (palm@ehp.qld.gov.au or phone 13 74 68) for further information to determine whether current or future works associated with your development proposal may require a clearing permit.</p>

DA No. 2075/2017/RAL

ATTACHMENT A - ANNEXURE A

INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice is issued by Council and relates to charges for the purposes of local government trunk infrastructure networks (transport, public parks and community facilities).



Ipswich City Council

45 Roderick St
PO Box 191
Ipswich QLD 4305
Australia

Tel (07) 3810 6666
Fax (07) 3810 6731
Email council@ipswich.qld.gov.au
Web www.ipswich.qld.gov.au

Application No:	2075/2017/RAL
Real Property Description:	Lot 205 RP 106007
Property Location:	24-30 Meier Road, CAMIRA QLD 4300
Development Approval Details:	In accordance with Section 1 of Development Decision Notice 2075/2017/RAL
Levied Charge:	\$52,437.39 Stage 1: \$34,987.44 Stage 2: \$17,493.72 Total: \$52,481.16
Does the maximum adopted charge apply:	Yes
Does an Offset or Refund apply:	No

Levied Charge Calculation:

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
Residential Use— Residential Charge Category (Dwelling House)	Transport: \$6,295.76 Public Parks: \$9,912.37 Community Facilities: \$1,271.00	<u>Development Demand</u> Transport: 4 Lots @ \$6,295.76/Lot = \$25,183.04 Public Parks: 4 Lots @ \$9,912.37/Lot = \$39,649.48 Community Facilities: 4 Lots @ \$1,271.00/Lot = \$5,084.00 <u>Demand Credit</u> Transport: 1 Lot @ \$6,295.76 Public Parks: 1 Lot @ \$9,912.37 Community Facilities: 1 Lot @ \$1,271.00 <u>Additional Demand</u> Transport: \$25,183.04 -\$6,295.76 = \$18,887.28 Public Parks: \$39,649.48 -\$9,912.37 = \$29,737.11 Community Facilities: \$5,084.00 -\$1,271.00 = \$3,813.00	N/A	Transport: = \$18,887.28 Public Parks: = \$29,737.11 Community Facilities: = \$3,813.00 Total Charge \$52,437.39

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
Residential Use – Residential Charge Category (Dwelling House)	Transport: \$6,300.27 Public Parks: \$9,921.56 Community Facilities: \$1,271.89	Stage 1		
		<u>Development Demand</u> Transport: 3 Lots @ \$6,300.27/Lot = \$18,900.81 Public Parks: 3 Lots @ \$9,921.56/Lot = \$29,764.68 Community Facilities: 3 Lots @ \$1,271.89 = \$3,815.67 <u>Demand Credit</u> Transport: 1 Lot @ \$6,300.27 Public Parks: 1 Lot @ \$9,921.56 Community Facilities: 1 Lot @ \$1,271.89 <u>Additional Demand</u> Transport: \$18,900.81 - \$6,300.27 = \$12,600.54 Public Parks: \$29,764.68 - \$9,921.56 = \$19,843.12 Community Facilities: \$3,815.67 - \$1,271.89 = \$2,543.78	N/A	Transport: = \$12,600.54 Public Parks: = \$19,843.12 Community Facilities: = \$2,543.78 Total Charge = \$34,987.44
		Stage 2		
		<u>Development Demand</u> Transport: 2 Lots @ \$6,300.27/Lot = \$12,600.54	N/A	Transport: = \$6,300.27 Public Parks: = \$9,921.56

		Public Parks: 2 Lots @ \$9,921.56/Lot = \$19,843.12		Community Facilities: = \$1,271.89
		Community Facilities: 2 Lots @ \$1,271.89 = \$2,543.78		Total = \$17,493.72
		<u>Demand Credit</u>		
		Transport: 1 Lot @ \$6,300.27		
		Public Parks: 1 Lot @ \$9,921.56		
		Community Facilities: 1 Lot @ \$1,271.89		
		<u>Additional Demand</u>		
		Transport: \$12,600.54 - \$6,300.27 = \$6,300.27		
		Public Parks: \$19,843.12 - \$9,921.56 = \$9,921.56		
		Community Facilities: \$2,543.78 - \$1,271.89 = \$1,271.89		

Applied Adopted Charge	See Annexure B for an example calculation of the Applied Adopted Charge.
<u>Details of Payment</u>	
Payment Details:	<p>Payment of the infrastructure charges must be made to Ipswich City Council.</p> <p>It is advised that credit cards, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.</p> <p>The payee must quote the development application reference number when making payment.</p>
Due date for payment	Payment of the levied charges is required when Council approves the plan of subdivision for the reconfiguration unless otherwise stated in an infrastructure agreement or by agreement pursuant to section 639 of the <i>Sustainable Planning Act 2009</i> .
Automatic increases of levied charge:	<p>The levied charges outlined in this notice will be automatically increased from the date of the charges notice to the date of the payment subject to being not more than the lesser of the following amounts—</p> <ul style="list-style-type: none"> (i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid; (ii) the increase for the PPI index for the period starting on the day the levied charge was levied and ending on the day it is paid, adjusted by reference to the 3-yearly PPI index average.
<u>General Information</u>	
GST:	The Federal Government has determined that contributions made by applicant to Government for Infrastructure and services under the <i>Sustainable Planning Act 2009</i> are GST exempt.
Authority for the charge:	The levied charges in this notice are payable in accordance with Chapter 8 of the <i>Sustainable Planning Act 2009</i> .

How the charge is calculated:	<p>The levied charge for the development is to be worked out by Council as follows:</p> $LC = ((AC \times AD) - LCR) - D$ <p>Where:</p> <p>LC is the levied charge for the development, which cannot be less than zero.</p> <p>AC is the applied adopted charge for the development.</p> <p>AD is the additional demand for the development.</p> <p>LCR is the levied charge relief for the development.</p> <p>D is the discount for the prescribed financial contribution.</p>
Offsets and refunds	No offset or refund applies to this infrastructure charge notice unless otherwise specified in an infrastructure agreement or an agreement pursuant to section 639 of the <i>Sustainable Planning Act 2009</i> .
Appeals:	Pursuant to section 478 of the <i>Sustainable Planning Act 2009</i> a person may appeal an infrastructure charges notice.
When this notice lapses:	This notice lapses if the development approval ceases to have effect in accordance with Section 635 (5) of the <i>Sustainable Planning Act 2009</i> .
Water and Wastewater Charges	This notice does not include water and wastewater charges. A charge notice for the distributor retailer networks charges will be provided separately by Queensland Urban Utilities.

ATTACHMENT A - ANNEXURE B

Table 1: Applied Adopted Charge Residential (Standard RAL & MCU)

	Camira		
Network	Charge Area	Charge	(Proportion of MAC)
Transport	<i>Camira Low Density Residential – RD 10</i>	\$6,380.00 \$6,385.00	\$6,295.76 \$6,300.27
Public Parks	<i>Camira – PKE 1</i>	\$10,045.00 \$10,055.00	\$9,912.37 \$9,921.56
Community Facilities	<i>Camira – SIE 1</i>	\$1,288.00 \$1,289.00	\$1,271.00 \$1,271.89
Local Government Trunk Infrastructure Network Charge (LNC)		\$17,713.00 \$17,729.00	\$17,479.13 \$17,493.72
Water Supply	<i>Camira Zone – WT7</i>	\$4,560.00 \$4,564.00	\$4,499.79 \$4,503.43
Sewerage	<i>SP28 (excel Springfield) – SW 47</i>	\$6,417.00 \$6,424.00	\$6,332.28 \$6,338.75
Distributor Retailer Trunk Infrastructure Network Charge (DNC)		\$10,977.00 \$10,988.00	\$10,832.07 \$10,842.18
Total Trunk Infrastructure Network Charge (Total NC)		\$28,690.00 \$28,717.00	\$28,311.20 \$28,335.90
Maximum Adopted Charge		\$28,311.20 \$28,335.90	
Adopted Charge (AC)		\$17,479.13 \$17,493.72[#]	
Notes	<i>The Total NC is greater than the Maximum Adopted Charge and therefore the Maximum Adopted Charge applies.</i>		

[#] The AC is LNC/Total NC x MAC

Brett Davey
DEVELOPMENT PLANNING MANAGER

I concur with the recommendation/s contained in this report.

John Adams
CITY PLANNER

BJD: TS

8 May 2018

MEMORANDUM

TO: CITY PLANNER
FROM: DEVELOPMENT PLANNING MANAGER
RE: EXERCISE OF DELEGATIONS REPORT

INTRODUCTION:


This is a report by the Development Planning Manager dated 8 May 2018 concerning applications determined by delegated authority. Attachment A outlines a list of delegations exercised from 5 April to 4 May 2018.

BACKGROUND:

The following delegations (and associated sub-delegations) contain a requirement for the noting of applications determined by delegated authority:

- ∑ Approval of Plans for Springfield
- ∑ Determination of Development Applications, Precinct Plans, Area Development Plans and Related Matters
- ∑ Exercise the Powers of Council under the *Economic Development Act 2012*
- ∑ Implementation of the Planning and Development Program
- ∑ Exercise the Powers of Council under the *Planning Act 2016*

ATTACHMENT:

Name of Attachment	Attachment
Delegated Authority Decision Report	 Attachment1

RECOMMENDATION:

That the report be received and the contents noted.

Brett Davey
DEVELOPMENT PLANNING MANAGER

I concur with the recommendation contained in this report.

John Adams
CITY PLANNER



Development Applications Determined by Delegated Authority 5 April 2018 to 4 May 2018

Notes:

Development application types included in this report are-

ADP - Area Development Plan;
 CA - Combined Application;
 EXC - Exemption Certificate;
 IU - Interim Uses;
 LAP - Local Area Plan;
 MCU - Material Change of Use;
 NAME - Naming Application
 OD - Other Development;
 OW - Operational Works;
 PDA - Priority Development Area;
 RAL - Reconfigure a Lot;

SPSR - Superseded Planning Scheme Request;
 SSP - Signing of Subdivision Plan;
 SSPRV - Signing of Subdivision Plan (Ripley);
 VA - Variation Request;

Modification application types included in this report are-

MA - Modification/Change Conditions of Approval;
 MACAN - Modification Cancellation;
 MAEXT - Modification Extension;
 MAMC - Modification Change;
 MAOC - Modification Change Other;
 MAPDA - PDA Amendment Application;

Application No	Type	Application Details	Primary Property Location
Division 1			
1032/2018/OW	OW	Footpath	Lot 810 Sinnathamby Boulevard, Springfield Central
		Decision Date - 9/04/2018 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator Engineering
1407/2017/MCU	MCU	Community Use (Place of Worship and Ancillary Office)	72 Mica Street, Carole Park
		Decision Date - 6/04/2018 Decision - Approved	Authority - Senior Planner (Development)
1926/2018/SSP	SSP	Lots 1 & 2 on SP301404	9 Laloki Street, Camira
		Decision Date - 5/04/2018 Decision - Approved	Authority - Acting Team Co-ordinator Technical Support
2521/2018/OW	OW	Road work, Stormwater, Water infrastructure, Drainage work, Earthworks, Sewerage infrastructure, Landscaping, Signage and Clearing Vegetation - Brookwater Dress Circle	7001 Brookwater Drive, Brookwater
		Decision Date - 13/04/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
2809/2016/SSP/A	SSP	Lots 3, 10, 64 on SP287481	3 Pilny Street, Camira
		Decision Date - 6/04/2018 Decision - Approved	Authority - Acting Team Co-ordinator Technical Support
407/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	2 Czarnecki Street, Camira
		Decision Date - 5/04/2018 Decision - Refused - Negotiated Decision	Authority - Senior Planner (Development)
592/2016/NAME/A	NAME	Extension of two (2) existing roads: Turnberry Way Vintage Place (Private Road)	7005 Melaleuca Drive, Brookwater
		Decision Date - 13/04/2018 Decision - Approved	Authority - Acting Team Co-ordinator Technical Support
594/2018/OD	OD	Multiple Advertising Structures	95 Southern Cross Circuit, Springfield Central
		Decision Date - 5/04/2018 Decision - Approved	Authority - Team Co-ordinator East
6163/2017/NAME/A	NAME	Road Naming - Village 11 (The Highlands)	7003 Grande Avenue, Spring Mountain
		Decision Date - 20/04/2018 Decision - Approved	Authority - Acting Team Co-ordinator Technical Support
911/2018/ADP	ADP	Amendment to Area Development Plan (Retail Warehouse)	95 Southern Cross Circuit, Springfield Central

Application No	Type	Application Details	Primary Property Location
		Decision Date - 11/04/2018 Decision - Approved	Authority - Team Co-ordinator East
9279/2017/ADP	ADP	Amendment to Area Development Plan - (Reconfiguring 1 lot into 2 lots plus access easement, Local Shops and Service Station)	51-65 Springfield Parkway, Springfield
		Decision Date - 18/04/2018 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator East
Division 2			
1685/2018/MCU	MCU	Material Change of Use - Dual Occupancy	12 Groeschel Court, Goodna
		Decision Date - 18/04/2018 Decision - Approved	Authority - Team Co-ordinator East
1729/2018/OW	OW	Landscaping - Augusta Parkway Parklands	7003 St Augustine'S Drive, Augustine Heights
		Decision Date - 1/05/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
1743/2018/OW	OW	Stormwater, Earthworks and Signage	61 Jones Road, Bellbird Park
		Decision Date - 16/04/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
2093/2018/ADP	ADP	Area Development Plan to Amend an Area Development Plan – Vehicle Sales Premises	8 Technology Drive, Augustine Heights
		Decision Date - 2/05/2018 Decision - Approved	Authority - Team Co-ordinator West
2198/2018/OD	OD	Advertising Device - One (1) digital display sign	354 Redbank Plains Road, Bellbird Park
		Decision Date - 11/04/2018 Decision - Approved	Authority - Senior Planner (Development)
2721/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	43-45 Johnston Street, Bellbird Park
		Decision Date - 19/04/2018 Decision - Approved	Authority - Team Co-ordinator East
4432/2017/RAL	RAL	Two (2) Lots into Three Hundred and Forty (340) Lots (New Road, Park, Linear Open Space and Drainage Reserve in Twelve (12) Stages)	12-26 Eugene Street, Bellbird Park
		Decision Date - 17/04/2018 Decision - Refused	Authority - Development Planning Manager
Division 3			
1470/2018/SSPRV	SSPRV	Lots 1 & 2 on SP291615	18 Serenity Street, South Ripley
		Decision Date - 18/04/2018 Decision - Approved	Authority - Acting Team Co-ordinator Technical Support
1543/2018/OW	OW	Providence Stage 33 – Rate 3 Streetlighting	7001 Parkway Avenue, South Ripley
		Decision Date - 12/04/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
1670/2018/OD	OD	Carrying out building work not associated with a material change of use - Shed	138 Old Ipswich Road, Riverview
		Decision Date - 12/04/2018 Decision - Approved	Authority - Senior Planner (Development)
1788/2015/MAEXT/A MAEXT		Request To Extend Currency Period Application	2 Abrahams Road, South Ripley
		Decision Date - 16/04/2018 Decision - Approved	Authority - Team Co-ordinator West
2343/2016/MCU	MCU	Special Industry - Tyre Storage, Tyre Recycling and Metal Recovery Including ERA 20 & 59	754-774 Redbank Plains Road, Swanbank
		Decision Date - 6/04/2018 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator West
2558/2014/SSP/G	SSP	Lots 99-106, 111-116, 163-167, 195-201 & 5006 on SP266997 Stage 6 Woodlinks Estate	7001 Collingwood Drive, Collingwood Park
		Decision Date - 5/04/2018 Decision - Approved	Authority - Senior Technical Support Officer
2558/2014/SSP/H	SSP	Lots 72, 73, 89-98, 180-186, 5007, & 7000 on SP266998 Stage 7 Woodlinks Estate	7001 Collingwood Drive, Collingwood Park
		Decision Date - 5/04/2018 Decision - Approved	Authority - Senior Technical Support Officer

Application No	Type	Application Details	Primary Property Location
4440/2017/SSP/A	SSP	Plan of Lots 3 & 901 on SP297522	1 Noblevale Way, Swanbank
		Decision Date - 1/05/2018 Decision - Approved	Authority - Senior Technical Support Officer
5623/2011/MAEXT/A	MAEXT	Extension Application - Roadworks, Stormwater, Water Infrastructure, Drainage Works, Earthworks and Sewerage Infrastructure (23 lots)	70 Old Ipswich Road, Riverview
		Decision Date - 6/04/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
5825/2017/OW	OW	Landscaping	11 Henderson Street, Redbank
		Decision Date - 13/04/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
6672/2017/PDA	PDA	Reconfiguration of Lot - One (1) Lot into One Hundred and Thirty Seven (137) L accompanied by a Plan of Development (POD)	125 Boyland Way, Flinders View
		Decision Date - 30/04/2018 Decision - Approved	Authority - Team Co-ordinator West
8005/2017/OW	OW	Road Work, Stormwater, Earthworks and Rehabilitation Works	7004 Collingwood Drive, Collingwood Park
		Decision Date - 6/04/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
9070/2017/MCU	MCU	Material Change of Use - Business Use, General Industry and Service/Trade Us	7002 Eagle Street, Redbank Plains
		Decision Date - 23/04/2018 Decision - Approved	Authority - Team Co-ordinator Central
9109/2017/CA	CA	Reconfiguration of a Lot - One (1) Lot into Two (2) Lots Material Change of Use - Dual Occupancy	13 Nile Street, Riverview
		Decision Date - 10/04/2018 Decision - Approved	Authority - Senior Planner (Development)
9308/2017/OW	OW	Landscaping - Stage 7	7004 Collingwood Drive, Collingwood Park
		Decision Date - 1/05/2018 Decision - Approved	Authority - Team Co-ordinator Engineering

Division 4

1007/2018/MCU	MCU	Material Change of Use - Single Residential (Detached Dwelling and Auxiliary Unit) affected by a development constraints overlay (mining and difficult topography)	54A Brentwood Drive, Bundamba
		Decision Date - 30/04/2018 Decision - Approved	Authority - Senior Planner (Development)
1720/2018/OW	OW	Earthworks	7001 Hoepner Road, Bundamba
		Decision Date - 17/04/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
1837/2007/MAEXT/A	MAEXT	Extension Application - Three (3) Lots into Twenty-Eight (28) Industrial Lots - Bremer Business Park Stage 1	130 Bognuda Street, Bundamba
		Decision Date - 11/04/2018 Decision - Approved	Authority - Team Co-ordinator Central
1837/2007/NAME/B	NAME	Road Naming	51 Ashburn Road, Bundamba
		Decision Date - 10/04/2018 Decision - Approved	Authority - Acting Team Co-ordinator Technical Support
1837/2007/SSP/R	SSP	Lot 116 and 117 on SP294565	51 Ashburn Road, Bundamba
		Decision Date - 24/04/2018 Decision - Approved	Authority - Senior Technical Support Officer
2134/2018/SSP	SSP	Lots 69-76, 99-106, 208 on SP282288	23A Earl Street, Dinmore
		Decision Date - 26/04/2018 Decision - Approved	Authority - Senior Technical Support Officer
2535/2018/OD	OD	Building work not associated with a Material Change of Use - Alterations and Additions to a Single Residential in a Character Zone	10 Braeside Road, Bundamba
		Decision Date - 23/04/2018 Decision - Approved	Authority - Senior Planner (Development)
2667/2017/OW	OW	Earthworks	14 Walter Street, Blackstone
		Decision Date - 26/04/2018 Decision - Approved	Authority - Team Co-ordinator Engineering

Application No	Type	Application Details	Primary Property Location
2851/2018/OD	OD	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (Rear Extension to Dwelling, New Shed and Detached Carport)	44 Cothill Road, Silkstone
	Decision Date - 4/05/2018	Decision - Approved	Authority - Senior Planner (Development)
4137/2013/MAEXT/A MAEXT	MAEXT	Extension Application - Operational Works (Road Works, Drainage Works & Street Lighting - Citiswich Stage 2)	7001 Hoepner Road, Bundamba
	Decision Date - 27/04/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
4319/2009/SSP/D	SSP	Lot 13, Lot 299 on SP294584	7001 Hoepner Road, Bundamba
	Decision Date - 3/05/2018	Decision - Approved	Authority - Senior Technical Support Officer
4871/2014/MAMC/A MAMC	MAMC	Minor Change - Material Change of Use - Single Residential within a Development Constraints Overlay (Mining)	7 Byrne Street, Bundamba
	Decision Date - 4/05/2018	Decision - Approved	Authority - Senior Planner (Development)
6047/2013/MAEXT/A MAEXT	MAEXT	Extension Application - One (1) Lot into Two (2) Lots and Access Easement	83 Bognuda Street, Bundamba
	Decision Date - 19/04/2018	Decision - Refused	Authority - Team Co-ordinator Central
6421/2017/CA	CA	Material Change of Use - Undefined Use (Costco Wholesale Warehouse and Service Station) Operational Works - Advertising Devices (five (5) wall signs, four (4) awning facade signs and one (1) pylon sign) Operational Works - Roadworks, Stormwater, Landscaping, Signage and Car Park Design	51 Ashburn Road, Bundamba
	Decision Date - 12/04/2018	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator Central
7160/2017/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	20 Teape Street, Silkstone
	Decision Date - 3/05/2018	Decision - Approved	Authority - Senior Planner (Development)
7174/2016/SSP/B	SSP	Lots 35 & 36 on SP287484	74 Andrew Street, Bundamba
	Decision Date - 11/04/2018	Decision - Approved	Authority - Senior Technical Support Officer
9746/2017/CA	CA	Combined Approval Material Change of Use - Service/Trades Use (Contractor's Depot, Warehouse & Storage and Ancillary Office) Other Development - Advertising Device (One (1) Pylon Sign and One (1) Wall Sign) Operational Works - Landscaping	7001 Hoepner Road, Bundamba
	Decision Date - 5/04/2018	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator Central
986/2018/MCU	MCU	Material Change of Use - Single Residential (Detached Dwelling and Auxiliary Unit) affected by a development constraints overlay (difficult topography)	52 Brentwood Drive, Bundamba
	Decision Date - 1/05/2018	Decision - Approved	Authority - Senior Planner (Development)
Division 5			
1368/2018/OW	OW	Earthworks	19-27 Junction Road, Chuwar
	Decision Date - 18/04/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
1914/2018/MCU	MCU	Material Change of Use - Single residential affected by a Development Constraints Overlay (Difficult Topography and Flooding)	28 Blackall Street, East Ipswich

Application No	Type	Application Details	Primary Property Location
2546/2018/MCU	MCU	Material Change of Use - Single Residential in a Limited Development (Constrained) Zone	91-99 Riverside Avenue, Barellan Point
Decision Date - 20/04/2018		Decision - Approved	Authority - Senior Planner (Development)
5508/2017/MCU	MCU	Material Change of Use - Single Residential within a Character Area and a development constraints overlay (urban catchment flow path)	21 Lusitania Street, Newtown
Decision Date - 30/04/2018		Decision - Refused	Authority - Team Co-ordinator Central
6801/2017/MCU	MCU	Material Change of use Community Use - Car Park	114 Jacaranda Street, North Booval
Decision Date - 20/04/2018		Decision - Approved	Authority - Senior Planner (Development)
7223/2017/SSP/A	SSP	Lots 1 and 2 on SP297514	95-97 Oxley Drive, Barellan Point
Decision Date - 2/05/2018		Decision - Approved	Authority - Senior Planner (Development)
880/2014/MAEXT/A	MAEXT	Extension Application - Multiple Residential (59 Units)	31 Lowry Street, North Ipswich
Decision Date - 24/04/2018		Decision - Approved	Authority - Senior Technical Support Officer
Decision Date - 13/04/2018		Decision - Approved	Authority - Team Co-ordinator Central
Division 6			
1023/2018/OD	OD	Carrying out building work not associated with a MCU (Single Residence with Auxiliary Unit)	58 Essington Mews, Leichhardt
Decision Date - 11/04/2018		Decision - Approved	Authority - Senior Planner (Development)
1881/2018/OD	OD	Carrying out Building Work not Associated with a Material Change of Use - Dwelling and Auxiliary Unit	14 Dawson Place, Brassall
Decision Date - 5/04/2018		Decision - Approved	Authority - Senior Planner (Development)
2203/2018/OD	OD	Advertising Device - Wall Sign (digital)	19-21 Hunter Street, Brassall
Decision Date - 5/04/2018		Decision - Approved	Authority - Senior Planner (Development)
2538/2018/OD	OD	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (Carport and Patio Roof)	26 Downs Street, North Ipswich
Decision Date - 26/04/2018		Decision - Approved	Authority - Senior Planner (Development)
2720/2018/SSP	SSP	Lots 1 and 2 on SP303349	2 Cardin Close, Wulkuraka
Decision Date - 27/04/2018		Decision - Approved	Authority - Senior Technical Support Officer
2859/2018/SSP	SSP	Lots 1 and 2 on SP294121	23 Sturt Street, Leichhardt
Decision Date - 27/04/2018		Decision - Approved	Authority - Senior Technical Support Officer
3046/2018/SSP	SSP	Lots 1 and 2 on SP294124	8 Roe Street, Leichhardt
Decision Date - 1/05/2018		Decision - Approved	Authority - Acting Team Co-ordinator Technical Support
6475/2004/MAEXT/A	MAEXT	Extension Application - One (1) Lot into 21 Lots	157 Workshops Street, Brassall
Decision Date - 5/04/2018		Decision - Approved	Authority - Senior Planner (Development)
83/2018/MCU	MCU	Material Change of Use - Dual Occupancy	15 Arbury Crescent, Brassall
Decision Date - 12/04/2018		Decision - Approved	Authority - Team Co-ordinator West
9680/2017/OW	OW	Road Work, Stormwater, Drainage Work, Earthworks and Landscaping	24-62 North High Street, Brassall
Decision Date - 19/04/2018		Decision - Approved	Authority - Team Co-ordinator Engineering

Division 7

Application No	Type	Application Details	Primary Property Location
1227/2018/OD	OD	Carrying out building work not associated with a material change of use - carpor and alterations/additions to dwelling within a character zone	30 Herbert Street, Sadliers Crossing
	Decision Date - 26/04/2018	Decision - Approved	Authority - Senior Planner (Development)
1240/2018/OW	OW	Streetscaping and Internal Landscaping	353 Brisbane Street, West Ipswich
	Decision Date - 20/04/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
173/2018/OW	OW	Road Work, Drainage work, Earthworks and Landscaping	2 Johnstone Street, Sadliers Crossing
	Decision Date - 6/04/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
1734/2018/MCU	MCU	Material Change of Use - Multiple Residential - Nursing Home - 99 Beds Business Use - Cafe, Bar, Restaurant, Wellness Centre, Beauty Salon and Function Areas	43 South Street, Ipswich
	Decision Date - 30/04/2018	Decision - Approved	Authority - Team Co-ordinator Central
1863/2018/OD	OD	Advertising Device -Two (2) awning fascia signs and one (1) window sign.	45 East Street, Ipswich
	Decision Date - 13/04/2018	Decision - Approved	Authority - Senior Planner (Development)
2277/2018/MCU	MCU	Material Change of Use - Recreation Use (Indoor Recreation)	1C Griffith Road, Ipswich
	Decision Date - 5/04/2018	Decision - Approved	Authority - Senior Planner (Development)
2363/2018/OD	OD	Carrying out building work not associated with a material change of use - Demolition and removal of a Schedule 2 listed character building which has been damaged or destroyed (R.A.C.Q Building)	82 East Street, Ipswich
	Decision Date - 11/04/2018	Decision - Approved	Authority - Team Co-ordinator Central
2562/2018/OD	OD	Carrying out building work not associated with a Material Change of Use - Extension to a Single Residential in a Character Zone	39 O'Sullivan Street, Woodend
	Decision Date - 27/04/2018	Decision - Approved	Authority - Senior Planner (Development)
2863/2018/SSP	SSP	Lots 1, 2 on SP303350	38 Cambridge Street, Silkstone
	Decision Date - 4/05/2018	Decision - Approved	Authority - Senior Technical Support Officer
3530/2013/MAEXT/A MAEXT		Extension Application - Business Use (Medical Centre & Office)	Lot 5 Chelmsford Avenue, Ipswich
	Decision Date - 10/04/2018	Decision - Approved	Authority - Team Co-ordinator West
3931/2017/CA	CA	MCU - Business Use (Medical Centre) and Dual Occupancies (two dual occupancy developments) RAL - Three (3) lots into four (4) lots - Smart eDA	113 Cascade Street, Raceview
	Decision Date - 5/04/2018	Decision - Approved - Negotiated Decision Approved	Authority - Senior Planner (Development)
5325/2013/MAEXT/A MAEXT		Extension Application - Dual Occupancy	38 Herbert Street, Sadliers Crossing
	Decision Date - 10/04/2018	Decision - Approved	Authority - Senior Planner (Development)
7920/2017/SSP/A	SSP	Lots 13 and 23 on SP298473	2 McGill Street, Raceview
	Decision Date - 16/04/2018	Decision - Approved	Authority - Senior Technical Support Officer
9631/2017/OD	OD	Advertising Devices (three (3) pylon signs, one (1) window sign, one (1) above awning sign, three (3) projecting signs, three (3) pole signs and fifty-seven (57) wall signs)	357 Brisbane Street, West Ipswich
	Decision Date - 18/04/2018	Decision - Approved	Authority - Team Co-ordinator West
Division 8			
1140/2018/OW	OW	Road Work, Stormwater, Earthworks and Landscaping	9 Chubb Street, One Mile

Application No	Type	Application Details	Primary Property Location
1258/2018/OD	OD	Decision Date - 9/04/2018 Decision - Approved Advertising Devices - Pylon, Created Fascia and Window Signs	Authority - Team Co-ordinator Engineering 10 Edwards Street, Raceview
1304/2018/MCU	MCU	Decision Date - 26/04/2018 Decision - Approved Material Change of Use - Dual Occupancy	Authority - Team Co-ordinator West 9 Walter Court, Leichhardt
5596/2011/MAEXT/A MAEXT		Decision Date - 10/04/2018 Decision - Approved Extension Application - Reconfiguration of a lot (one (1) into (2) lots) and a material change of use to construct a multiple residential development (4 units)	Authority - Senior Planner (Development) 25A Chubb Street, One Mile
893/2018/PDA	PDA	Decision Date - 18/04/2018 Decision - Approved Reconfiguring a Lot - One (1) Lot into Two (2) Lots	Authority - Team Co-ordinator West 713 Ripley Road, Ripley
		Decision Date - 11/04/2018 Decision - Approved	Authority - Team Co-ordinator West
Division 9			
1517/2018/OD	OD	Advertising Devices - Banner, Pole, Pylon and Billboard Signs for Display Village and Sales Centre - Village 13	160 Sinnathamby Boulevard, Spring Mountain
		Decision Date - 1/05/2018 Decision - Approved	Authority - Team Co-ordinator East
1525/2018/OD	OD	Advertising Structures - One (1) Pylon Sign (Blade Sign), One (1) Ground Sign (Shipping Container Sign), Four (4) Pole Signs, Eleven(11) Vertical Banner Sign and Boundary Fence Sign (Banner Mesh)	7003 Sinnathamby Boulevard, Springfield Central
		Decision Date - 5/04/2018 Decision - Approved	Authority - Senior Planner (Development)
1945/2018/MCU	MCU	Material Change of Use - Dual Occupancy	25 Kirton Street, Redbank Plains
		Decision Date - 2/05/2018 Decision - Approved	Authority - Senior Planner (Development)
2136/2018/OW	OW	Landscaping - 32 Greenwood Village Road Stages 1 and 2	32 Greenwood Village Road, Redbank Plains
		Decision Date - 20/04/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
2553/2018/OW	OW	Balance Vegetation Clearing, Earthworks, Road and Stormwater Drainage Work	7001 Creekwood Circuit, Spring Mountain
		Decision Date - 17/04/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
2801/2018/OD	OD	Carrying out building work not associated with a material change of use - Single Residential and Auxiliary Unit	29 Sapphire Crescent, Redbank Plains
		Decision Date - 17/04/2018 Decision - Approved	Authority - Senior Planner (Development)
3397/2017/ADP	ADP	Area Development Plan (Reconfiguring 1 Lot into 108 Residential Lots and 5 Management Lots, plus land for community facilities and 1 Balance Lot, and permit the development of 108 Detached Houses that are not compliant with the Planning Scheme provisions) Village 12 Spring Mountain	7001 Sinnathamby Boulevard, Spring Mountain
		Decision Date - 23/04/2018 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator East
484/2016/NAME/C NAME	NAME	Park Naming- Village 13	7013 Sinnathamby Boulevard, Spring Mountain
		Decision Date - 16/04/2018 Decision - Approved	Authority - Acting Team Co-ordinator Technical Support
5320/2013/SSP/A	SSP	Lots 41 and 42 on SP270323	41 Cudgee Street, Redbank Plains
		Decision Date - 1/05/2018 Decision - Approved	Authority - Senior Technical Support Officer
5996/2017/CA	CA	Material Change of Use - Multiple Residential (91 Townhouses) Reconfigure a Lot - Road and Park Dedications	7002 Fernbrooke Boulevard, Redbank Plains
		Decision Date - 5/04/2018 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator Central
6115/2016/SSP/B	SSP	Lots 908, 910, 911, 912, 5507-5526, 5737 - 5779 and 9010 on SP295490	7001 Creekwood Circuit, Spring Mountain

Application No	Type	Application Details	Primary Property Location
6115/2016/SSP/C	SSP	Decision Date - 3/05/2018 Decision - Approved Lots 909, 5780 - 5875 & 9011 on SP300997 Stage 6 - 8 Creekwood (Village 8)	Authority - Senior Technical Support Officer 7001 Sinnathamby Boulevard, Spring Mountain
6162/2017/NAME/A	NAME	Decision Date - 3/05/2018 Decision - Approved Road Naming - Village 10 (The Highlands)	Authority - Senior Technical Support Officer 7001 Sinnathamby Boulevard, Spring Mountain
6892/2006/SSP/Q	SSP	Decision Date - 20/04/2018 Decision - Approved Lots 374 - 376, 8000, and 900 on SP271846	Authority - Acting Team Co-ordinator Technical Support 82 Keidges Road, Augustine Heights
733/2016/SSP/C	SSP	Decision Date - 23/04/2018 Decision - Approved Lots 451, 452, 485-492, 496-501, 554-561, 580, 581, 584 & 858 on SP292396	Authority - Senior Technical Support Officer 7001 Reedy Crescent, Redbank Plains
7722/2016/MAMC/A	MAMC	Decision Date - 19/04/2018 Decision - Approved Minor Change - Temporary Sales Office and Display Housing (12 dwellings)	Authority - Acting Team Co-ordinator Technical Support 7001 Reedy Crescent, Redbank Plains
7886/2016/MAMC/A	MAMC	Decision Date - 19/04/2018 Decision - Approved Change Application - Community Use – School (extension – ball court)	Authority - Team Co-ordinator Central 227-243 School Road, Redbank Plains
794/2018/OW	OW	Decision Date - 30/04/2018 Decision - Approved Road Work, Drainage Work and Stormwater - 32 Greenwood Village Road Stag 2	Authority - Senior Planner (Development) 32 Greenwood Village Road, Redbank Plains
799/2018/OW	OW	Decision Date - 13/04/2018 Decision - Approved External Road work, Stormwater and Drainage work - 32 Greenwood Village Road Stages 1 and 2	Authority - Team Co-ordinator Engineering 32 Greenwood Village Road, Redbank Plains
8545/2017/MCU	MCU	Decision Date - 19/04/2018 Decision - Approved Material Change of Use - Community Use - Child Care Centre	Authority - Team Co-ordinator Engineering 382 Redbank Plains Road, Redbank Plains
		Decision Date - 27/04/2018 Decision - Approved	Authority - Team Co-ordinator Central
Division 10			
1583/2016/SSP/C	SSP	Decision Date - 27/04/2018 Decision - Approved Lots 591-596, 603-617, 629, 910 on SP292730	Authority - Senior Technical Support Officer 7001 Pisasale Drive, Deebing Heights
2095/2018/RAL	RAL	Decision Date - 5/04/2018 Decision - Approved Reconfiguring a Lot - One (1) Lot into Two (2) Lots	Authority - Senior Planner (Development) 32 Bayley Road, Pine Mountain
249/2007/SSP/A	SSP	Decision Date - 20/04/2018 Decision - Approved Lots 1-52, 800,801 & 900 - 902 on SP245411	Authority - Senior Planner (Development) 213 Grampian Drive, Deebing Heights
2623/2018/OW	OW	Decision Date - 30/04/2018 Decision - Approved Rate 3 Streetlighting	Authority - Senior Technical Support Officer 7001 Rawlings Road, Deebing Heights
2646/2018/NAME	NAME	Decision Date - 30/04/2018 Decision - Approved Pathway Naming in Henry Lawson Park	Authority - Team Co-ordinator Engineering 533-569 Karrabin Rosewood Road, Walloon
2652/2018/OD	OD	Decision Date - 23/04/2018 Decision - Approved Carrying out building work not associated with a material change of use - Demolition and removal of a Schedule 2 listed character building which has been damaged or destroyed (Old Hidden Vale – Main homestead)	Authority - Senior Technical Support Officer 617 Grandchester Mt Mort Road, Grandchester
2845/2018/RAL	RAL	Decision Date - 11/04/2018 Decision - Approved Reconfiguring a Lot - Boundary Realignment (Two (2) Lots into Two (2) Lots)	Authority - Team Co-ordinator West 6 Hoopers Road, Mount Marrow
		Decision Date - 2/05/2018 Decision - Approved	Authority - Senior Planner (Development)

Application No	Type	Application Details	Primary Property Location
3061/2018/OD	OD	Carrying out Building Work not Associated with a Material Change of Use (Columbarium Wall)	365-377 Rosewood Marburg Road, Tallegalla
	Decision Date - 1/05/2018	Decision - Approved	Authority - Team Co-ordinator West
3719/2003/SSP/K	SSP	Lots 162 - 167 & 910 on SP292805 Sovereign Pocket Stage 6G and 6H	7001 Pisasale Drive, Deebing Heights
	Decision Date - 18/04/2018	Decision - Approved	Authority - Senior Technical Support Officer
4283/2017/MAMC/A	MAMC	Minor Change - Single Residential (206 Dwellings)	590 Karrabin Rosewood Road, Walloon
	Decision Date - 23/04/2018	Decision - Approved	Authority - Team Co-ordinator West
5901/2013/MAEXT/A	MAEXT	Extension Application - Material Change of Use (Single Residential within a Development Constraints Overlay)	1-9 Haigslea Amberley Road, Haigslea
	Decision Date - 2/05/2018	Decision - Approved	Authority - Team Co-ordinator West
6243/2017/SSP/A	SSP	Lots 11 & 12 on SP301667	82 Starks Road, Tallegalla
	Decision Date - 9/04/2018	Decision - Approved	Authority - Acting Team Co-ordinator Technical Support
7086/2011/MAEXT/A	MAEXT	Extension Application - One (1) Lot into Two (2) Lots	22 Upper John Street, Rosewood
	Decision Date - 6/04/2018	Decision - Approved	Authority - Senior Planner (Development)
7086/2011/MAMC/A	MAMC	Minor Change - One (1) Lot into Two (2) Lots	22 Upper John Street, Rosewood
	Decision Date - 6/04/2018	Decision - Approved	Authority - Senior Planner (Development)
788/2018/OW	OW	Road Work, Stormwater, Earthworks, Signage and Clearing Vegetation - Sovereign Pocket Stages 17A and 17B	7001 Rawlings Road, Deebing Heights
	Decision Date - 5/04/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
8045/2017/RAL	RAL	Reconfiguring a Lot - Boundary Realignment (Four (4) Lots into Four (4) Lots)	280 Missigs Road, Haigslea
	Decision Date - 6/04/2018	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator West
8669/2006/SSP/B	SSP	Lots 1-41, 800 on SP277123	4-14 Upper John Street, Rosewood
	Decision Date - 27/04/2018	Decision - Approved	Authority - Acting Team Co-ordinator Technical Support
8775/2017/MAMC/A	MAMC	Minor Change - Reconfiguring a lot - Boundary Realignment (Three (3) lots into Three (3) lots)	Lot 74 Unnamed Road, Purga
	Decision Date - 30/04/2018	Decision - Approved	Authority - Team Co-ordinator West
976/2018/OW	OW	Earthworks	28 Birru Place, Rosewood
	Decision Date - 1/05/2018	Decision - Approved	Authority - Team Co-ordinator Engineering

NVB:TJ
H: Planning\Heritage Committees\HCC\Feb 2018\HCC_Memo_Apr18

Planning, Development and Heritage Committee	
Mtg Date: 22.05.2018	OAR: YES
Authorisation: John Adams	

8 May 2018

MEMORANDUM

TO: CITY PLANNER


FROM: STRATEGIC PLANNING MANAGER

RE: HERITAGE AND MONUMENTS ADVISORY COMMITTEE MEETING NO. 205

INTRODUCTION:

This is a report by the Strategic Planning Manager dated 8 May 2018 attaching the minutes of the Heritage and Monuments Advisory Committee (meeting number 205) which was held on Thursday, 19 April 2018.

ATTACHMENT:

Name of Attachment	Attachments
Heritage and Monuments Advisory Committee (meeting number 205)	 Attachment A

RECOMMENDATIONS:

That the report by the Strategic Planning Manager dated 8 May 2018 and the attached minutes be received and the contents noted.

Nick Vass-Bowen
STRATEGIC PLANNING MANAGER

I concur with the recommendations contained in this report.

John Adams
CITY PLANNER

Heritage and Monuments Advisory Committee (HMAC) Minutes

Meeting Number	205
Date	Thursday, 19 April 2018
Start Time	9.00 a.m.
Venue	Queens Park Environmental Centre
Attendees	Cr David Morrison – Chair Cr Kerry Silver - Deputy Chair Joy Boughen – Rosewood Scrub Historical Society Irma Deas – Ipswich Genealogical Society Kay Jones – National Trust of QLD, Ipswich and West Moreton Branch Kevin Keys – National Servicemen’s Association Derek Kinchela – Indigenous Australian Community Development Officer, ICC Jane Kingston – Ipswich Hospital Museum Tina Longford - Indigenous Land Use Partnerships Coordinator, ICC Joyce Phillips Melanie Rush – National Trust of QLD, Ipswich and West Moreton Branch Ken Sbeghen – Ipswich Historical Society Ray Watherston – RSL Railway Sub-Branch Sally Hetherington – Library Digital Archivist, ICC Daniel Keenan – Principal Officer (Urban Design and Heritage Conservation), ICC Tanya Jen – Team Coordinator (Cultural Heritage), ICC Jo-Ann Porter – Strategic Planning Branch, ICC
Apologies	Cr Kylie Stoneman Cr David Pahlke Graham Carter – Engineering Heritage Australia/Queensland Dr Celmara Pocock – University of Southern Queensland - Toowoomba Robert Shiels – Railway Workshops Museum

Discussion items:

Item/Item number	Discussion and conclusions
1. Welcome and Introductions	Members of the committees introduced themselves.
2. Confirmation of Minutes of Previous Meeting	The minutes of the previous Heritage Consultative Committee meeting number 204 were accepted as a true and accurate record. Moved by Irma Deas Seconded by Jane Kingston. The motion was put and carried.
3. Heritage Adviser Service	Heritage Adviser Interview notes were circulated to members.
4. Department of Environment and Science Notifications	The following Exemption Certificates were received by the Department of Environment and Science for: ∑ 88 Limestone Street, Ipswich. Development description: New sign at South West corner entrance to site. ∑ 45 East Street, Ipswich – Former Ipswich and West Moreton Building Society. Development description: Installation of business identification signage.

5. Macfarlane Memorial, Queens Park	No further information at this stage.
6. Indigenous Australian Soldier War Memorial – Queens Park	Works, Parks and Recreation Department will be developing a policy and this memorial is to be placed on hold until the policy has been finalised. Action: Chairman to email WPR Department Manager for further information.
7. Plaque for Trees – Box Flat Memorial	No further information at this stage. Action: Chairman to discuss this matter with the Mayor's office. Mayor to send another letter.
8. Viva Cribb Bursary and Picture Ipswich update	<p>Viva Cribb Bursary</p> <p>The 2018 Viva Cribb bursary opened on the 16 April and will close on the 28 May 2018. The Viva Cribb Bursary Program provides funding to an individual or non-profit group to assist with the costs related to a project that documents, records or publishes a significant aspect of the local history of Ipswich.</p> <p>There were two Viva Cribb Bursary winners in 2017: Ipswich Grammar School history master Kate Pitty and Ipswich Hospital Museum.</p> <p>Ms Pitty was awarded \$3890 to help write a book about the history of IGS old boys who served in the Great War (1914-18), while the museum received \$1110 to preserve minutes of the Ipswich Hospital and Benevolent Asylum Committee from 1863-75.</p> <p>Picture Ipswich</p> <p>The scanning and loading of photographs has been put on hold temporarily while a new library management system is implemented. The Picture Ipswich office has moved to the Redbank Plains Library. The current Library Digital Archivist will retire on 2 July 2018.</p>
9. Corporate Archives <i>The matter of a need for a Corporate Archival Room for artefacts is an ongoing issue for consideration in the design of the new Council building.</i>	<p>A fireproof room will be needed to store Council/Ipswich related artefacts. These will have to be catalogued and stored correctly to maintain their integrity in the long term. These items could be displayed in glass cases in the new Council Administration building or in the Art Gallery and rotated periodically.</p> <p>Action: The Chairman will contact the Chief Operating Officer regarding the drafting of a Committee paper (Corporate Services) regarding allocation of space in the new Council building to store Corporate Archival material. Strategic Planning to provide the Chairman will a list of items currently held by the Planning and Development Department.</p>
10. USQ/Ipswich City Council Partnership Opportunities	ICC and USQ are currently discussing the Flemming Crypt Project at the Ipswich cemetery. Further update to be provided at the next committee meeting.
11. Committee Members updates	Committee Members provided updates. Detailed information provided at the end of this report.

<p>12. Correspondence</p>	<p>Letter dated 1 March 2018 received from the Ipswich City Uniting Church addressed to Mayor Antonioli with CC to Cr Martin, regarding obtaining a Heritage plaque for the 170th anniversary since worship services began. The letter also requested financial assistance to fund the restoration of the pipe organ.</p> <p>Action: Request for plaque has been added to the next round. Funding for pipe organ will be addressed by Mayor and/or Division 7 office.</p>
<p>13. General Business</p>	<p>∑ Australian Heritage Festival Qld 2018 - Join the National Trust in celebrating Australia's cultural heritage, through talks, tours, exhibitions and events across Queensland.</p> <p>∑ Commonwealth Hotel/Murphy's Pub – Committee members would like an update on progress at the next meeting.</p> <p>Action: Strategic Planning to arrange for an update from relevant officer.</p>
<p>Meeting Close</p>	<p>The meeting closed at 10.30 a.m.</p>

Heritage and Monuments Advisory Committee – Members update, April 2018

Organisation	Update
Engineers Australia – Engineering Heritage Queensland	<ul style="list-style-type: none"> Σ Heritage Recognition Program. Eighteen sites for the EHA Marker Program are at various stages of development and continue to be progressed. Included in the ICC LGA are the Ipswich Railway Workshops and Scotts of Ipswich. Σ Technical Program. Presentations on The Rockhampton Railway Roundhouse, Volunteer Restoration of Small Gauge Railway Stock at Woodford Railway Museum and Laser Dimensions of Heritage Buildings are forthcoming. Σ Publication Program. Work on Eminent Queensland Engineers Vol. III and items for EHA periodicals are continuing. The Ipswich Heritage Walk/Drive Booklet is progressing and following the success of the Story Bridge brochure, a brochure on the Walter Taylor Bridge is being considered. Σ The National Board of Engineering Heritage Australia's 100 years Celebration. The Centenary Year book will be released by the end of the year. Tracing our engineering heritage, the book will have 100 titles in ten subject chapters. EHQ is contributing to the content. Σ Notable Event. EHQ continues to be involved in activities relating to the recovery of the Edison Tubes from George Street, Brisbane. The tubes carried current to supply electricity to the Parliament buildings in the 1880s and their recovery in February received local and overseas media attention. In conjunction with Energex and with the assistance of UGL, EHQ is facilitating the sectioning of the tubes and their interpretative display in Queensland Parliament House and institutions overseas. Σ Archives Program. This program is continuing. Σ Biographies and Oral History Program. Further video and audio recordings are being considered.
Ipswich Genealogical Society	<ul style="list-style-type: none"> Σ There was an abrupt stop to the work on Brighton & Brigg Houses, but contact has been made and a crew will come to finish the project. Σ Members have been busy washing walls and cleaning all the dust from the work that has been carried out, and more needs doing. Σ A part of the roof above the verandah lifted, and after some discussion with the contractor who had installed the new gutters, it was agreed that the invoice for the repair would be cancelled. Σ A new roll up banner has been purchased to make the Society more visible, at the different venues we attend, and open Days at Cooneana, and we thank our Patron Councillor Kylie Stoneman for her support. Σ As part of the Ipswich Festival, Information Sessions were held on 14 and 17 April. Family History Research resources were showcased and a number of new members joined at this time. The Society will be represented at the Welsh Church Open Day on 21st April and the Gathering of the Clans on 10th June.

Ipswich Historical Society	<ul style="list-style-type: none"> Σ The Cooneana Conservation plans has been put into action. Ceilings replaced, some cladding removed and old wall paper uncovered (some rooms have 5 layers). Also found old newspapers from the 1870's. Σ 150th year anniversary of Cooneana (house) celebration and book publication planned. Σ A PHD student is preparing a thesis on the Woollen Mills. She is searching for people who worked at the Mills.
Ipswich Hospital Museum	<ul style="list-style-type: none"> Σ Planning the next exhibit 'Pestilence, Plagues, Poultrices, Pustules and Pyrexias' – The Epidemics, Infections and Fevers in Ipswich and the Ipswich Hospital. Opening to coincide with International Infection Control Week October 14-20, 2018. Σ Three IHM Volunteers will be speaking at the Ipswich Libraries "Chasing the Past" presentations at the BJ Auditorium on 26 April. Σ The Museum will be open to coincide with the National Trust's Great Houses of Ipswich Open Day on 12 May (10am – 2pm). Σ The Museum will be open during the Ipswich Hospital Anzac Day Commemoration Service on 24 April and will host a morning tea after the service. Σ A group visit by the Probus Club of Forest Lake is planned for June – date to be confirmed.
National Trust QLD – Ipswich and West Moreton Branch	<ul style="list-style-type: none"> Σ On 12 May 2018 three privately owned homes will open their doors to the public for the Great Houses of Ipswich event. They are: Rhossilli at 4 Glebe Road, Newtown, Dougleen at 67 Thorn Street, Ipswich and Brighton Cottage at 51 Waghorn Street Ipswich. The Hospital Museum will also be open.
Rosewood Scrub Historical Society	<ul style="list-style-type: none"> Σ The Rosewood Scrub Historical Society Hall (73 Edmond Street, Marburg) is open on the 1st and 3rd Sundays of each month and is manned by 2 volunteers from 1.30pm – 4pm. Σ Marburg Anzac day service – everyone welcome.
Workshops Rail Museum	Update available at the next HMAC.
National Serviceman's Association (Nashos)	Building restoration continuing at Wacol. This location is now open for meetings (external) and the museum is open on weekends. The site is open on Wednesday and Fridays with the Chapel being used for weddings and funerals. The Chapel contains 12 of the original pews. The remainder of pews were located at a demolition auction at a Sunshine Coast church. Future HMAC Meeting possibility on site at Boundary Road, Richlands.

LLS:DF
H:\IPA Planning Scheme Draft Amendments\2017-03 Major
Amendment Package\5. Post Notification\Committee Report

Planning, Development and Heritage Committee		
Mtg Date 22/05/2018	OAR	YES
Authorisation: John Adams		

8 May 2018

MEMORANDUM

TO: CITY PLANNER

FROM STRATEGIC PLANNING MANAGER

RE: PLANNING SCHEME MAJOR AMENDMENT PACKAGE 03/2017

INTRODUCTION:

This is a report by the Strategic Planning Manager dated 8 May 2018 concerning the public consultation outcomes of Planning Scheme Major Amendment Package 03/2017. The report is intended to inform Council's response following public consultation of the proposed amendments and to enable the amendments to be referred to the Minister requesting approval for adoption in accordance with the provisions of the *Planning Act 2016 (PA)* and *Statutory Guideline Minister's Guidelines and Rules (MGR)*.

BACKGROUND:

On 22 August 2017, Council resolved to amend the Ipswich Planning Scheme by adopting the proposed amendments outlined in the Team Coordinator (Strategic Planning) report dated 7 August 2017. Council also resolved that the proposed amendments be forwarded to the Minister for consideration of State interests in accordance with the provisions of the PA and MGR.

Planning Scheme Major Amendments

The proposed major planning scheme amendments relate to the following matters:

1. Auxiliary units;
2. Operational planning scheme amendments;
3. Planning scheme mapping; and
4. Schedule 2 – Character Places

State Interest Review

The proposed Planning Scheme Major Amendment Package was forwarded to the Department of Infrastructure, Local Government and Planning (DILGP) on 25 August 2017 requesting a 'State interest review' and seeking the Minister's agreement to proceed to public consultation of the amendment package in accordance with the PA and MGR.

During the state interest review process, DILGP met with Council officers (9 October 2017) to clarify the intent of the amendments relating to auxiliary units, with further clarifying changes to the wording of the amendments provided to DILGP on 11 October 2017.

The 'State interest review' was completed on 30 January 2018, with the granting of Ministerial approval (by correspondence on this date) for Council to publicly consult the proposed amendments without any Ministerial conditions (refer to Attachment A). DILGP advised that the proposed amendments to be consulted on should include the changes submitted on 11 October 2017.

OVERVIEW OF THE CONSULTATION PROCESS:

The public consultation period commenced on 5 March 2018 and concluded on 4 April 2018. The public consultation process included the following elements in accordance with the communication strategy approved by the Department:

- Σ a statutory public notice published on 5 March 2018 in the Queensland Times newspaper;
- Σ displaying a copy of the public notice on the ground level of the Council Administration Building at 45 Roderick Street, from 5 March 2018 to 4 April 2018 inclusive;
- Σ availability to view the public notice and entire amendment package on the Ipswich City Council Planning and Development Department webpage;
- Σ a copy of the proposed planning scheme amendments available for inspection and purchase at the Planning and Development Customer Service Counter on the ground level of the Council Administration Building at 45 Roderick Street, from 5 March 2018 to 4 April 2018 inclusive;
- Σ professional Strategic Planning staff available for counter and phone enquiries during the notification period;
- Σ emailing of an eAlert on 5 March 2018 to all subscribed Planning and Development Department eAlert members;
- Σ social media posts on Council's Facebook and Twitter accounts; and
- Σ individual notification letters sent to the rateable address of property owners directly affected by the amendments, including property owners affected by the amendments to Overlay Map OV2 – Key Resource Areas, Buffers and Haul Routes, and zoning and Schedule 2 amendments.

OVERVIEW OF SUBMISSIONS:

At the close of the public consultation period, Council received two (2) properly made submissions. In accordance with the PA and the MGR, Council must consider every properly made submission about the proposed amendment package and must prepare a consultation

report about how Council has dealt with properly made submissions. The consultation report is a written report that outlines, as a minimum, consultation undertaken with the public, any issues raised in properly made submissions and the outcomes reached. The consultation report is to be:

- a) provided to each person who made a properly made submission (which may be given electronically or by providing a link to the location of the consultation report on the Council's website); and
- b) available to view and download on the Council's website; or
- c) available to inspect and purchase in each of the Council's offices.

In accordance with established Council practice, each submitter was sent an acknowledgement letter advising that their submission will be considered in the finalisation of the amendment package.

A summary breakdown of the issues raised in the submissions is provided below with a full copy of each submission provided in Attachment C.

Attachment D provides the detailed review and response to the issues raised and will form the basis of the consultation report.

(1) Lend Lease

The submission related to the proposed amendments for Auxiliary Units. The submission provides comment on the following issues:

Auxiliary Units – minimum lot size

Lend Lease contends the minimum lot size for Auxiliary Unit (AU) lots should be reduced from 800m² to 450m².

Auxiliary Units – special characteristics – 100m separation

Lend Lease contends the proposed requirement (within Special Characteristic (c)(iv)) *“..provide a minimum 100m separation to any other auxiliary unit lot in the same street”* be removed as it is unclear and the outcomes desired can already be achieved with the other proposed locational criteria.

Auxiliary Units – further matters

Lend Lease already tries to uphold the design principals outlined in the proposed amendments through their own volition.

Allotments that potentially do not comply with the proposed 800m² size requirement have already been sold off the plan to auxiliary unit builders off the plan and concern is raised as to how Council intends to accommodate these situations.

(2) UDIA Queensland

The submission related to the proposed amendments for Auxiliary Units. The submission provides comment on the following issues:

Auxiliary Units – minimum lot size

The UDIA does not support the proposed requirement for a minimum lot size of 800m² that is also used for dual occupancy proposals.

Auxiliary Units – special characteristics – 100m separation

The UDIA supports some proximity controls to limit auxiliary dwellings.

Auxiliary Units – nomination of Auxiliary Unit Lots at reconfiguration stage

The UDIA does not support nomination of Auxiliary Unit Lots at reconfiguration stage.

Auxiliary Units – limiting siting relaxations

The UDIA does not support limiting auxiliary units by limiting siting relaxations for auxiliary units.

Auxiliary Units – Auxiliary Units are now treated as Dual Occupancy development

The proposed amendment will mostly apply dual occupancy rules to auxiliary units which the Institute contends to be inappropriate and also requests that the *Planning Act* regulation definition ‘Secondary Dwelling’ should be used in the planning scheme.

Auxiliary Units – further matters

The UDIA supports the provision of controls for the design of auxiliary units and suggests that some car parking, private outdoor open space, and proximity requirements are appropriate for auxiliary unit development.

The UDIA contends no empirical evidence or investigations have been provided to explain the proposed amendments.

Common issues in the submissions

Common issues between the two submissions included:

- ∑ Auxiliary Units – minimum lot size, and
- ∑ Auxiliary Units – special characteristics – 100m separation.

It is proposed that further correspondence be sent to each submitter detailing how the consultation report can be accessed in order to view Council’s consideration of the issues outlined in each properly made submission. It is proposed that the consultation report be made available to view and download on Council’s Planning and Development Department webpage.

WHERE TO FROM HERE?

The full Major Planning Scheme Amendment process under the PA and MGR is outlined in Attachment B to this report.





It is proposed that the finalised amendments be forwarded to the Minister requesting adoption of the proposed amendments.

Once the Minister grants approval, Council may then adopt the Planning Scheme amendments allowing them to take effect.

Consequential amendments to Implementation Guideline No. 1 – Development Standards for Auxiliary Units and Dual Occupancies including those which are used to Accommodate

Relatives or Aged or Infirm Persons will be required dependent upon the adoption of the Auxiliary Unit amendments proposed by this amendment package. Further reporting on the proposed amendments to the Implementation Guideline will be made in a future report to Council.

ATTACHMENTS:

Name of attachment	Attachment
Minister's endorsement to commence public consultation	 Attachment A
PA major planning scheme amendment process under the MGR	 Attachment B
Copy of Submissions	 Attachment C
Summary of Submissions and Consultation Report	 Attachment D

RECOMMENDATIONS:

- A. That the comments received through the submissions be noted.
- B. That Council resolve to proceed with the proposed amendments to the Ipswich Planning Scheme as detailed in the report by the Team Coordinator (Strategic Planning) dated 7 August 2017 inclusive of the further amendments provided to DILGP on 11 October 2017.
- C. That the Strategic Planning Manager be requested to attend to the relevant matters associated with the proposed amendments including:
 - i. preparing the relevant documentation;
 - ii. advising the submitters as to how to access the consultation report regarding how Council has dealt with properly made submissions;
 - iii. making the consultation report available to view and download on Council's Planning and Development Department webpage; and
 - iv. forwarding the relevant documentation to the Minister seeking approval to adopt.

Nick Vass-Bowen
STRATEGIC PLANNING MANAGER

I concur with the recommendations contained in this report.

John Adams
CITY PLANNER



4 April 2018

Ipswich City Council
PO Box 191
IPSWICH QLD 4305

Attn: Strategic Planning Manager

Sent by post and electronically: strategic@ipswich.qld.gov.au

Dear Sir/Madam,

Re: Proposed Planning Scheme Major Amendment Package 03/2017 – Submission

Lendlease would like to thank Ipswich City Council for the opportunity to provide a submission in relation to the proposed Ipswich Planning Scheme Major Amendment Package 03/2017. Our submission focuses on the auxiliary unit provisions that are to be amended under this package. Lendlease, in general, is supportive of these changes, subject to some key amendments.

As a master planned community developer, Lendlease prides itself on creating great places, which amongst other things involves have a mix of residential products available. Allotments capable of containing auxiliary units are pivotal in providing this mix.

To date, Lendlease (on its Fernbrooke Ridge project) has been controlling the ability for purchasers to construct auxiliary dwelling units via its sales contract and house building covenants process, to allotments only nominated by Lendlease. It is in this way that we have been able to 'salt and pepper' auxiliary units into select locations, dispersed throughout the project, in turn allowing for desired design and carparking outcomes to be achieved. This is another layer over and beyond Council's Planning Scheme that we have implemented to ensure that good quality streetscapes were maintained, and to avoid concentrations of auxiliary units from stemming.

The following submission highlights some of the new/revised provisions which we have concerns with. Lendlease invites the opportunity to discuss these matters further with you.

1. Auxiliary Unit Amendments – Minimum Lot Size

Lendlease has significant concerns regarding the proposed minimum lot size of 800m² for an "Auxiliary Unit Lot" as outlined in Council's amended Reconfiguring a Lot Code Appendix A.

Submission

Lendlease proposes the minimum lot size for Auxiliary Unit Lots be reduced from 800m² to 450m².

Rationale

The proposed minimum lot size of 800m² for Auxiliary Unit Lots is too large to achieve the intended purpose of the designation. Auxiliary units when designed and constructed properly



should not dominate the streetscape, and should blend in like other single detached housing developments.

The 800m² minimum lot size is counterintuitive to current best practice in residential subdivision design, and the principals of providing a diversity of housing; particularly affordable housing, and multi-generational living. As such, Lendlease considers 450m² as an appropriate minimum lot size for this new lot type.

Our rationale behind this proposed reduced minimum lot size considers the fact that auxiliary units are restricted in size and by number of bedrooms by the Planning Scheme. Given that the main dwelling on the lot is expected to be larger in size, a minimum lot size of 450m² enables a satisfactory main dwelling and smaller auxiliary relationship to be maintained. A minimum lot size of 800m² is excessive for such a small addition to a standard dwelling.

We also note that 800m² is the minimum lot size currently prescribed for Dual Occupancy Lots under the Planning Scheme. Making the Auxiliary Unit lot size the same as the Dual Occupancy Lot size will likely discourage the development of auxiliary units all together, and will encourage a greater uptake of dual occupancies where not necessarily required (because as stated earlier, the auxiliary units play a role in the overall lot mix required in a community, between single detached housing and dual occupancy). A smaller minimum lot size for the Auxiliary Unit Lot type is necessary to distinguish between the scales of these two types of developments.

The majority of Council's proposed Special Characteristics outlined within Appendix A of the Reconfiguring a Lot Code are better placed to control appropriate locations for auxiliary dwellings, rather than relying off a large minimum lot size. The amenity of these types of developments can be further managed through existing provisions such as site cover and setbacks, which both the main dwelling and auxiliary unit will need to comply with.

2. Auxiliary Unit Amendments – Special Characteristics

Further to the comments above, Lendlease also has concerns regarding Special Characteristic (c)(iv), which is outlined in Council's amended Reconfiguring a Lot Code Appendix A as follows:

*“(c) For any stage of a reconfiguration, auxiliary unit lots;
(iv) provide for a maximum of two auxiliary unit lots adjoining or within 20m of each other and provide a minimum 100m separation to any other auxiliary unit lot in the same street.”*

Submission

Lendlease propose that Special Characteristic (c)(iv) be amended as follows:

*“(c) For any stage of a reconfiguration, auxiliary unit lots;
(iv) provide for a maximum of two auxiliary unit lots adjoining or within 20m of each other.”*

Rationale

The second half of Special Characteristic (c)(iv) is not required for auxiliary units, as it is unclear and repetitive of the other Special Characteristics. The term *“in the same street”* can be easily



confused, given in certain circumstances it can be difficult to distinguish where a street begins and ends. Furthermore, the idea of separating auxiliary units by a distance of 100m (presumably to avoid over concentrations) will be achieved through the other Special Characteristics, namely those provisions relating to overall residential density and percentage of auxiliary units (no more than 20%, which Lendlease is supportive of). We believe that there is no need to specifically identify a separation distance of 100m given the other provisions will naturally accommodate an appropriate dispersion.

It is acknowledged that Special Characteristic (c)(iv) is reflective of that which is included in the Dual Occupancy Lot provisions. However, we implore Council to consider the difference between these two types of development, particularly in scale, and make the necessary changes to the provisions where best suited.

3. Further matters

In undertaking these changes, Council needs to be aware that master planned developers such as Lendlease have already been trying to uphold the design principals outlined in the proposed changes through our own volition. As a result, we have already sold certain allotments to auxiliary unit builders off the plan. Some of these allotments would not strictly comply with Council's proposed Auxiliary Unit Lot provisions; namely the 800m² minimum lot size.

We have significant concerns regarding how Council intends to accommodate these situations where land subdivisions are complete, the land has been sold, but the built product (namely the auxiliary units) are not yet under construction. How is Council going to ensure that Lendlease can maintain grandfather rights in these instances? We would appreciate the opportunity to work with Council through this matter to ensure we can close out our Fernbrooke Ridge project without any issues arising from these new provisions.

Once again, thank you for the opportunity to make submission on your proposed amendments. We would be happy to meet with you further to discuss our submission, or to visit some of the streetscapes we have nominated. Please do not hesitate to contact me should you wish to discuss this further.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Philip Mann", written over a light blue horizontal line.

Philip Mann
Planning Manager Queensland, Communities
Lendlease



4 April 2018

Strategic Planning Manager

Ipswich City Council

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Ipswich Qld 4305

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Brisbane QLD 4000

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By post/mailed to strategic@ipswich.qld.gov.au

Dear Sir/Madam,

Amendments to the Ipswich Planning Scheme Planning Scheme Major Amendment Package 03/2017

The Ipswich branch of the Urban Development Institute of Australia Queensland (the Institute) welcomes the opportunity to provide comment on the proposed amendments to the Ipswich Planning Scheme Planning Scheme Major Amendment Package 03/2017 (Amendment). The draft Amendment will have significant implications for the industry and the community.

The Institute supports most elements of the proposed Amendment but wishes to provide comment on the specific amendment below:

Amendment to the Single Residential (Auxiliary Unit) accepted development triggers for Auxiliary Unit locations and consequential amendments

The Institute supports the wide availability of auxiliary dwellings. Auxiliary dwellings are smaller secondary dwellings on the site of detached homes available to be used in association with the main home. The additional dwelling provides an affordable housing opportunity that meets family lifecycle needs such as:

- providing support and accommodation to an aged person
- a step through near independent home for growing teenagers or household forming millennials
- an option for struggling home buyers to lease a portion of the property to assist in paying the mortgage
- additional space for larger families
- for the substantial and growing numbers of single persons living alone.

The dwellings provide a diversity of housing choice for the city's residents, and while not separately titled create a significant economic investment across the city.

The Institute supports the general underlying approach of the council's existing policy with regard to auxiliary dwellings. The present Ipswich approach provides for very small additional dwellings that do not

trigger the need for infrastructure charges as an option for families. The 50 m² size limit on the auxiliary dwellings, is very small but realistic to limit demand and intensity of land use. The Institute does not support changes that undermine this opportunity for affordable housing.

The Institute considers the proposed Amendment will mostly apply dual occupancy rules to auxiliary dwellings. The Institute considers Ipswich's small auxiliary dwellings are far from being a dual occupancy land use in intensity and appearance and should not be treated as such.

The Institute is concerned no empirical evidence or other investigations that may have been undertaken have been released to explain the proposed Amendment. The Institute considers this material is required before such a major revision to one of the planning scheme's key housing diversity initiatives.

The Institute considers the council should use the Planning Act regulation definition to the auxiliary dwelling land use. The Planning Act regulation defines this use as a secondary dwelling - use of the statewide standard definition is the appropriate term for consistency and efficiency of use.

Our advice is that in the main these new house and auxiliary dwelling developments are occupied by single family groups as a single home. This reflects that new residents often seek as large as possible homes for their housing needs. It is possible however the secondary dwelling could be used in a more flexible manner at a future stage.

The Institute particularly does not support the proposed requirement for a minimum lot size of 800 m² that is used for dual occupancy proposals, or the mandatory nomination of auxiliary dwelling sites at the reconfiguration of a lot (ROL) stage for the estate. These changes are considered extreme and would massively limit this accommodation in new estates. It would effectively not allow families discretion to provide auxiliary dwelling accommodation as and when they need it.

The Institute considers that, provided the dwelling and auxiliary dwelling has adequate private open space and onsite car park provision there should not be a minimum lot size required. The Institute's view is that design controls can ensure that traditional detached house street character can be achieved. Design requirements can ensure an integrated design in an attached, separate or 2 storey configuration. This is also most effective when undertaken as a complete new estate development.

Additional infrastructure charges for these homes with small secondary dwellings is not considered appropriate.

The Institute supports:

- the proposed design changes to ensure integrated house and auxiliary unit development
- adequate car parking provision (bringing the number to 3 on site car parking spaces in an ordinary situation)
- meeting private outdoor open space requirements
- some proximity controls to limit auxiliary dwellings, we would appreciate an opportunity to discuss the mechanism for managing these controls.

The Institute does not support:

- Requiring a minimum lot size of 800m²
- Requirement to identify auxiliary dwelling sites at the ROL stage

- Limiting secondary dwellings by limiting siting relaxations for auxiliary dwellings.

The South-East Queensland Regional Plan places considerable emphasis on the need for the delivery of additional 'missing middle' diversity of housing, and auxiliary dwellings assist to meet that need. The Institute considers auxiliary dwellings are an accommodation option that is increasingly important in this era of decreased housing affordability. This type of accommodation has long been used by residents and should not be taken away or seriously constricted.

The Institute supports the considerable efforts of the Council in planning for the City. Thank you for the opportunity to review the draft Amendment. If you have any questions relating to this submission, please contact Anna Cox (acox@udiaqld.com.au) on (07) 3229 1589. We would welcome the opportunity to meet with you to discuss our submission and particularly acceptable mechanisms for managing over concentration of auxiliary dwellings.

Yours sincerely

Urban Development Institute of Australia (Queensland)



Frank Galvin
Ipswich Branch President



The Hon Cameron Dick MP
Minister for State Development,
Manufacturing, Infrastructure and Planning

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Email statedevelopment@ministerial.qld.gov.au
www.dsdmip.qld.gov.au

Our ref: MC17/3934
MA-00001

Your ref: 03/2017

30 JAN 2018

Councillor Andrew Antonioli
Mayor
Ipswich City Council
PO Box 191
IPSWICH QLD 4305

Dear Councillor Antonioli

Andrew,

Thank you for the Ipswich City Council's letter of 25 August 2017 to the then Minister for Infrastructure and Planning, the Honourable Jackie Trad MP, about the Major Amendment Package 03/2017 (proposed amendment) to the *Ipswich Planning Scheme 2006* (planning scheme). As the newly appointed Minister for State Development, Manufacturing, Infrastructure and Planning, I am now responding.

The proposed amendment has been assessed in accordance with chapter 2, part 4, section 17.2 of the Minister's Guidelines and Rules (MGR), as well as the *Planning Act 2016*, the Planning Regulation 2017, the state interests contained in the *State Planning Policy July 2017* (SPP July 2017), and the *South East Queensland Regional Plan 2017 (ShapingSEQ)*.

I am pleased to advise that in accordance with the MGR, I am satisfied the proposed amendment appropriately integrates state interests and Ipswich City Council (the council) may now proceed to public consultation in accordance with the communications strategy provided on 25 August 2017.

I note that during the state interest review, areas for further work were identified to better align the planning scheme with the cultural heritage state interest, as expressed in the SPP July 2017. Specifically, I recommend that the council prepares a statement of local heritage significance for the proposed new local heritage place included in the proposed amendment, namely 'Macadam Constructed Road and Stone Culverts', in accordance with the cultural heritage state interest in SPP July 2017.

Further, I encourage the council to consider preparing and publishing statements of local cultural heritage significance for all character places in the preparation of your forthcoming new planning scheme. The Department of State Development, Manufacturing, Infrastructure and Planning (the department) will work in partnership with you to achieve this.

If you require any further information, please contact Ms Ursula O'Donnell, Manager, Planning and Development Services – South, in the department, on (07) 3432 2424 or ursula.odonnell@dilgp.qld.gov.au, who will be pleased to assist.

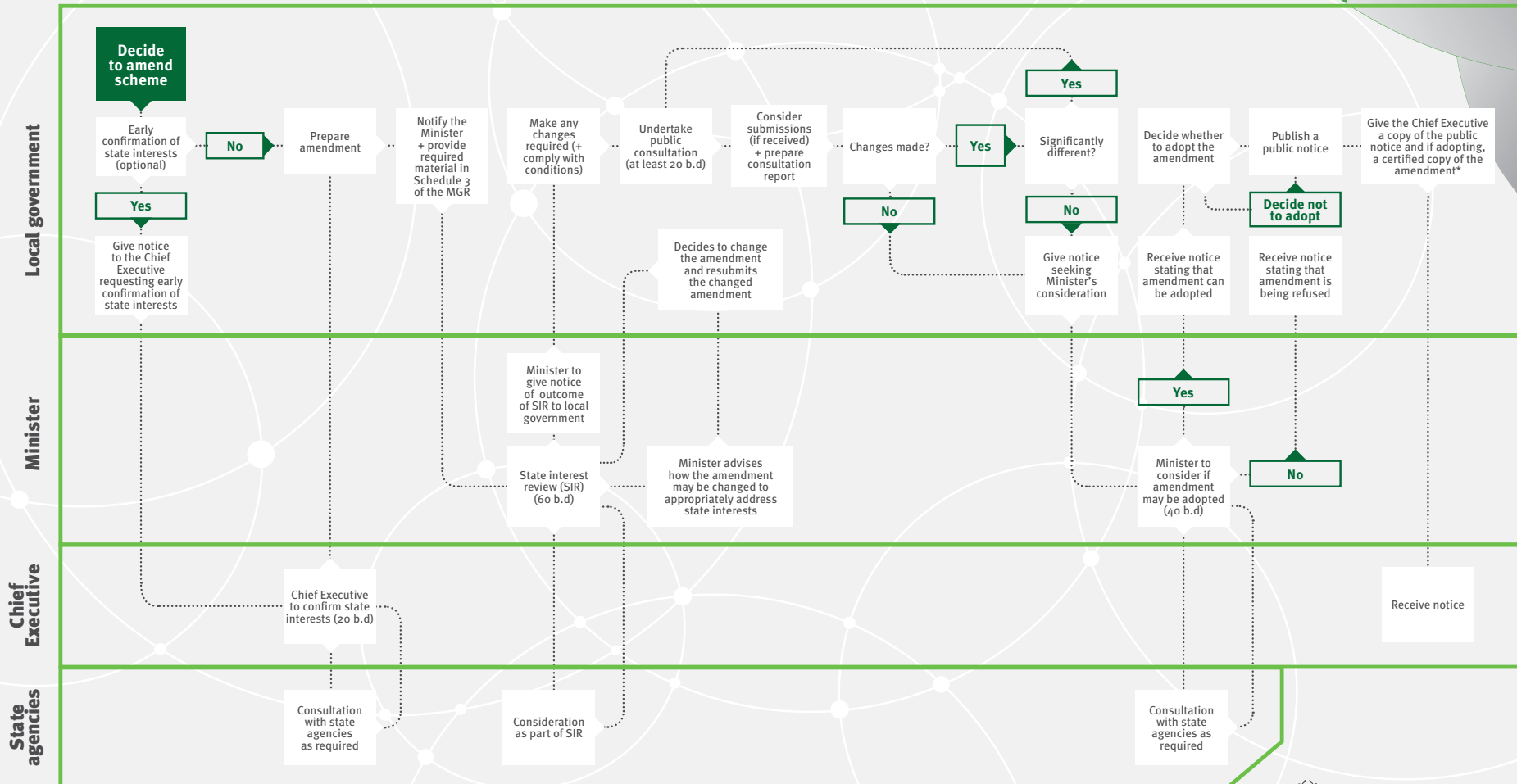
Yours sincerely



CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

cc: Mr Gary Kellar
Acting Chief Executive Officer
Ipswich City Council



Major planning scheme amendment



* The copy/copies must be given to the Chief Executive within 10 business days of publishing the public notice.



Copy of submissions – Major Amendment Package 03/2017

Submitter Reference	Submitter	Submission Date	Attachment
1	Lend Lease Attn: <i>Philip Mann</i> GPO Box 2777 Brisbane QLD 4001	4 April 2018	 Submission 1
2	Urban Development Institute of Australia (Queensland) Attn: <i>Frank Galvin</i> GPO Box 2279 Brisbane QLD 4001	4 April 2018	 Submission 2

Consultation Report

Planning Scheme Major Amendment Package 03/2017

Introduction

This report summarises the consultation activities undertaken during the public notification period for Planning Scheme Amendment Package 03/2017.

It provides a summary of the key issues raised in the submissions and outcomes reached.

Background

At its meeting of 22 August 2017, Council resolved to amend the Ipswich Planning Scheme by adopting the proposed amendments outlined in the Team Coordinator (Strategic Planning) report dated 7 August 2017. The proposed Planning Scheme Major Amendment Package was forwarded to the Department of Infrastructure, Local Government and Planning (DILGP) on 25 August 2017 seeking the Minister's agreement to proceed to public consultation of the amendment package in accordance with the *Planning Act (PA)* and Minister's Guidelines and Rules (MGR). During the state interest review process, DILGP met with Council officers to clarify the intent of the amendments relating to auxiliary units, with further clarifying changes to the wording of the amendments provided to DILGP on 11 October 2017.

The 'State interest review' was completed on 30 January 2018, with the granting of Ministerial approval (by correspondence on this date) for Council to publicly consult the proposed amendments without any Ministerial conditions. DILGP advised that the proposed amendments to be consulted on should include the changes submitted on 11 October 2017.

The purpose and general effects of the proposed planning scheme amendments are as follows:

- Amendment to the Single Residential (Auxiliary Unit) accepted development triggers for Auxiliary Unit locations and consequential amendments;
- Amendment to make 'restaurant' a consistent use within the Special Opportunity Zone, Sub Area SA15 – Powells Road, Yamanto;
- Amendment to the parking space provisions for single residential use in the Parking Code to remove duplication and ensure consistency with the Ipswich Planning Scheme and Queensland Development Code;
- Amendment to the Reconfiguring a Lot Code to clarify footpath provision for a Collector Street;
- Amendment to Zoning Map Z15 for 25 Kendall Street, East Ipswich;
- Amendment to Overlay Map OV2 – Key Resource Areas, Buffers and Haul Routes at Pine Mountain and Muirlea to remove the Kholo Sands Key Resource Area consistent with state government mapping; and
- Amendment to Schedule 2 – Character Places to remove a listing at Kraatzs Road, Tallegalla and include a listing at Grandchester Mt Mort Road, Grandchester.

Consultation

The public consultation process commenced on 5 March 2018 and concluded on 4 April 2018.

The public consultation process included the following elements in accordance with the approved communications strategy:

- a statutory public notice published on 5 March 2018 in the Queensland Times newspaper;
- displaying a copy of the public notice on the ground level of the Council Administration Building at 45 Roderick Street, from 5 March 2018 to 4 April 2018 inclusive;
- availability to view the public notice and entire amendment package on Council's Planning and Development Department web page;
- a copy of the proposed planning scheme amendments available for inspection and purchase at the Planning and Development Customer Service Counter on the ground level of the Council Administration Building at 45 Roderick Street, from 5 March 2018 to 4 April 2018 inclusive;
- professional Strategic Planning staff available for counter and phone enquiries during the notification period;
- emailing of an e@lert on 5 March 2018 to all subscribed Planning and Development Department e@lert members;
- social media posts on Council's Facebook and Twitter accounts; and
- individual notification letters sent to the rateable address of property owners significantly affected by the amendments, including property owners affected by the amendments to Overlay Map OV2 – Key Resource Areas, Buffers and Haul Routes, and zoning and Schedule 2 amendments.

Submissions

The **Submission Summary Table** provides a summary of the key issues raised in the submissions and outcomes reached.

Two properly made submissions were received during the consultation period. In accordance with the *Planning Act*, all properly made submissions have been considered. After consideration of the issues raised in the submissions, no changes are proposed to the amendments.

Following Council's consideration of the issues raised in submissions and the publication of this report, each submitter will be contacted in writing to provide reference to the location of this report on Council's website.

Submission Summary Table

The table below provides a summary of the issues raised in submissions with comments in response to issues raised. The table does not document every individual issue, instead providing a summary of the key issues raised by multiple submitters in the submissions.

Submission Reference	Submitter's feedback	Comments	Proposed Outcomes
Issue 1: Auxiliary Units – Minimum Lot Size			
01 02	<p>Opposition to a minimum lot size of 800m² for the following reasons:</p> <ul style="list-style-type: none"> - a minimum lot size should be removed or reduced from 800m² to 450m²; - a 450m² lot enables main dwelling and auxiliary unit relationships to be maintained; - an 800m² minimum lot size is counterintuitive to providing a diversity of housing particularly affordable housing and multigenerational living; - an 800m² minimum lot size is excessive given auxiliary units are restricted in size and number of bedrooms; - design controls are preferred to determine locations of auxiliary units rather than minimum lot size and to ensure that traditional detached house street character can be maintained; - if the Dual Occupancy and Auxiliary Unit minimum lot size are the same, it is likely that Dual Occupancy development will be preferred, thereby reducing the number of Auxiliary Units and impacting housing diversity; 	<p>The nomination and approval of an 'Auxiliary Unit Lot' type during subdivision (reconfiguration) is appropriate as this is when the lots in the subdivision that are optimal for auxiliary unit development can be identified and appropriately provided for in the subdivision design stage. This approach provides the opportunity for improved design outcomes at well-chosen sites, and a more efficient distribution of auxiliary units across the land release as a whole delivering housing diversity whilst avoiding problematic concentrations of auxiliary units.</p> <p>Whilst the proposed special characteristics requirements identified in the Reconfiguring a Lot Code provide appropriate benchmarks for the assessment of Auxiliary Unit development proposals, the 800m² lot size of Auxiliary Unit Lots acts as a good primary indicator (trigger) of whether the proposal should be subject to assessment for its impact on the surrounding uses and is considered to be a size that can contain associated impacts associated with the auxiliary unit and the 'primary dwelling unit' (which isn't limited in size). A development application can be submitted for Council's</p>	No change

	<ul style="list-style-type: none"> - if the dwelling and auxiliary unit have adequate private open space and onsite car parking provision there should be no minimum lot size. 	consideration where a lot is less than 800m ² having regard to the Auxiliary Unit location requirements proposed by the amendments which will be assessed on its merits.	
Issue 2: Auxiliary Units – Special Characteristics – 100m separation			
01 02	<p>Opposition to the proposed requirement Special Characteristics (c) (iv) “..provide a minimum 100m separation to any other auxiliary unit lot in the same street”. Request that it be removed or reduced as:</p> <ul style="list-style-type: none"> - it is unclear (the term ‘in the same street’ can be easily confused regarding where a street ends and begins), and is repetitive of the other special characteristics -Conformity with the other special characteristics will prevent over-concentrations of auxiliary units <p>The separation requirements are the same as for dual occupancy development however auxiliary units should be treated differently owing to the difference in scale between the development types.</p>	<p>Analysis and investigations have identified that the main problems associated with the over concentration of auxiliary units are occurring in new housing estates where these are being concentrated in contiguous rows. This is generally not occurring in older estates or infill areas owing to the less likelihood of assembling or marketing the land.</p> <p>Proximity to another auxiliary unit provides a good indicator of whether an auxiliary unit development proposal should be subject to assessment for its impact on surrounding land uses, as concentrations of auxiliary units can result in amenity, streetscape character and density inconsistent with the intent of the zone.</p> <p>In practice auxiliary units have experienced similar impacts as for dual occupancy uses such as car parking and visual amenity issues and have resulted in the creation of defacto duplex dwelling estates (that do not conform to the planning scheme requirements in terms of clustering and separation distances). In some instances more than 90% of a street or entire subdivision are being developed with auxiliary units. The use of similar separation distance criteria to dual occupancy uses is therefore appropriate.</p>	No change

		The proposed auxiliary unit provisions will operate in the same way as the existing dual occupancy provisions in regard to determining whether they are in the same street. Where one street meets another, it would be possible under the special characteristics requirements as proposed for two auxiliary unit developments closer than 100 metres apart to be considered accepted development as they are in different streets.	
Issue 3: Auxiliary Units - Nomination of auxiliary unit lots at reconfiguration stage			
02	Opposition to the requirement for nomination of auxiliary unit lots at reconfiguration of a lot stage. The requirement would limit the provision of this accommodation type in new estates and will effectively not allow families the discretion to provide auxiliary unit accommodation as and when they need it.	The requirement ensures that at the reconfiguration of a lot stage, the arrangement of Auxiliary Unit Lots is optimised and Auxiliary Units will be appropriately dispersed rather than concentrated in any stage of a reconfiguration to ensure amenity, streetscape character and density is consistent with the intent of the zone. Rather than preventing further development of Auxiliary Unit sites, the requirement ensures that any additional Auxiliary Units in proximity of the originally approved Auxiliary Unit Lots are subject to assessment in order to maintain the intended density, character and amenity of newly established areas.	No change
Issue 4: Auxiliary Units – Limiting siting relaxations			
02	No support for limiting auxiliary units by limiting siting relaxations.	The amendments do not include changes to siting requirements or siting relaxation requirements.	No change
Issue 5: Auxiliary Units – Auxiliary Units are now treated as Dual Occupancy development			
02	The proposed amendments will apply dual occupancy rules to auxiliary units however are not of the same land use intensity and appearance, and should not be treated as	The requirements for Auxiliary Unit and a Dual Occupancy development continue to be different. In practice auxiliary units have experienced similar concerns	No change

	<p>such.</p> <p>The Planning Act regulation definition of ‘Secondary Dwelling’ should be adopted by the planning scheme.</p>	<p>to dual occupancy uses such as car parking and visual amenity issues and have resulted in the creation of defacto duplex dwelling estates (that do not conform to the planning scheme requirements in terms of clustering and separation distances). The use of similar separation distance criteria to dual occupancy uses is therefore appropriate.</p> <p>The Ipswich Planning Scheme was not prepared under the <i>Planning Act 2016</i> and therefore does not contain the Planning Regulation 2017 definitions.</p>	
Issue 6: Auxiliary Units – Further Matters			
01 02	<p>No evidence or investigations have been provided to explain the rationale behind the proposed amendments.</p> <p>Developers can implement their own design controls which uphold similar design standards to the proposed amendments.</p> <p>The proposed design changes to ensure integrated house and auxiliary unit development is supported.</p> <p>Adequate car parking provision (bringing the number to 3 on-site car parking spaces in an ordinary situation) is supported.</p> <p>Meeting private outdoor open space requirements is supported.</p> <p>Allotments for auxiliary units that do not comply with the proposed amendments have already been sold to auxiliary unit builders off the plan and advice is requested as to how this situation will be addressed by Council.</p>	<p>Analysis was undertaken with regard to distribution and concentration of auxiliary units which found over concentration of auxiliary units in some new housing estates causing impacts principally related to car parking and visual amenity, the creation of defacto duplex dwelling estates (that do not conform to the planning scheme requirements in terms of clustering and separation distances), over concentrations of rental housing and infrastructure contributions not being levied to pay for the additional demand placed on the trunk infrastructure networks (as auxiliary units form part of a single residential use).</p> <p>The purpose of the proposed amendments is to prevent problematic concentrations and an appropriate distribution and location of Auxiliary Unit development by providing additional requirements for the location of Auxiliary Units. Removing ‘clusters’ of Auxiliary Units will remove pockets of density higher than that supported by</p>	No change

		<p>the zone particularly in locations that don't have good access to facilities and services, and potential negative impacts of the development type, particularly impacts on recreation space and on-street parking.</p> <p>The existing Planning Scheme requirements for the design of Auxiliary Units remain, and are not changed by the proposed amendments.</p> <p>In relation to where 'contractual' arrangements have been entered into between a land developer and a purchaser, the proposed amendments will apply in accordance with relevant statutory provisions upon commencement of the amendments, including those relating to a superseded planning scheme.</p>	
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Planning, Development and Heritage Committee	
Mtg Date: 22.05.2018	OAR: YES
Authorisation: John Adams	

8 May 2018

MEMORANDUM

TO: CITY PLANNER

FROM: STRATEGIC PLANNING MANAGER

RE: TEMPORARY LOCAL PLANNING INSTRUMENT NO. 2 OF 2018 (WASTE ACTIVITY
REGULATION) FOR THE EBENEZER/WILLOWBANK/JEEBROPILLY INDUSTRIAL
AREA

INTRODUCTION:

This is a report by the Strategic Planning Manager dated 8 May 2018 proposing a Temporary Local Planning Instrument (TLPI) to facilitate further regulation of waste activity uses in the Ebenezer/Willowbank/Jeebropilly industrial area.

BACKGROUND:

Ipswich has experienced a significant growth in the volume of waste being disposed of in the local government area, which has resulted in highly negative media labelling Ipswich as the 'dump capital' of Australia. This has coincided with a rise in the level of concern being expressed by the community in regard to waste industry operations, raising questions as to the need and appropriateness of waste being disposed of in Ipswich.

On 6 April 2018, the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning made 'Temporary Local Planning Instrument No. 1 of 2018 - Waste Activity Regulation' (cited as TLPI No. 1/2018) in accordance with section 27(3) of the *Planning Act 2016* (the Planning Act). The intent of TLPI No. 1/2018 was to take urgent action to ensure that the regionally significant economic area of Swanbank/New Chum is appropriately regulated to protect existing, approved or planned residential and other sensitive receiving land uses from adverse impacts associated with waste activity uses.

To achieve this intent, the TLPI No. 1/2018 applies to 'waste activity uses' which include;

- ∑ compost manufacturing (enclosed and unenclosed);
- ∑ landfill; and
- ∑ rehabilitating a mining void;

that are proposed within the boundary of the 'Swanbank/New Chum Waste Activity Area' as mapped in TLPI No. 1/2018.

PROPOSED TLPI NO. 2/2018 FOR THE EBENEZER/WILLOWBANK/JEEBROPILLY INDUSTRIAL AREA:

The occurrence of former open cut mining voids located within the Ipswich local government area has resulted in the establishment of waste activities including landfills and compost manufacturing, particularly in the regional business and industry areas of Swanbank/New Chum and Ebenezer/Willowbank/Jeebropilly.

Waste activities in general where not appropriately located, designed and operated can result in significant adverse impacts. Particularly, landfills and compost manufacturing can have negative impacts on and beyond the site boundaries on sensitive land uses and other sensitive receiving uses, surrounding properties and the environment through:

- ∑ reducing air quality through odour and dust;
- ∑ noise;
- ∑ reducing water quality, including by dewatering former mines;
- ∑ risks associated with fire and ground subsidence;
- ∑ reduced visual amenity including when viewing from private properties and from public roads and recreation areas;
- ∑ emission of substances that are harmful to public health; and
- ∑ degraded environmental values including vegetation and habitat and impacts on fauna.

The Ebenezer/Willowbank/Jeebropilly regionally significant industrial area contains several residual mining voids and existing regional waste activity facilities with the potential for further proposals for waste activities within proximity to sensitive receiving land uses, similar to that of the Swanbank/New Chum industrial area.

Concerns have also been expressed by local residents in response to proposed waste activity facilities in the Ebenezer/Willowbank/Jeebropilly industrial area and there is a risk new or expanding waste activities may negatively impact on current and future major events (e.g. CMC Rocks music festival) or motor sports uses occurring in the Ipswich Motorsports Park Precinct.

With the introduction of TLPI No. 1/2018, additional protections have been provided to the Swanbank/New Chum surrounding residential areas, however despite there being similar opportunities for waste activity facilities in the Ebenezer/Willowbank/Jeebropilly industrial area no such protections have been afforded to surrounding residences or other sensitive receiving uses. It is therefore considered necessary to propose the making of a further TLPI as an urgent action to regulate waste activity uses within the Ebenezer/Willowbank/Jeebropilly industrial area to address the risk of adverse impacts from waste activity proposals.

The making of a second TLPI will ensure consistent and equitable application of regulatory provisions for both regionally significant industrial areas on the basis of their shared characteristics and provides an interim response until permanent planning scheme amendments can occur.

This proposed TLPI is to be titled 'Temporary Local Planning Instrument No. 2 of 2018 – Waste Activity Regulation' (cited as TLPI No. 2/2018), and applies generally consistent provisions, content and mapping methodology to that of the Minister's TLPI No. 1/2018. A copy of the proposed TLPI No. 2/2018 is included as Attachment A to this report.

The 'Statement of Reasons' (included in Attachment B to this report) provides a detailed explanation of why the local government proposes the making of TLPI No. 2/2018 and how the proposed TLPI achieves the requirements of section 23(1) of the Planning Act, as required by the statutory guideline Minister's Guidelines and Rules (MGR).

The process to make a permanent amendment to the planning scheme is estimated to take around 350 business days (70 weeks/1 year and 4.5 months) to complete in accordance with the State government's *Guidance for the Minister's Guidelines and Rules* July 2017. It is therefore considered necessary to make a TLPI to suspend the parts of the planning scheme until permanent planning scheme amendments can be adopted and brought into effect.

The TLPI No. 2/2018 is proposed to apply to land within the boundary of the 'Ebenezer/Willowbank/Jeebropilly Waste Activity Area' (refer to the map in Attachment A). The extent of the proposed TLPI waste activity area mapping includes all land in the Ebenezer/Willowbank regionally significant business and industry area, and encompasses lots within the localities of Ebenezer, Willowbank, Jeebropilly, Amberley, Mount Forbes and Mutdapilly.

The 'Ebenezer/Willowbank/Jeebropilly Waste Activity Area' map for the purposes of applying the proposed TLPI No. 2 / 2018 is categorised into two areas, being either land within the 'Ebenezer/Willowbank/Jeebropilly Buffer Area' or 'Ebenezer/Willowbank/Jeebropilly Waste Activity Area'.

The 'Ebenezer/Willowbank/Jeebropilly Waste Activity Area' map is based on similar methodology informing the waste area mapping of the Minister's TLPI No. 01/2018, with the 'Buffer Area' being comprised of a combination of the following:

- ∑ a 750m buffer from residential zoned land and other sensitive receiving uses (e.g. Ipswich Major Events Precinct and RAAF Base Amberley);
- ∑ land within the planning scheme's buffer zones;
- ∑ land within the greenspace framework precinct of the Ebenezer Regional Industrial Area Preferred Land Use Concept Master Plan in the Planning Scheme's Implementation Guideline No. 32 – Ebenezer Regional Industrial Area, with the exception of land within the mapped drainage extent;
- ∑ land within the 'Regional Landscape and Rural Production Area' of the *South East Queensland Regional Plan 2017* (Shaping SEQ); and
- ∑ development constrained land affected by the Planning Scheme's Overlay OV5 – Flooding and Urban Catchment Flow Paths.

Evidence based mapping demonstrating each layer's contribution to the formulation of the 'Ebenezer/Willowbank/Jeebropilly Waste Activity Area' map is contained in Attachment C of this report.

TLPI IMPLEMENTATION REQUIREMENTS:

A Temporary Local Planning Instrument (TLPI) is a statutory instrument that sets out planning and development assessment policies to protect all or part of a local government area from adverse impacts in urgent or emergent circumstances.

Specifically, under section 23(1) of the Planning Act:

- (1) *a local government may make a TLPI if the local government and Minister decide—*
 - (a) *there is significant risk of serious adverse cultural, economic, environmental or social conditions happening in the local government area; and*
 - (b) *the delay involved in using the process in sections 18 to 22 to make or amend another local planning instrument would increase the risk; and*
 - (c) *the making of the TLPI would not adversely affect State interests.*

Once in effect, a TLPI suspends and affects the operation of the planning scheme, however, it does not amend or repeal a planning scheme. To the extent of any inconsistency between a TLPI and the planning scheme or planning scheme policy, the TLPI applies instead of the planning scheme and planning scheme policy.

A TLPI has effect for a duration of up to 2 years from the effective day, unless the TLPI is repealed prior to this date or replaced by a new TLPI to extend its application.





Council may propose an earlier effective day for the making of a TLPI. In such circumstances, the local government must resolve, at a public meeting, an early effective day for the making of a TLPI and make a request to the Minister for an earlier effective day. **It is proposed that the effective day for TLPI No. 2/2018 be the date of the Council Ordinary Meeting, being 29 May 2018.**

The process for Council to make a TLPI is set out in the Planning Act and statutory guideline titled *Minister's Guidelines and Rules* (MGR) dated July 2017. An extract of the procedural requirements as outlined in the MGR is contained in Attachment D of this report.

CONCLUSION:

The making of a TLPI is the only available mechanism to facilitate an interim policy response within the short timeframe. The timeframe associated with undertaking a permanent planning scheme amendment does not afford the same regulatory protection for the community (both residential and participants in major events) and the environment in the interim period, and could result in long-term implications for Council (such as adverse social and environmental impacts on the community and economic consequences owing to effects on major events).

ATTACHMENTS:

Name of Attachment	Attachment
Temporary Local Planning Instrument No. 2 of 2018 (Waste Activity Regulation)	 Attachment A
Statement of Reasons	 Attachment B
Temporary Local Planning Instrument No. 2 of 2018 (Waste Activity Regulation) Evidence Based Mapping	 Attachment C
Statutory TLPI Process extract from the Minister's Guidelines and Rules	 Attachment D

RECOMMENDATION:

- A. That Council resolve to make a temporary local planning instrument in accordance with the *Planning Act 2016* and *Minister's Guidelines and Rules*, as detailed in Attachment A to the report by the Strategic Planning Manager dated 8 May 2018.
- B. That Council resolve an early effective day for the temporary local planning instrument of 29 May 2018, being the day of Council's Ordinary Meeting, and request the Minister's approval for the earlier effective day in accordance with section 9(4) of the *Planning Act 2016*.
- C. That the Strategic Planning Manager be requested to attend to the relevant matters associated with the making and implementing the temporary local planning instrument, including forwarding the temporary local planning instrument to the Minister and the Department of State Development, Manufacturing, Infrastructure and Planning pursuant to the provisions of the *Planning Act 2016* and *Minister's Guidelines and Rules*.

Nick Vass-Bowen
STRATEGIC PLANNING MANAGER

I concur with the recommendations contained in this report.

John Adams
CITY PLANNER

**TEMPORARY LOCAL PLANNING INSTRUMENT No. 2 of 2018
(WASTE ACTIVITY REGULATION)**

Ipswich Planning Scheme 2006

PART 1 – SHORT TITLE

1. This temporary local planning instrument (TLPI) may be cited as TLPI No. 2 / 2018 (Waste Activity Regulation).

PART 2 – OVERVIEW

- 2.1 This TLPI provides an interim policy response in respect to landfill and waste industry uses occurring in the Ebenezer / Willowbank / Jeebropilly industrial area.
- 2.2 This TLPI seeks to balance economic interests against social and environmental interests, at significant risk of being impacted by the current and expected waste activity proposals in the Ebenezer / Willowbank / Jeebropilly industrial area.
- 2.3 In particular, this TLPI seeks to further regulate applications for new or expanded waste activities to protect existing, approved and planned residential and other sensitive receiving uses from adverse impacts including odour, dust, noise, air quality, and amenity (including visual amenity).

PART 3 – PURPOSE OF THE TLPI

- 3.1 The purpose of the TLPI is to regulate applications for new or expanded waste activities within the Ebenezer / Willowbank / Jeebropilly industrial area (located within the Ipswich local government area) to ensure this regionally significant economic area is appropriately regulated to protect existing, approved or planned residential and other sensitive receiving uses (including major events and motorsports uses), from adverse impacts associated with waste activities.
- 3.2 To achieve this purpose, the TLPI—
 1. includes Strategic Outcomes (called “Desired Environmental Outcomes” in the Ipswich Planning Scheme (Planning Scheme)) for the local government area:
 - (i) Waste Activity Uses involving “Rehabilitating a mining void” occur only in the Ebenezer / Willowbank / Jeebropilly Buffer Area or the Ebenezer / Willowbank / Jeebropilly Waste Activity Area; and
 - (ii) Waste Activity Uses involving “Landfill” or “Compost Manufacturing Enclosed” occur only in the Ebenezer / Willowbank / Jeebropilly Waste Activity Area; and
 - (iii) Waste Activity Uses involving “Compost Manufacturing Unenclosed” do not occur in the Ebenezer / Willowbank / Jeebropilly Buffer Area or Ebenezer / Willowbank / Jeebropilly Waste Activity Area.
 2. includes definitions of:
 - (i) “Clean Earthen Material”.
 - (ii) “Compost Manufacturing Enclosed”;
 - (iii) “Compost Manufacturing Unenclosed”;

- (iv) "Landfill";
 - (v) "Rehabilitating a mining void"; and
 - (vi) "Waste Activity Use".
3. includes two waste activity regulation areas:
 - (i) "Ebenezer / Willowbank / Jeebropilly Buffer Area"; and
 - (ii) "Ebenezer / Willowbank / Jeebropilly Waste Activity Area"
 4. prescribes the categories of assessment and assessment benchmarks for "Waste Activity Uses"; and
 5. includes a land use code, being the "Ebenezer / Willowbank / Jeebropilly Waste Activity Code".

PART 4 – DURATION OF TLPI

- 4.1 In accordance with section 9(3)(a) of the *Planning Act 2016* (the Planning Act) the effective day for the TLPI is 29 May 2018.
- 4.2 This TLPI will have effect in accordance with the Planning Act for a period not exceeding two years from the effective day or such longer period as may be permitted by law or unless otherwise repealed sooner.

PART 5 – INTERPRETATION

- 5.1 Where a term used in the TLPI is not defined, the term shall have the meaning assigned to it by–
 - (a) the Planning Scheme; or
 - (b) the Planning Act where the term is not defined in the Planning Scheme.
- 5.2 To the extent of any inconsistency between the Planning Scheme and the TLPI or a planning scheme policy and the TLPI, the TLPI prevails.

PART 6 – APPLICATION OF THE TLPI

- 6.1 The TLPI applies to land identified as within the TLPI boundary on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map in **Attachment A**.

PART 7 – EFFECT OF THE TLPI

- 7.1 This TLPI is a local categorising instrument under the Planning Act which categorises development, specifies the categories of assessment and sets out assessment benchmarks for assessing assessable development against.
- 7.2 The assessment benchmarks under this TLPI are:
 - (a) the Strategic Outcomes set out in Part 3.2(1)
 - (b) **Attachment B**: the "Ebenezer / Willowbank / Jeebropilly Waste Activity Use Code"; and
 - (c) **Attachment C**: Table 1 - Table of Assessment and Relevant Assessment Criteria.
- 7.3 The Strategic Outcomes set out in Part 3.2(1) of this TLPI affect and apply in addition to, the Desired Environmental Outcomes in Part 3, section 3.1(3) in the Planning Scheme.
- 7.4 This TLPI includes definitions as set out below in Part 8.

PART 8 – DEFINITIONS

8.1 “*Clean Earthen Material*” means–

- (a) bricks, pavers, ceramics or concrete that does not contain embedded steel reinforcing rods, and no piece has any dimension of more than 100mm; or
- (b) clean earth that has trace elements and contaminant levels within the interim ecologically-based investigation levels for urban land use under the document ‘Schedule B(1) – Guidelines on the Investigation of Soil and Groundwater’, forming part of the *National Environment Protection (Assessment of Site Contamination) Measure 1999*.

8.2 “*Compost Manufacturing Enclosed*” means–

- (a) storing, processing, disposal, drying or composting of organic material or wastes e.g. animal manures, sludges and domestic waste, for manufacturing soil conditioners or fertilisers, in works processing 200 tonnes or more a year; or
- (b) manufacturing of soil conditioners by receiving and blending, storing, processing, drying or composting organic material or organic waste including animal manures, sewage, septic sludges and domestic waste, in works producing more than 200 tonnes per year; and
- (c) is conducted in a fully enclosed building which controls the composting process and contains and treats emissions.

8.3 “*Compost Manufacturing Unenclosed*” means–

- (a) storing, processing, disposal, drying or composting of organic material or wastes e.g. animal manures, sludges and domestic waste, for manufacturing soil conditioners or fertilisers, in works processing 200 tonnes or more a year; or
- (b) manufacturing of soil conditioners by receiving and blending, storing, processing, drying or composting organic material or organic waste including animal manures, sewage, septic sludges and domestic waste, in works producing more than 200 tonnes per year; and
- (c) is not conducted in a fully enclosed building which controls the composting process and contains and treats emissions.

8.4 “*Landfill*” means–

- (a) the use of land for the disposal of material such as domestic waste, putrescible waste, organic waste, regulated waste, building waste, commercial and industrial waste or the like, to raise the level of the site, or to fill or partly fill a void on a site.
- (b) The term includes the reprocessing of material from landfill on or off site.

8.5 “*Rehabilitating a mining void*” means–

- (a) the filling of a mining void involving only ‘clean earthen material’.

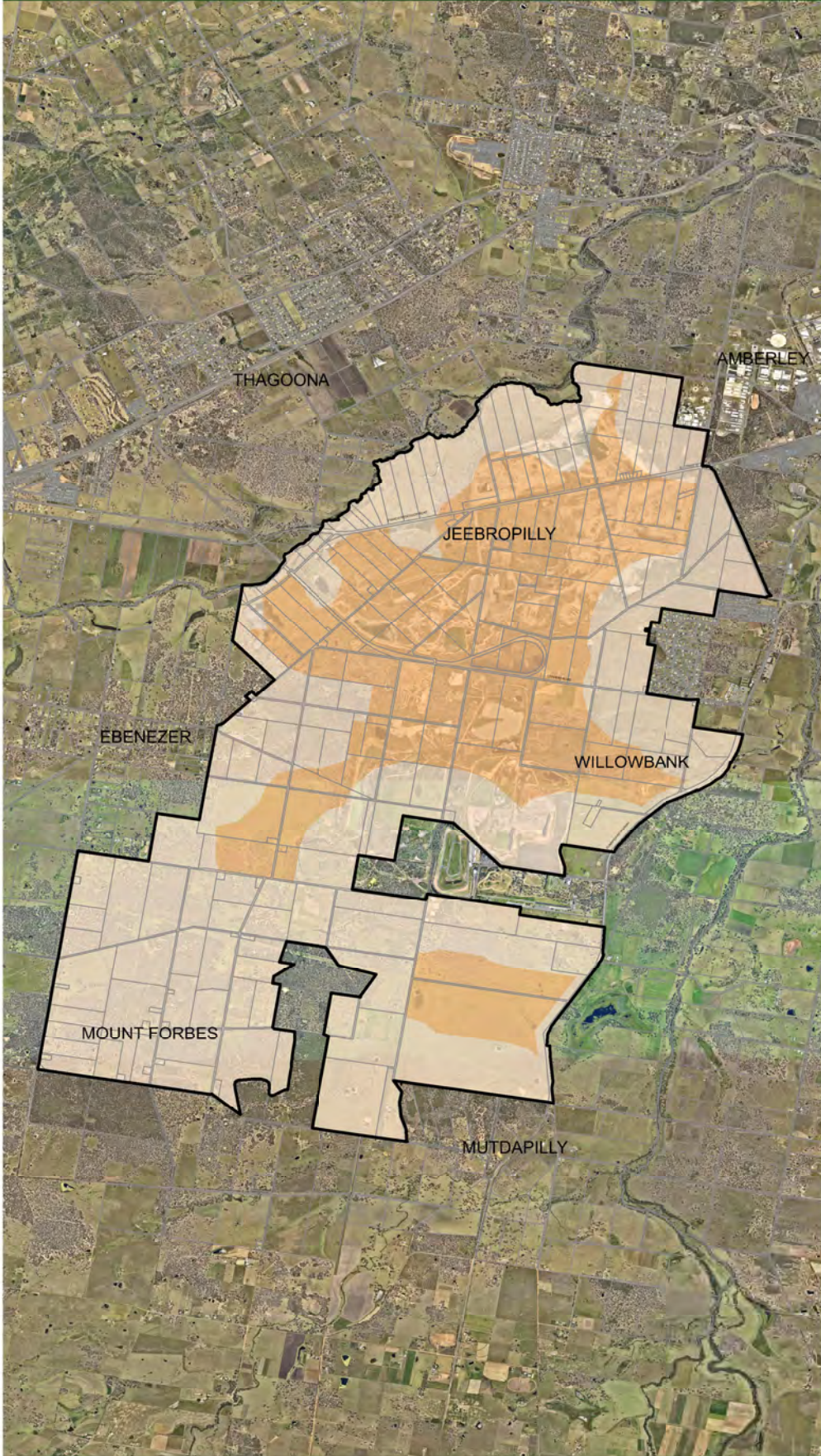
8.6 “*Waste Activity Use*” means–

the use of premises for waste industry purposes, including but not limited to:

- (a) “Compost Manufacturing Enclosed”;
- (b) “Compost Manufacturing Unenclosed”;
- (c) “Landfill”; and
- (d) “Rehabilitating a mining void”.

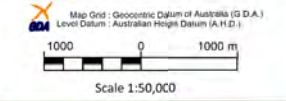
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-  TLPI Boundary
-  Property Boundary
-  Waste Activity Area
-  Waste Activity Buffer Area



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ATTACHMENT B

Ebenezer / Willowbank / Jeebropilly Waste Activity Code

1. Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) The provisions in this section comprise the Ebenezer / Willowbank / Jeebropilly Waste Activity Code:
 - compliance with the Ebenezer / Willowbank / Jeebropilly Waste Activity Code (section 2);
 - overall outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code (section 3); and
 - specific outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code (section 4).

2. Compliance with the Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) Development that is consistent with the overall and specific outcomes in section 3 and section 4, complies with the Ebenezer / Willowbank / Jeebropilly Waste Activity Code.

3. Overall Outcomes / Purpose for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) The overall outcomes are the purpose of the Ebenezer / Willowbank / Jeebropilly Waste Activity Code.
- (2) The overall outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code are:
 - (a) Applications involving new or expanded waste activities that are inconsistent with the outcomes sought by the Ebenezer / Willowbank / Jeebropilly Waste Activity Code, constitute undesirable development and are unlikely to be approved.
 - (b) Waste Activity Uses:
 - (i) do not have a detrimental impact on the amenity of surrounding area, particularly on existing, approved or planned residential areas or other sensitive receiving uses (including major events and motor sports uses); and
 - (ii) do not have a significant impact on visual amenity from residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (iii) do not have a detrimental impact on the environment; and
 - (iv) are designed, operated and maintained to avoid actual or potential nuisance impacts on existing, approved or planned residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (v) achieve appropriate rehabilitation outcomes for land affected by former mining activities.

4. Specific Outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) The use of a premises for a Waste Activity Use involving “Rehabilitating a mining void” occurs only in the Ebenezer / Willowbank / Jeebropilly Buffer Area or the Ebenezer / Willowbank / Jeebropilly Waste Activity Area as shown on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map; and
- (2) The use of a premises for a Waste Activity Use involving “Landfill” or “Compost Manufacturing Enclosed” occurs only in the Ebenezer / Willowbank / Jeebropilly Waste Activity Area as shown on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map; and
- (3) The use of a premises for a Waste Activity Use involving “Compost Manufacturing Unenclosed” does not occur in the Ebenezer / Willowbank / Jeebropilly Buffer Area or the Ebenezer / Willowbank / Jeebropilly Waste Activity Area as shown on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map.
- (4) Waste Activity Uses achieve appropriate rehabilitation outcomes for land affected by former mining activities that:
 - (a) add to a network of green spaces, environmental corridors and active and passive recreation areas; and
 - (b) do not prejudice or compromise the future rehabilitation, use, repair or maintenance of the land; and
 - (c) includes appropriate landscaping and revegetation strategies appropriate for the long-term use of the rehabilitated land.
- (5) Filling and earthworks associated with Waste Activity Uses:
 - (a) do not extend beyond the top of former mining voids, except for approved minor contouring, that improves stormwater management and drainage outcomes; and
 - (b) are designed, operated and maintained so that exposed waste is not visible from surrounding residential and other sensitive receiving uses (including major events and motor sports uses) at any time.
- (6) Waste Activity Uses are developed in a manner that:
 - (a) establishes and maintains native vegetation buffers to improve amenity or environmental impacts particularly where situated close to residential areas or riparian corridors; and
 - (b) retains and maintains significant existing vegetation, particularly remnant native vegetation and areas of environmental significance; and
 - (c) does not adversely affect surface or ground water quality, including through storm water runoff or the dewatering of former mines, and where possible, improves the quality of nearby surface and ground water; and
 - (d) does not adversely affect stormwater management and where possible, improves the management of the catchment.

- (7) Waste Activity Uses are designed, operated and maintained so that:
- (a) no nuisance or disturbance is caused to the amenity of surrounding and nearby residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (b) airborne emissions, including odours, dust or substances harmful to public health, do not cause nuisance or harm to surrounding and nearby residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (c) the generation of noise or light overspill does not cause nuisance or disturbance to surrounding and nearby residential and other sensitive receiving uses (including major events and motor sports uses).
- (8) Changes to existing Waste Activity Uses:
- (a) may be given favourable consideration where it can be clearly demonstrated, with a high degree of certainty that significantly improved amenity, environmental and community outcomes are able to be achieved;
 - (b) are not likely to be approved to the scale or intensity of the Waste Activity Use where such changes may lead to more detrimental amenity, environmental or community outcomes.

ATTACHMENT C

Table 1 – Table of Assessment and Relevant Assessment Criteria

Column 1 Defined use or use class	Column 2 Assessment category	Column 3 Relevant assessment criteria
EBENEZER / WILLOWBANK / JEEBROPILLY BUFFER AREA		
Waste Activity Use involving Rehabilitating a Mining Void	Code Assessable	Relevant Area and Zone Code Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Earthworks Code (Part 12, division 15) Ebenezer / Willowbank / Jeebropilly Waste Activity Code
Waste Activity Use other than involving Rehabilitating a Mining Void – inconsistent use	Impact Assessable	The whole Planning Scheme Ebenezer / Willowbank / Jeebropilly Waste Activity Code
EBENEZER / WILLOWBANK / JEEBROPILLY WASTE ACTIVITY AREA		
Waste Activity Use involving Rehabilitating a Mining Void	Code Assessable	Relevant Area and Zone Code Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Earthworks Code (Part 12, division 15) Ebenezer / Willowbank / Jeebropilly Waste Activity Code
Waste Activity Use involving Landfill or Compost Manufacturing Enclosed	Impact Assessable	The whole Planning Scheme Ebenezer / Willowbank / Jeebropilly Waste Activity Code
Waste Activity involving Compost Manufacturing Unenclosed– inconsistent use	Impact Assessable	The whole Planning Scheme Ebenezer / Willowbank / Jeebropilly Waste Activity Code

STATEMENT OF REASONS

Planning Act 2016

Schedule 3 of the Minister's Guidelines and Rules July 2017

Local government making decision

1. The Ipswich City Council is the local government making the decision in respect of which this statement of reasons relates.

Public office of the local government

2. The public office of the local government is 45 Roderick Street, Ipswich.

Decision in respect of which the statement of reasons is prepared

3. The decision in respect of which the statement of reasons relates is the decision of the local government to propose to make a temporary local planning instrument (TLPI) to affect the operation of the local government's Planning Scheme¹ to:
 - (a) further regulate proposals for new and expanding waste activity uses;
 - (b) protect existing, approved and planned residential and other sensitive receiving uses (including major events and motor sports uses) from adverse impacts associated with waste activities; and
 - (c) make proposals involving new or expanding waste activities that are inconsistent with the outcomes sought by the TLPI undesirable development that is unlikely to be approved.

Requirement for the statement of reasons

4. The local government is required pursuant to *Schedule 3 – Required Material of the Ministers Guidelines and Rules (MGR) under the Planning Act 2016 (Planning Act)* to give the Minister a copy of the proposed TLPI that the local government proposes together with a statement of why the local government proposes to make the TLPI and how the proposed TLPI complies with section 23 of the Planning Act.

¹ The Planning Scheme for the Ipswich Local Government Area 2006

Background to the decision of the local government

5. The local government has identified the following matters as being relevant to the making of the decision:
- (a) Under section 23(1) of the Planning Act, for a local government may make a TLPI if the local government and Minister decide—
 - (a) *there is significant risk of serious adverse cultural, economic, environmental or social conditions happening in the local government area; and*
 - (b) *the delay involved in using the process in sections 18 to 22 to make or amend another local planning instrument would increase the risk; and*
 - (c) *the making of the TLPI would not adversely affect State interests.*
 - (b) The growth in waste disposal currently being experienced in Ipswich has resulted in highly negative media labelling Ipswich as the ‘dump capital’ of Australia, and raised questions as to the need and appropriateness of this waste being disposed of in Ipswich.
 - (c) The Ebenezer / Willowbank / Jeebropilly regionally significant industrial area contains several residual mining voids and existing regional waste activity facilities within proximity to sensitive receiving land uses akin to that of the Swanbank / New Chum industrial area.
 - (d) Concerns have been expressed by local residents in response to proposed waste activities in the Ebenezer / Willowbank / Jeebropilly industrial area. Urgency to implement further regulation of new and expanding waste activity uses in the Ebenezer / Willowbank / Jeebropilly industrial area is necessary to ensure the appropriate protection of residential and other sensitive receiving land uses (including major events and motor sports uses) from the negative adverse impacts associated with waste activities such as odour, dust, noise, air quality and amenity (including visual amenity).
 - (e) Redevelopment plans are in place for the Ipswich Motorsports Park to become Queensland’s premier motor sports precinct. Current major events such as CMC Rocks music festival and Winternationals drag racing make a significant economic contribution to Ipswich and the region.
 - (f) The honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning made Temporary Local Planning Instrument No. 1 of 2018 (Waste Activity Regulation) in accordance with section 27(3) of the *Planning Act 2016*, to further regulate waste activity uses within the Swanbank / New Chum industrial area.

The intent of TLPI No. 1 /2018 was to take urgent action to ensure that the regionally significant economic area of Swanbank / New Chum is appropriately regulated to protect existing, approved or planned residential and other sensitive receiving land uses from adverse impacts associated with waste activities.

As the Ebenezer / Willowbank / Jeebropilly industrial area presents comparable risks to those of the Swanbank / New Chum industrial area, it is considered that a consistent approach is warranted as an interim policy response to further regulate new and expanding waste activities in the Ebenezer / Willowbank / Jeebropilly industrial area to protect residential and other sensitive receiving uses (including major events and motor sports uses) from adverse impacts associated with waste activities.

- (g) The process to make a permanent amendment to the planning scheme is estimated to take around 350 business days (70 weeks / 1 year and 4.5 months) to complete in accordance with the State government's *Guidance for the Minister's Guidelines and Rules July 2017*. It is therefore considered necessary to make a TLPI to suspend the parts of the planning scheme until permanent planning scheme amendments can be adopted and brought into effect.
- (h) It is anticipated that development applications for new or expanding waste activities within remnant mining voids in the Ebenezer / Willowbank / Jeebropilly industrial area are to be lodged with Council in the short-term.
- (i) State interests would not be adversely affected by the proposed TLPI. Implementation of the TLPI will ensure that waste activities are appropriately located, designed and managed to protect sensitive receiving uses and the environment from adverse impacts associated with waste activity uses, in a manner that is consistent with TLPI No. 1 / 2018.

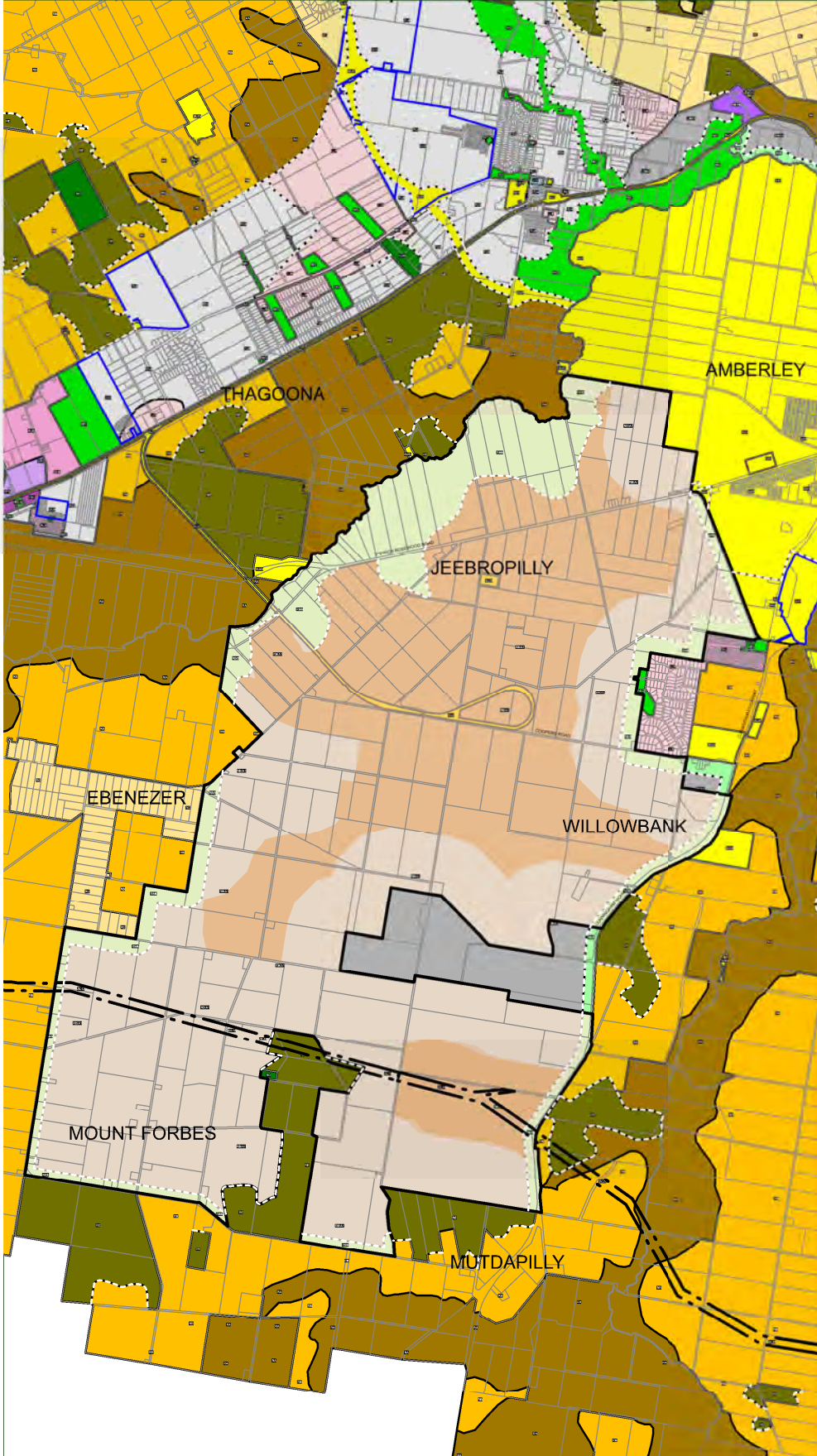
Material considered in making the decision

- 6. The local government considered the following material in arriving at the decision to propose the temporary local planning instrument:
 - (a) planning material being:
 - (i) the local government's Planning Scheme; and
 - (ii) the matters stated in section 23 of the *Planning Act 2016*; and
 - (iii) Schedule 3 – Required Material for making or amending a TLPI under Chapter 2, Part 2 of the *Minister's Guidelines and Rules July 2017*; and

- (b) legislation being the:
 - (i) *Local Government Act 1993*; and
 - (ii) *Planning Act 2016*; and
 - (iii) *Acts Interpretation Act 1954*.
- (c) The introduction of Temporary Local Planning Instrument No. 1 of 2018 (Waste Activity Regulation) applicable to the Swanbank / New Chum waste activity area.

Reasons for making the decision

- 7. The local government made the decision to avoid a significant risk of serious adverse environmental and social conditions for the following reasons:
 - (a) Urgency to implement the further regulation of new and expanding waste activity uses in the Ebenezer / Willowbank / Jeebropilly industrial area is necessary to ensure the appropriate protection of residential and other sensitive receiving land uses (including major events and motor sports uses) from the negative adverse impacts associated with waste activities such as odour, dust, noise, air quality and amenity (including visual amenity).
 - (b) The lengthy timeframe associated with undertaking a permanent planning scheme amendment does not afford the same regulatory protection for the community (both residential and participants in major events) in the interim period, and could result in long term implications for Council (such as adverse social and environmental impacts on the community and economic consequences owing to effects on major events).
 - (c) Delaying or failing to implement the proposed further regulation of waste activities in the Ebenezer / Willowbank / Jeebropilly industrial area has the propensity to result in further negative media for Council as the 'dump capital' of Australia.
 - (d) Consistent and equitable application of regulatory provisions upon regionally significant industrial areas at risk of new or expanding waste activity uses owing to their shared characteristics of containing residual historic mining voids and regional waste activity facilities within proximity to residential and other sensitive receiving land uses.



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- TLPI Boundary
- Property Boundary
- Waste Activity Area
- Waste Activity Buffer Area

- Urban Areas**
- Business Industrial
 - Dundee Racecourse Business Area
 - Character Housing (Low Density - Sub Area)
 - Character Housing (Med Density - Sub Area)
 - Character Areas - Mixed Use
 - Conservation
 - Future Urban
 - Local Business and Industry
 - Local Business and Industry Buffer
 - Local Business and Industry Investigation
 - Local Retail and Commercial
 - Linked Development (Contained)
 - Large Lot Residential
 - Major Centres
 - Recreation
 - Residential Low Density
 - Residential Medium Density
 - Special Opportunity
 - Special Uses

- Regionally Significant Business Enterprise and Industry Areas**
- Regional Business and Industry (Low Impact Sub Area)
 - Regional Business and Industry (Medium Impact Sub Area)
 - Regional Business and Industry Buffer
 - Regional Business and Industry Investigation
 - Special Uses
 - Business Park

- Amberley Area**
- Amberley Air Base & Aviation

- Rosewood Area**
- Character Housing (Low Density - Sub Area)
 - Character Housing (Med Density - Sub Area)
 - Recreation
 - Residential Low Density
 - Special Uses
 - Service Trades and Showgrounds
 - Town Centre (Primary Business Sub Area)
 - Town Centre (Secondary Business Sub Area)
 - Town Centre (Town Square Sub Area)
 - Urban Investigation Areas

- Townships**
- Shores Residential Investigation
 - Showgrounds, Sport, Recreation, Service Trades and Trotting
 - Special Uses
 - Township Business
 - Training Character Housing
 - Township Character Mixed Use
 - Training Residential

- Rural Areas**
- Rural A - (Agriculture)
 - Rural B - (Pastoral)
 - Rural C - (Bung Living)
 - Rural D - (Conservation)
 - Rural E - (Special Land Management)
 - Special Uses

DL Designation of Land for Community Infrastructure
 For information on designations (DL) refer to the List of Amenities and Services in the Ipswich Planning Scheme.

IA Recorded Approvals
 (Pursuant to section 361 of the Sustainable Planning Act 2009 and section 3.5.27 of the repealed Integrated Planning Act 1997). For information on recorded approvals (IA) refer to the List of Amenities and Notifications in the Ipswich Planning Scheme.

EA Existing Approvals

----- Indicative Boundary, subject to further detailed assessment.

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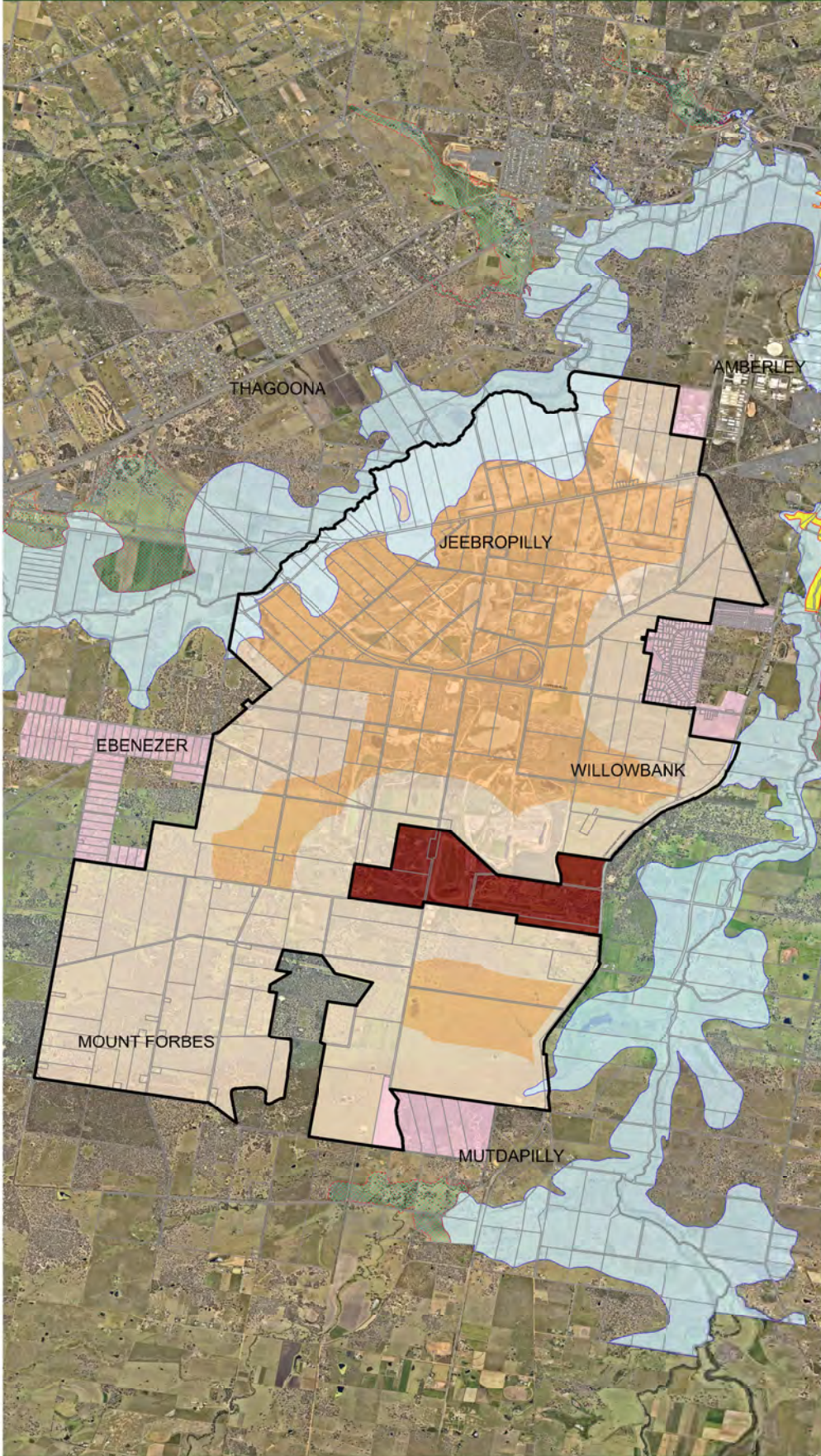
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 Level Datum: Australian Height Datum (A.H.D.)

Scale 1:50,000

Ebenezer / Willowbank / Jeebropilly Waste Activity Area Evidence Base Map 2

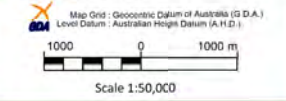
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- TLPI Boundary
 - Property Boundary
 - Waste Activity Area
 - Waste Activity Buffer Area
 - Residential Areas and Other Sensitive Receiving Uses
 - Ipswich Major Events Precinct
- Planning Scheme's Overlay
 OV5 Flooding and Urban Catchment Flow Paths
- Adopted Flood Regulation Line
 - 1 in 20 Development Line
 - Urban Catchment Flow Paths
 - Indicative and Subject to Further Detailed Assessment



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Ebenezer / Willowbank / Jeebropilly Waste Activity Area Evidence Base Map 3

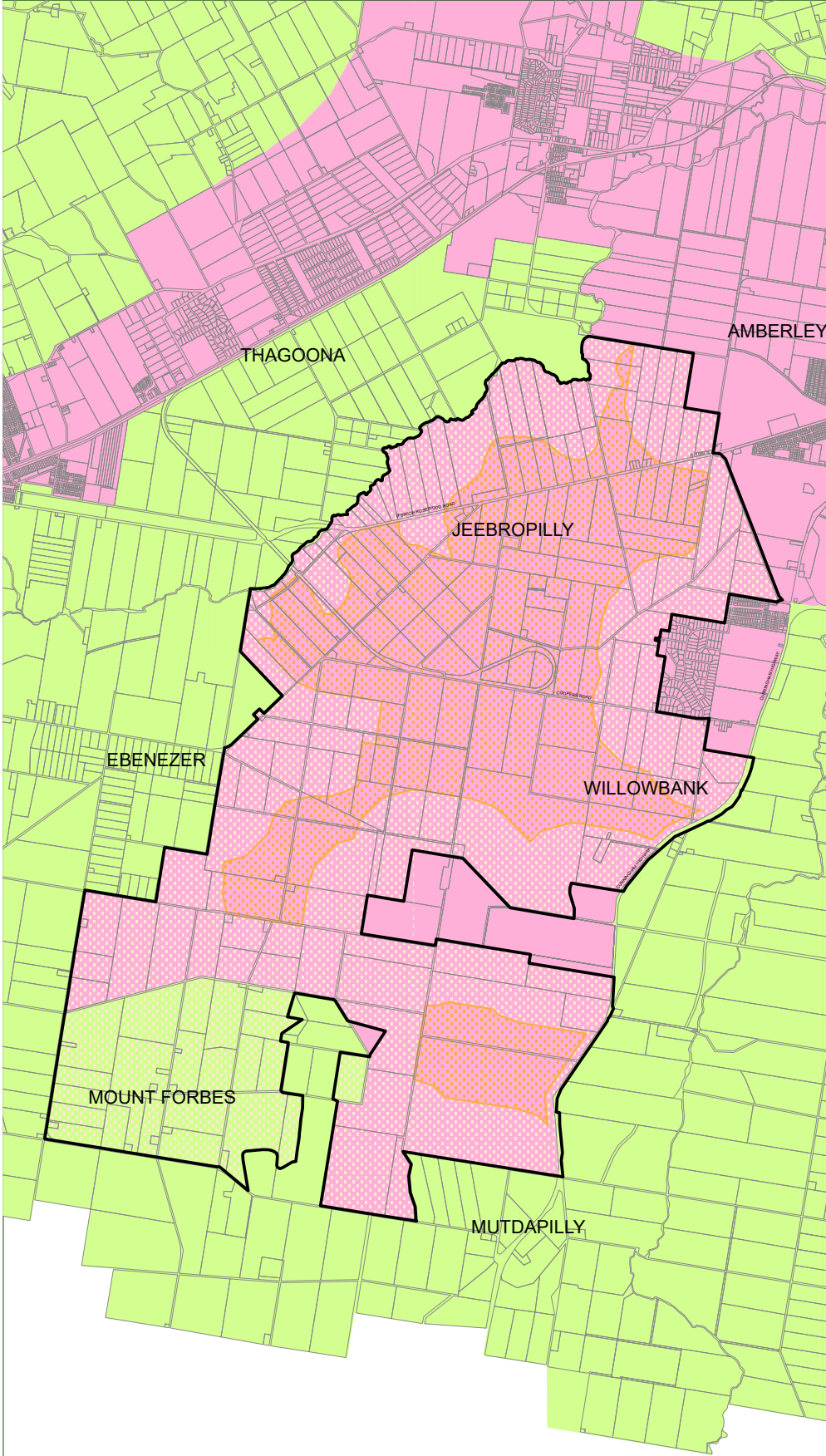


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 45 Roderick Street, Ipswich Queensland 4305
 Data Compiled by: Strategic Planning Branch,
 Planning & Development Department
 Phone: (07) 3810 6888
 Fax: (07) 3281 7085
 Email: strategic@ipswich.qld.gov.au

- TLPI Boundary
- Property Boundary
- Waste Activity Area
- Waste Activity Buffer Area

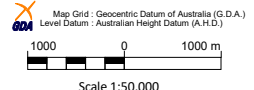
Regional Land Use Categories of SEQ Regional Plan 2017 (ShapingSEQ)

- Urban Footprint
- Regional Landscape and Rural Production Area



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Legend

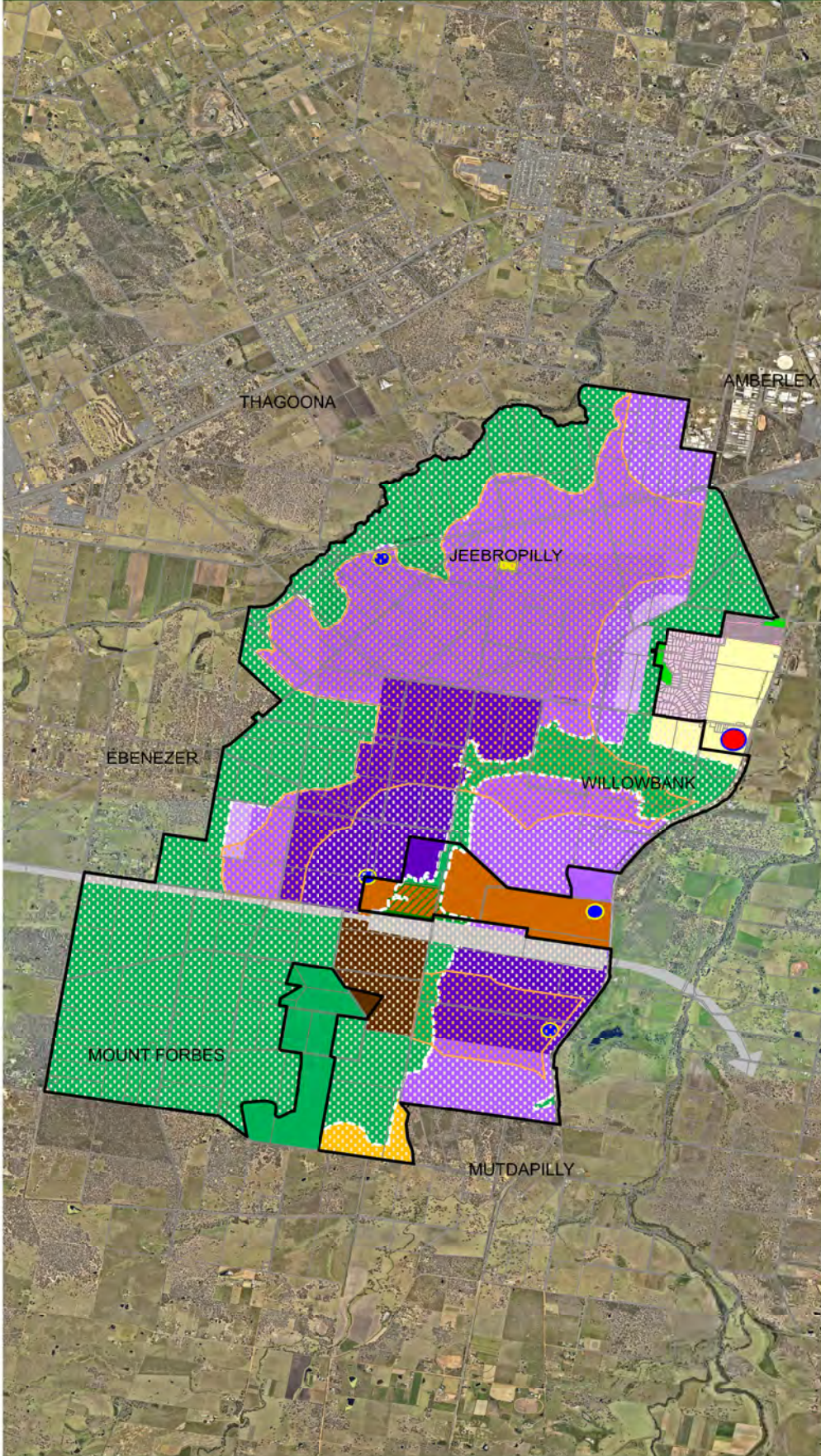
Ebenezer / Willowbank / Jeebropilly Waste Activity Area Evidence Base Map 4

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- TLPI Boundary
- Property Boundary
- Waste Activity Area
- Waste Activity Buffer Area

Planning Schema Implementation Guideline No. 32 - Ebenezer Regional Industrial Area Preferred Land Use Concept Master Plan

- Planning Study Area Boundary
- Low Impact Business & Industry Areas
- Medium Impact Business & Industry Areas
- Potential High Impact Business & Industry Areas
- Greenspace Framework (Conservation/Rehabilitation/Drainage/Buffer Areas)
- Recreation Zone
- Local Retail & Commercial Zone
- Residential Low Density Zone
- Large Lot Residential Zone
- Special Uses Zone
- Willowbank Special Opportunity Area
- Powerlink Site
- Ipswich Motorsport Precinct
- Rural (Pastoral) Area
- Major Stormwater Flow Path Area
- Potential Local Retail & Commercial Centres
- Potential Major Neighbourhood Centre
- Southern Freight Rail Corridor
- Significant Habitat Areas External to the ERIA
- Shifting Boundary



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Map Grid: Geocentric Datum of Australia (G.D.A.)
 Level Datum: Australian Height Datum (A.H.D.)

 Scale 1:50,000

Minister's Guidelines and Rules

July 2017

Chapter 3—Minister's rules for making and amending a planning scheme policy (PSP) or temporary local planning instrument (TLPI)

Part 2—Temporary Local Planning Instrument

6. What this part prescribes

- 6.1. This part prescribes the process for making or amending a temporary local planning instrument (TLPI) for section 23 of the Act.

7. Planning and preparation

- 7.1. The local government must decide to make or amend a TLPI.⁹
- 7.2. The local government must prepare the proposed TLPI or TLPI amendment.

8. Minister's approval

- 8.1. The local government must submit the proposed TLPI or TLPI amendment and the required material as prescribed in Schedule 3 to the Minister.
- 8.2. The Minister may request additional information from the local government after the Minister receives the proposed TLPI or TLPI amendment under section 8.1.
- 8.3. After receiving the proposed TLPI or TLPI amendment, the Minister must decide if—
- a) for a proposed TLPI, if section 23(1) of the Act is satisfied; or
 - b) for a proposed TLPI amendment, if section 23(2) of the Act is satisfied.
- 8.4. If the Minister approves the local government making or amending a TLPI, the Minister must, within 20 days of receiving the proposed TLPI or TLPI amendment, give the local government a notice stating:
- a) that the Minister approves the making or amending of the TLPI; and
 - b) if the Minister agrees to an earlier **effective day** in accordance with section 9(4) of the Act.
- 8.5. If the Minister does not approve the local government making or amending a TLPI, the Minister must, within 20 days of receiving the proposed TLPI or TLPI amendment, give the local government a notice stating:
- a) that the Minister does not approve the making or amending of the TLPI; and
 - b) if the local government may resubmit the proposed TLPI or TLPI amendment to the Minister for approval and if so, what actions must first be taken by the local government.
- 8.6. If the notice given to the local government by the Minister under section 8.5 allows the local government to resubmit the proposed TLPI or TLPI amendment to the Minister, the Minister may approve the amendment and give notice under section 8.4 or refuse the amendment and give notice under section 8.5.

⁹ If a local government proposes an earlier effective day for the TLPI or TLPI amendment, the local government must resolve, at a public meeting, to give the TLPI or TLPI amendment and the request for an earlier effective day to the Minister for approval – see 9(4) of the Act.

9. Adoption

- 9.1. After completing the relevant actions under this part, the local government must decide to adopt or not to proceed with the proposed TLPI or TLPI amendment.
- 9.2. If the local government decides to adopt the proposed TLPI or TLPI amendment, the local government must publish a public notice in accordance with the requirements in the Act and as prescribed in Schedule 5.
- 9.3. The local government must, within 10 days of adopting the TLPI or TLPI amendment, give the chief executive—
 - a) a copy of the public notice; and
 - b) a certified copy of the TLPI as made or amended, including—
 - i. an electronic copy of the amendment or instrument; and
 - ii. a copy of all electronic planning scheme spatial data files (mapping), relevant to the TLPI.
- 9.4. If the local government decides not to proceed with the proposed TLPI or TLPI amendment, the local government must give the Minister a notice stating—
 - a) the name of the local government;
 - b) the title of the proposed TLPI or TLPI amendment;
 - c) the decision; and
 - d) the reasons for not proceeding with the proposed TLPI or TLPI amendment.

Schedule 3—Required material

For making or amending a TLPI under Chapter 3, Part 2

1. An electronic copy (mandatory) and a hard copy (optional) of the proposed TLPI or TLPI amendment in the format identified by the department.
2. A statement including—
 - a) why the local government proposes to make or amend the TLPI;
 - b) how the proposed TLPI or TLPI amendment complies with section 23(1) or (2) of the Act.
3. Any background studies or reports that informed the preparation of the proposed TLPI or TLPI amendment.
4. Any relevant mapping (if available).

Planning, Development and Heritage Committee	
Mtg Date: 22/05/18	OAR: YES
Authorisation: John Adams	

9 May 2018

MEMORANDUM

TO: CHIEF EXECUTIVE OFFICER


FROM: CITY PLANNER

RE: PLANNING AND DEVELOPMENT DEPARTMENT
QUARTERLY ACTIVITY REPORT - MARCH 2018

INTRODUCTION

This is a report by the City Planner dated 9 May 2018 concerning the activities of the Planning and Development Department within the March Quarter 2018.

ATTACHMENT

Name of Attachment	
Quarterly Activity Report	 Quarterly Report - March 2018.pdf

BACKGROUND

This is the eighth quarterly report prepared by the Planning and Development Department.

ACTIVITY

The eighth quarterly report is enclosed as Attachment A.

The report focuses on:-

- Σ overall development activity within the Ipswich Local Government area (specifically population and dwelling growth, land subdivision and non-residential building activity);
- Σ development applications (for planning, engineering, building and plumbing);
- Σ infrastructure delivery by the development industry (ie contributed assets);

- Σ major projects (such as planning scheme amendments, policy and legislation review, heritage projects, business improvement initiatives and major development applications lodged and determined during the quarter); and
- Σ activity generated through information requests (via certificates and web access).

HIGHLIGHTS

Highlights from the March Quarterly Report include:-

- Σ another high growth period, with 1,715 persons population growth, and the Local Government Area population increasing to 210,004 persons (Please Note: The Ipswich Population Modeller will need to be recalibrated once the ABS publishes its final 'Estimated Resident Population' figures for Ipswich. At this stage the only figures available are preliminary – from the census count in June 2016);
- Σ an equivalent annual population growth rate of 3.29%;
- Σ Redbank Plains again as the fastest growing suburb;
- Σ Spring Mountain with the highest number of new lots created and the highest number of new lots approved;
- Σ 10685m² of new, non-residential building floor space, able to accommodate 179 new jobs;
- Σ 327 development applications lodged;
- Σ 821 plumbing applications lodged;
- Σ 3,130 building and plumbing inspections undertaken;
- Σ 41km of new roads and pathways delivered;
- Σ 21ha of new parks and open space;
- Σ 8 major strategic planning projects completed or underway; and
- Σ 183,745 web site visits.

RECOMMENDATION

That the report be received and the contents noted.

John Adams
CITY PLANNER

Planning and Development

Quarterly Activity Report
March 2018

"Building a balanced and sustainable Ipswich with a strong economy, key infrastructure and a community that cares for each other and the environment"



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Introduction

Council's Planning and Development (P&D) Department is the lead agency in the Ipswich Community for managing growth and development in order to create a socially, ecologically and economically sustainable environment that:

- Meets the community's housing needs
- Integrates land use and transport needs
- Creates jobs and supports overall economic development
- Delivers appropriate infrastructure and community services
- Protects valuable features such as places of culture heritage significance and important natural environment areas.

The department's core activities include:

- Preparing and implementing plans, strategies and policies to ensure integrated and sustainable development outcomes for the City as a whole and within specific local areas
- Identifying, protecting and promoting places of cultural heritage significance and streetscape value
- Identifying and protecting important natural environment areas through appropriate planning scheme mechanisms and development assessment processes
- Maintaining an appropriate and efficient regulatory environment for development assessment and building and plumbing compliance

The P&D Department's activities are delivered through its five (5) Branches:-

- Strategic Planning
- Development Planning
- Engineering and Environment
- Building and Plumbing
- Business Support

This Development Activity Report profiles the volume and composition of development related activity within the Ipswich Local Government Area for the January to March first quarter of 2018, referred to in this document as the March 2018 quarter.

Development Activity

Population and Dwelling Growth

Dwelling Quarterly Growth

At 31 March 2018, there were 76,807 dwellings within the City as compared with 76,182 dwellings at 31 December 2017, representing an increase of 625 dwellings and an equivalent annual growth rate of 3.28%. This represents an annual change from the same period last year of 3,277 dwellings and 4.46% and five year average annual growth rate of 3.60%.

Population Quarterly Growth

At 31 March 2018 the population¹ of Ipswich City was 210,205 persons, up from 208,490 persons at 31 December 2017. This represents an increase of 1,715 persons and an equivalent annual growth rate of 3.29%. This represents an annual change from the same period last year of 8,612 persons and 4.27% and five year average annual growth rate of 3.39%.

Quarterly Activity

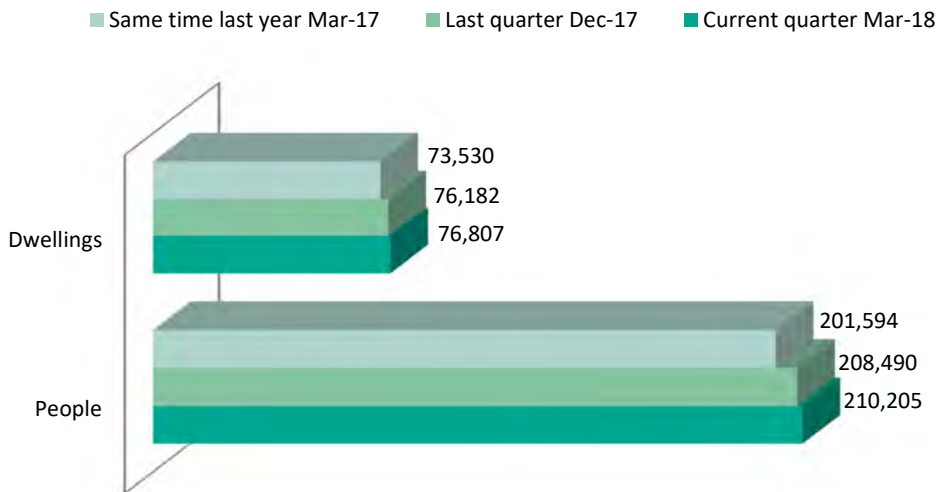


Figure 1: March 2018 Quarter Dwelling and Population Growth

¹Population information is based on ICC Population Model based principally on take up for domestic refuse services.

Dwelling and Growth Hotspots

Suburbs with the greatest population growth during the March 2018 quarter are shown in Table 1² and Figure 2 below. The hotspot suburb with the highest amount of total population growth this quarter was Redbank Plains, with an additional 354 people.

Table 1 – Top 5 Population Growth ‘Hot Spots’

Rank	Suburb	Population			
		Last Quarter	Current Quarter	Change	
		Dec-17	Mar-18	Rate	%
1	REDBANK PLAINS	21,166	21,520	354	1.67
2	SPRING MOUNTAIN	118	300	182	155.00
3	SOUTH RIPLEY	2,033	2,187	154	7.58
4	COLLINGWOOD PARK	7,455	7,598	143	1.91
5	BELLBIRD PARK	7,583	7,718	135	1.78

Suburbs with the greatest increase in dwellings during the March 2018 quarter are shown in Table 2 and Figure 2 below. The hotspot suburb with the highest increase in total dwellings was Redbank Plains, with an additional 127 dwellings.

Table 2 – Top 5 Dwelling ‘Hot Spots’

Rank	Suburb	Dwellings			
		Last Quarter	Current Quarter	Change	
		Dec-17	Mar-18	Rate	%
1	REDBANK PLAINS	7,168	7,295	127	1.77
2	SPRING MOUNTAIN	40	102	62	155.00
3	SOUTH RIPLEY	639	687	48	7.51
4	COLLINGWOOD PARK	2,549	2,604	55	2.16
5	BELLBIRD PARK	2,730	2,779	49	1.80

²Variations proportionally between the total population and dwelling numbers for suburbs are a result of differences in the occupancy rates reported for the Statistical Areas in the ABS Census and applied in estimating the resident population.

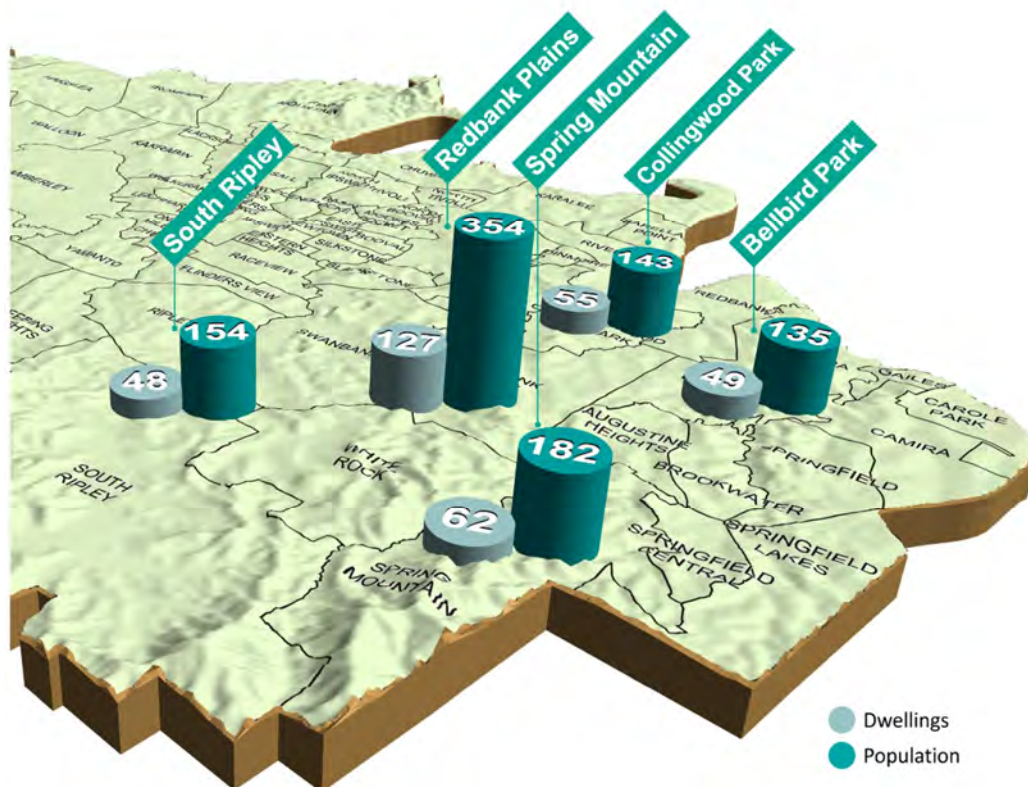


Figure 2: Dwelling and Population Hotspots March 2018 Quarter

Dwelling Stock

The dwelling stock at 31 March 2018 comprised 10,182 attached (13%) and 66,625 detached (87%) dwellings. This represents an increase of 156 attached dwellings and 469 detached dwellings from the December 2017 quarter.

Table 3 – Composition of Dwelling Stock March 2018 Quarter

	Dwelling Composition		
	Last Quarter	Current Quarter	Change
	Dec-17	Mar-18	Rate
Attached	10,026	10,182	156
Detached	66,156	66,625	469
Total	76,182	76,807	625

Subdivision Activity

New Lot Approvals

During the March 2018 quarter Council approved 282 new residential lots. This compares to 665 in the previous December 2017 quarter. Comparatively, 1,374 lots were approved this time last year and 141 lots were created in the March 2013 quarter.

New Lot Creations

During the March 2018 quarter Council signed plans creating 505 lots. This compares to 792 lots in the previous December 2017 quarter. Comparatively, 629 lots were created this time last year and 221 lots were created in the March 2013 quarter.

New Lots Created and Approved

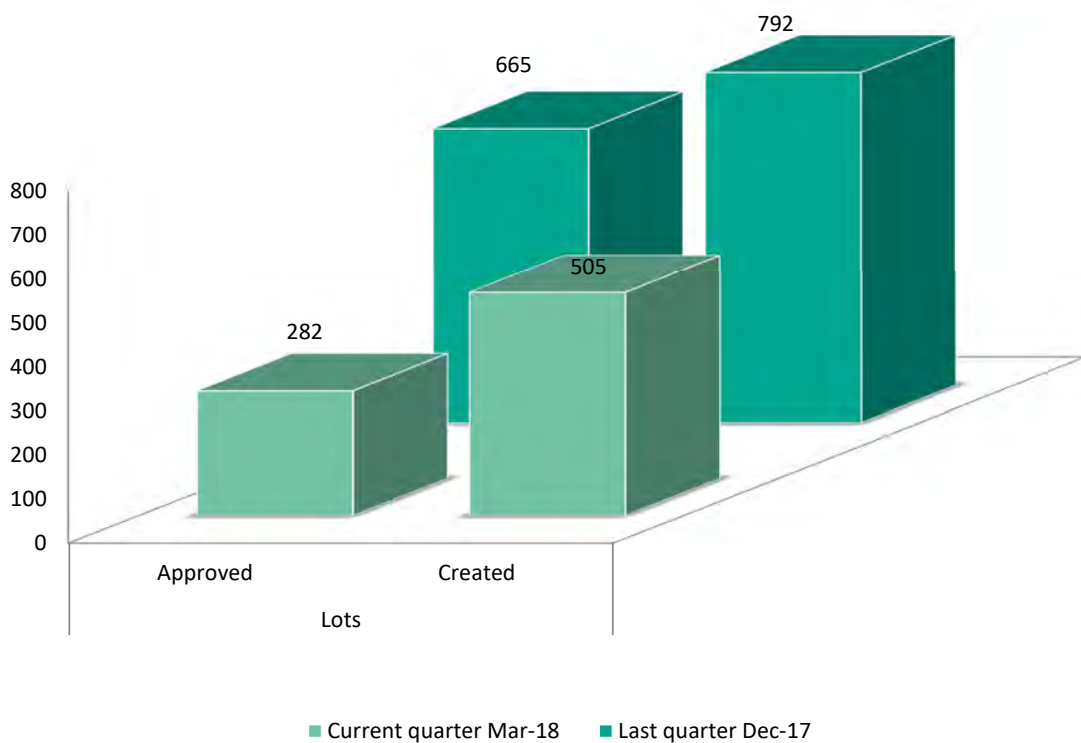


Figure 3: New Lots Created and Approved March 2018 Quarter

NOTE: The lots created and approved figures are subject to change after the date of this report. This can be a result of data entry corrections and amendments to the proposed number of lots for a development by an applicant.

Subdivision Hotspots

Suburbs with the most lots created and approved during the March 2018 quarter are shown in Table 4 and Figure 4 below. The hotspot suburb with the highest number of lots approved was Spring Mountain with 240 lots.

Table 4 – Top suburb ‘Hot Spots’ for new lots approved

Rank	Suburb	New Lots Approved	
		Last Quarter	Current Quarter
		Dec-17	Mar-18
1	SPRING MOUNTAIN	107	240
2	REDBANK	0	26

Suburbs with the most lots created during the March 2018 quarter are shown in Table 5 and Figure 4 below. The hotspot suburb with the highest number of lots created was Spring Mountain with 223 lots.

Table 5 – Top suburb ‘Hot Spots’ for new lots created

Rank	Suburb	New Lots Created	
		Last Quarter	Current Quarter
		Dec-17	Mar-18
1	SPRING MOUNTAIN	227	223
2	RIPLEY	170	94
3	REDBANK	110	58
4	SPRINGFIELD LAKES	0	48
5	WALLOON	39	30

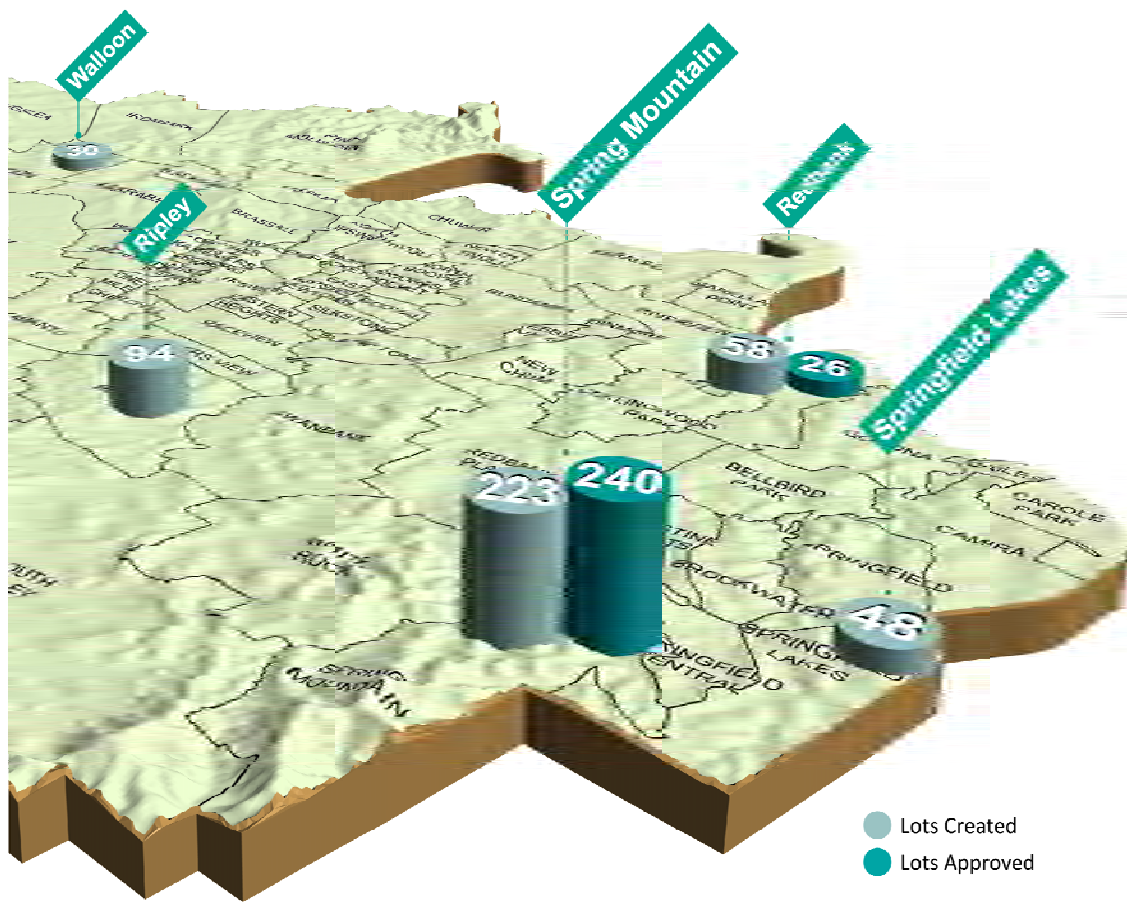


Figure 4: Lots Approved and Created March 2018 Quarter

Non-Residential Building Activity

New non residential floor space approved during the March 2018 quarter amounted to 10,685m². The floor space approved during the March 2018 quarter can be broadly categorised into Retail, Industrial, Commercial or Other (which includes education).

Table 6 – Total approved GFA and attributed job creation

Activity	Approved GFA (m ²)	New Jobs
Industrial	1,671	17
Other	5,943	41
Retail	121	3
Commercial	2,950	118
Total	10,685	179

The approved GFA will be able accommodate in the order of 179 new employees across all sectors. This quarter, most new jobs were created in the Commercial sector, which accounted for 118 jobs.

Activity	Approved GFA (m ²)	New Jobs
Industrial	351	4
Other	1,315	10
Retail	7,036	176
Commercial	3,712	148
Total	12,414	338

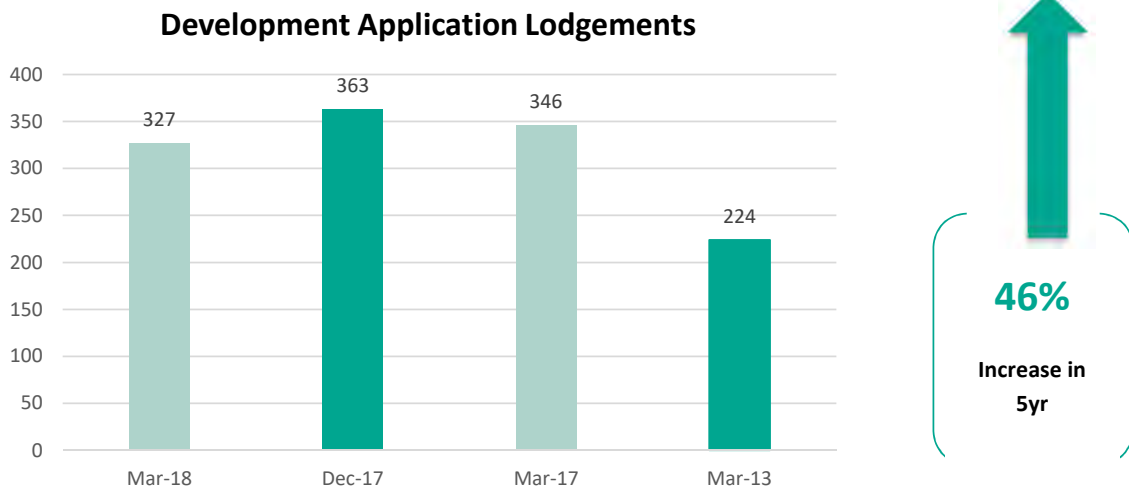
New Job Creation



Development Applications

Planning Applications

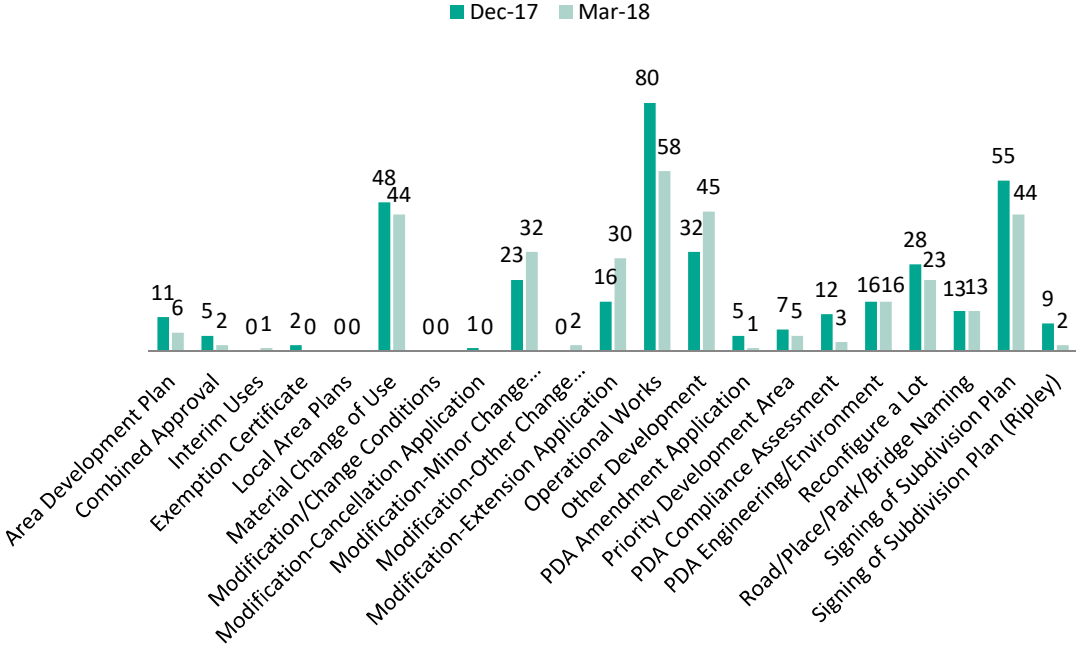
327 Development Applications³ were lodged in the March 2018 quarter. This compares with 346 applications lodged in the previous March 2017 quarter.



Application numbers overall represent an increase of 46% for the March 2018 quarter over the 5 year period since the March 2013 quarter.

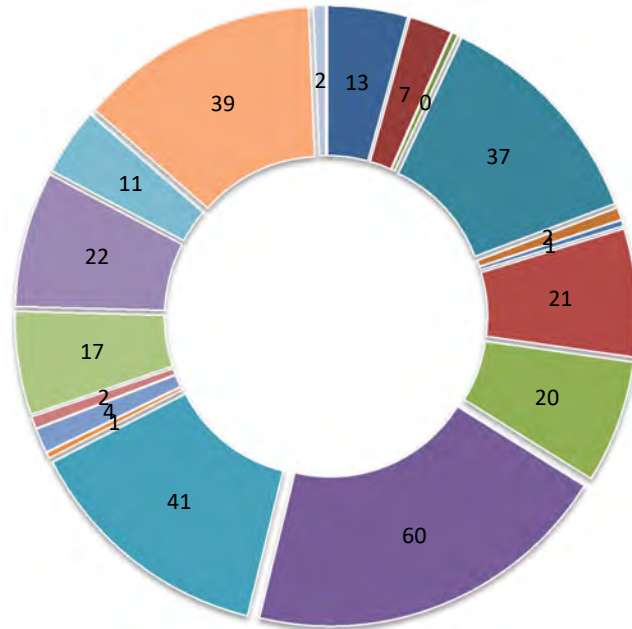
³The data for applications includes all application types listed in the 'Development Application Lodgements by Type' chart below. Application numbers are subject to change based on properly made status at the time of report.

Development Application Lodgements by Type March Quarter 2018



Development Applications Determined March Quarter 2018

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> ■ Area Development Plan ■ Material Change of Use ■ Modification-Change Application Minor ■ Other Development ■ PDA Compliance Assessment ■ Road/Place/Park/Bridge Naming | <ul style="list-style-type: none"> ■ Combined Approval ■ Modification/Change Conditions ■ Modification-Extension Application ■ PDA Amendment Application ■ PDA Engineering/Environment ■ Signing of Subdivision Plan | <ul style="list-style-type: none"> ■ Local Area Plans ■ Modification-Cancellation Application ■ Operational Works ■ Priority Development Area ■ Reconfigure a Lot ■ Signing of Subdivision Plan (Ripley) |
|---|--|--|



Note: The graphs above represents applications lodged and approved under the *Sustainable Planning Act 2009* (SPA) and the *Planning Act 2016* (PA). As a result of the PA taking effect on 3 July 2017 (the first day of this quarterly reporting period), changes have been made to ICC's application types. The following changes are noted:

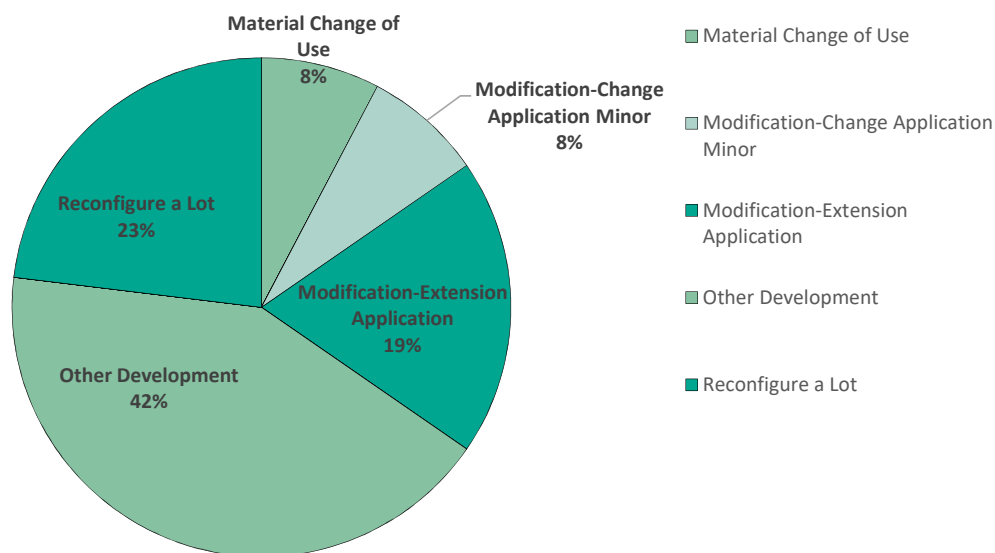
- Applications within the bounds of the Springfield Structure Plan are now one of the following: 'Area Development Plans', 'Local Area Plans' or 'Interim Uses'.
- New application categories include: 'Exemption Certificate' and 'Superseded Planning Scheme Request'.
- Signing of Subdivision Plans for Ripley are now contained within a separate category to standard Signing of Subdivision Plans.
- 'Modification/Change Conditions' reflects 'Permissible Change' and 'Extension to Relevant Period' applications under the SPA only.
- 'Modification-Change Application Minor', 'Modification-Change Application Other', 'Modification-Cancellation' and 'Modification-Extension Application' reflect 'Minor Change', 'Other Change', 'Cancellation Application' and 'Extension Application' under the PA only.

These graphs will continue to reflect all SPA and PA application statistics until all SPA applications have been finalised.

301 Development Applications were assessed and decided in the March 2018 quarter, of which **26** Applications were assessed and decided within 5 business days of the application being lodged with Council through the ICC Fast Track Process.

The majority of the fast track applications assessed were identified in the Other Development category which includes Building Works assessable against the Planning Scheme and Advertising Devices.

Fast Track March Quarter 2018



Pre-lodgement Meetings

Formal pre-lodgement meetings provide an opportunity for prospective applicants to seek advice and clarify requirements from Planning Officers.

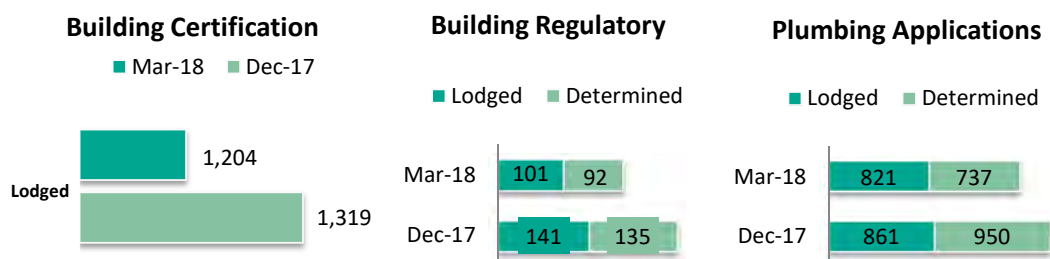
47 development related formal pre-lodgement meetings were requested and held in the March 2018 quarter. This figure is based on formal requests for pre-lodgement meetings and does not capture meetings held once an application is lodged or post approval.

Operational Works Activity

The number of open and active construction sites is monitored across the Local Government Area. During the March 2018 quarter the number of active construction sites totalled **21** which is consistent with the March 2017 quarter.

Building and Plumbing Applications

A total of **\$236** Million in Building works⁴ was approved during the March 2018 quarter. This represents a slight increase from last quarter up from \$234 million and an increase of 26% in comparison to the March 2017 quarter when \$185 million was approved.



Building and Plumbing Inspections

A total of **3,130** inspections were undertaken in the March 2018 quarter, compared to the 3,173 inspections undertaken in the December 2017 quarter.

⁴The data for building applications includes Private Certifier applications in addition to applications decided by Council.

Infrastructure Delivery

Developer contributed assets for the March 2018 quarter include:

Roads & Pathways

- Local Roads: 6.9 km
- Pathways and Bikeways: 34.3 km

Contributed Land for Recreation and Community Purposes

- Local Recreation Park: 3.9 Ha
- Local Reserve: 6.3 Ha
- Local Bushland Reserve: 10.9 Ha

Major Projects

Planning Scheme and Planning Scheme Policy Amendments

During the March 2018 quarter the following Planning Scheme and Planning Scheme Policy amendments occurred:

- The Local Government Infrastructure Plan Amendment - Package 01/2017 (LGIP Amendment) and Planning Scheme and Planning Scheme Policy Administrative Amendments (Administrative Amendments) was adopted by Council on 27 March 2018. The LGIP Amendment and Administrative Amendments came into force and effect on 23 April 2018.

The Local Government Infrastructure Plan deals with the planning and delivery of the trunk infrastructure networks for roads, public parks and land for community facilities and aligns with the strategic land use planning for the City.

The LGIP Amendment is effectively an update of Council's current trunk infrastructure planning, assumptions, network planning and costings to meet statutory requirements and is the next step in Council's commitment to delivering trunk infrastructure in a planned, timely and efficient manner to meet the needs of the growing community of Ipswich.

The Administrative Amendments updated redundant or outdated terms, factual matters and cross-references to reflect and give effect to the LGIP Amendment.

Council also adopted the Ipswich Adopted Infrastructure Charges Resolution (No.1) 2018 and amendments to three (3) Implementation Guidelines to reflect and give effect to the LGIP Amendment.

Public consultation was also undertaken on Planning Scheme Major Amendment Package 03/2017 from 5 March 2018 to 4 April 2018. This amendment package considered the following matters:

- Amendment to the Single Residential (Auxiliary Unit) accepted development triggers for Auxiliary Unit locations and consequential amendments;
- Amendment to make 'restaurant' a consistent use within the Special Opportunity Zone, Sub Area SA15 – Powells Road, Yamanto;
- Amendment to the parking space provisions for single residential use in the Parking Code to remove duplication and ensure consistency with the Ipswich Planning Scheme and Queensland Development Code;
- Amendment to the Reconfiguring a Lot Code to clarify footpath provision for a Collector Street;
- Amendment to Zoning Map Z15 for 25 Kendall Street, East Ipswich;
- Amendment to Overlay Map OV2 – Key Resource Areas, Buffers and Haul Routes at Pine Mountain and Muirlea to remove the Kholo Sands Key Resource Area consistent with state government mapping; and
- Amendment to Schedule 2 – Character Places to remove a listing at Kraatzs Road, Tallegalla and include a listing at Grandchester Mt Mort Road, Grandchester.

Reporting to Council on the outcomes of the public consultation is expected to occur next quarter.

Policy / Legislation review

Review was undertaken on two draft guidelines prepared by the State government relating to Solar Farms in March 2018:

- Draft Queensland solar farm guidelines: Guidance for local governments.
- Queensland Solar Farm Guidelines: Practical guidance for communities, landowners and project proponents.

The draft guideline provides guidance to local governments, including some general information to consider to support this emerging industry. The practical guidance document includes overview information on solar farms, the development application processes, and encourages early engagement by proponents with both the local community and local government.

Heritage Projects

During the March 2018 quarter 18 customers accessed Council's free Heritage Adviser Service.

Business Improvement Initiatives

Each branch within the Planning and Development Department is committed to ongoing business improvement, with the following improvements made to operations during the March 2018 quarter:

Development Planning

- Completion of 2017 Customer Satisfaction Survey.
- Continuation of project to review and update Planning Portal and Intranet content and format to improve user access to relevant information.
- Development of first draft of new external mapping program, being undertaken in response to a successful Innovation and Improvement Fund grant.

Upcoming Major Projects - Next Quarter

In addition to current projects the following activities are scheduled to commence or will be underway during the next quarter:

Strategic Planning Branch

- Implementation of Infrastructure Charges Calculator for internal use and staff training. Project being undertaken in response to successful a Innovation and Improvement Fund grant. Project completion expected during June quarter.

Development Planning Branch

- Completion of review of Planning Portal and Intranet content and format to improve user access to relevant information.
- Completion of external mapping program build and interface design, and commencement of user testing.

Major Development Applications - Determined

The following major development applications were determined during the March 2018 quarter.

Table 7 – Major Applications Determined

Council Reference	Application Description	Primary Address
5593/17/ADP	Amendment to Springfield Town Centre Concept Plan (Town Centre North Precinct)	7002 & 7004 Brookwater Drive, 7001, 7002, 7003, 7004, 7005, 7006 Eden Station Road and 60 Springfield Greenbank Arterial, Springfield Central
4079/2017/PDA	Priority Development Area Context Plan	31-93, 197 & 221-257 Cumner Road, White Rock
6163/17/ADP	Area Development Plan for reconfiguring 3 lots into 386 lots, 2 management lots plus new road, park, drainage and balance lot and 386 detached houses	7001 & 7008 Sinnathamby Boulevard and 7002, 7003 & 7004 Grande Avenue, Spring Mountain
5589/17/ADP	Master Area Development Plan for Development Area 5B – Springfield Town Centre North	7001 Eden Station Drive, Springfield Central
6162/17/ADP	Area Development Plan to nominate land for detached housing, dual occupancy dwellings, new road and open space and reconfigure 2 lots into 240 lots plus new road, open space, drainage and 2 balance lots, and 240 houses	7001 & 7008 Sinnathamby Boulevard and 7002, 7003 & 7004 Grande Avenue, Spring Mountain
4474/1/MCU	Special Industry (Extension to an existing landfill for non-putrescible waste) and Environmentally Relevant Activity (ERA 60(2h) – Waste Disposal)	30 Memorial Drive, Swanbank

Major Development Applications - Lodged

The following major development applications were lodged during the March 2018 quarter.

Table 8 – Major Applications Lodged

Council Reference	Application Description	Primary Address
1516/18/VA	Variation Request to change Recreation Zone to Residential Low Density (RL2) Zone	36 Child Street, Riverview
1270/18/VA	Variation Request to change Rural B Zone to Residential Medium Density Zone	183 Pisasale Drive, Purga
1149/18/CA	Special Industry (Waste recycling, reprocessing and disposal – waste transfer station) and a Caretaker Residence and associated Environmentally Relevant Activities	Lot 4 and 191 Whitwood Road and 217 Barclay Street, New Chum
913/18/ADP	Area Development Plan to designate land for detached houses, open space and display housing village and reconfigure 2 lots into 443 lots plus new road, open space, recreation park, bushfire access and utilities lot and 443 detached houses	7001 Panorama Drive and 7003 Sharpless Road, Springfield
1136/18/MCU	General Industry	7001 Robert Smith Street, Redbank
1434/18/ADP	Area Development Plan to amend a previously approved Area Development Plan to include 118 Townhouses	15 & 17 Viewpoint Drive, 13 Spring Avenue & 17 Springfield Lakes Boulevard, Springfield Lakes

Information Requests

Planning and Development related Searches

In the March 2018 quarter **155** Planning and Development related searches were undertaken. Refer to Table 9 for a breakdown of Limited, Standard and Full Certificate searches.

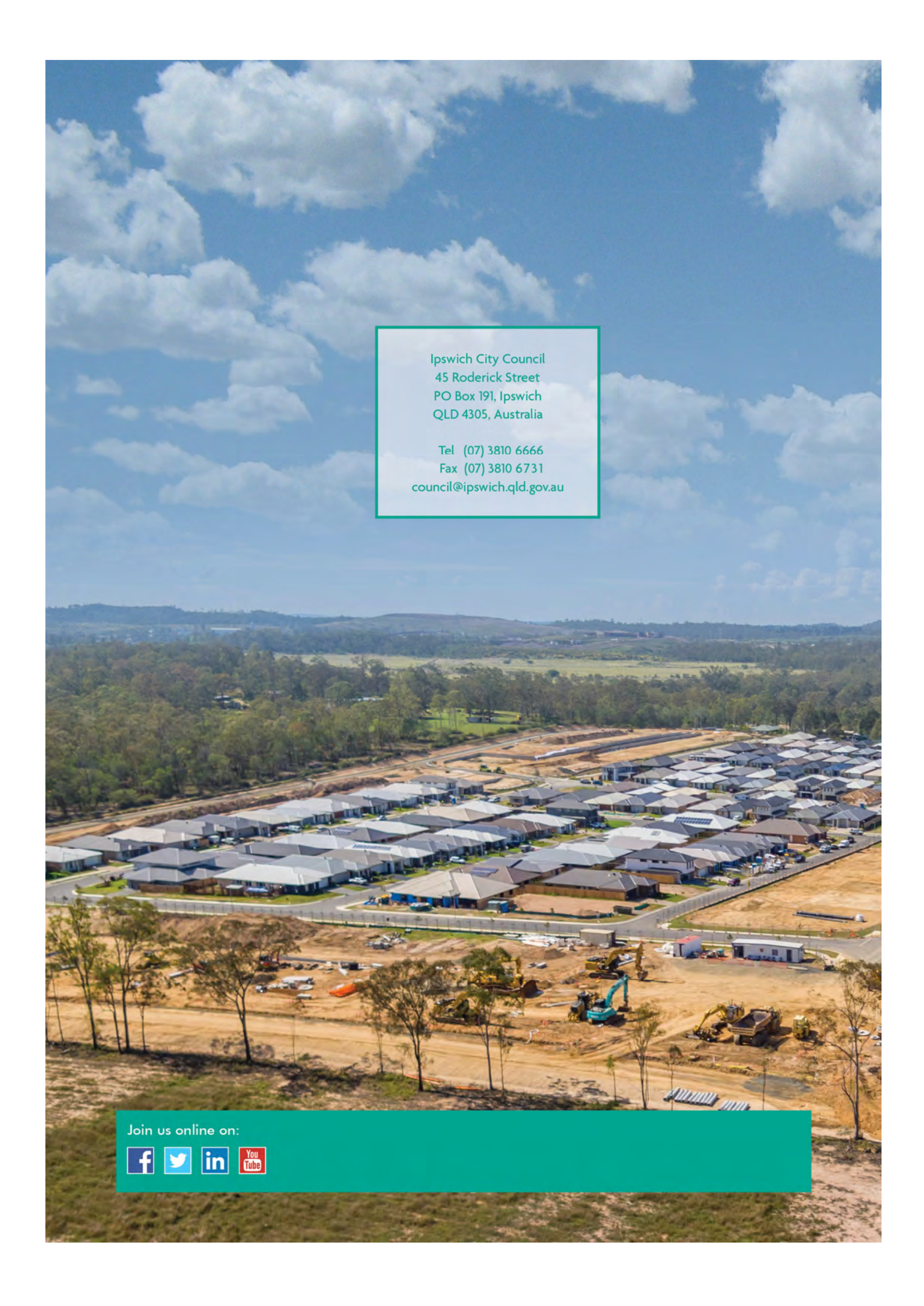
Table 9 - Planning and Development Certificates

Type	June	September	December	March
	2016/17	2017/18	2017/18	2017/18
Limited	192	167	171	123
Standard	6	7	1	32
Full	0	3	1	0
Totals	198	177	173	155

Online user activity utilising the Planning and Development Website in the March 2018 quarter increased in comparison to the previous quarter. Activity increased across all areas of development information. Accessing property information through the Property Search function remains as the primary function of interest to users of the site. Table 9 below provides detailed information on activity during the past year.

Table 10 – Planning and Development Website Search Activity

Information viewed	June	September	December	March
	2016/17	2017/18	2017/18	2017/18
Property	126,106	128,792	116,351	120,308
Application	39,586	48,522	48,322	53,794
Mapping	9,066	9,462	8,841	9,643
Totals	174,758	186,776	173,514	183,745



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Join us online on:



Planning, Development and Heritage Committee	
Mtg Date: 22.05.2018	OAR: YES
Authorisation: John Adams	

BD: MG
A4819698

8 May 2018

MEMORANDUM

TO: CITY PLANNER


FROM: DEVELOPMENT PLANNING MANAGER

RE: COURT ACTION STATUS REPORT

INTRODUCTION:

This is a report by the Development Planning Manager dated 8 May 2018 concerning the status of outstanding court actions.

ATTACHMENTS:

Name of Attachment	Attachment
Attachment A - Court Action Status Report	 Court Action Status Report - May 2018

RECOMMENDATION:

That the report be received and the contents noted.

Brett Davey
DEVELOPMENT PLANNING MANAGER

I concur with the recommendation contained in this report.

John Adams
CITY PLANNER



**Planning and Development Department
Court Action Status Report
8 May 2018**

Total Number of Appeals - 8

Note: Data is current as at close of business on the previous working day.

Court of Appeal - 1 Appeal/s

Appeal No: 8535 of 2017 **Appeal Date:** 22/8/2017 **Case Name:** Springfield Land Corporation Pty Limited v Cherish Enterprises Pty Ltd and Ipswich City Council

Solicitor: Daniel Best

Appeal Type: Application to Court of Appeal

P&D Register No: 135

Application No: 1560/2016/CA

Applicant: Cherish Enterprises Pty Ltd

Division: 1

Property: 30 Parkside Drive, Springfield
94 Sharpless Road, Springfield
7001 Mur Boulevard, Springfield

Appeal Summary: This is an application to the Court of Appeal (Supreme Court of Queensland) in relation to the decision of Judge Kefford in the Planning and Environment Court on 14 July 2017. The decision related to a declaratory proceeding by Cherish Enterprises seeking that a development application (pursuant to section 242 of the Sustainable Planning Act 2009 to vary the effect of the Planning Scheme) over land at 7001 Mur Boulevard, Springfield could be assessed by Council in the absence of an approved Precinct Plan or any application for an Area Development Plan. The appellant (SLC) is seeking that the decision be changed by the Court of Appeal on the basis that the primary judge made errors of law in the decision.

Status: Court hearing on 10 May 2018. Awaiting outcome.

Planning & Environment Court - 7 Appeal/s

Appeal No: 2528 of 2016 **Appeal Date:** 30/6/2016 **Case Name:** Solium Building Pty Ltd v Ipswich City Council

Solicitor: Daniel Best

Appeal Type: Applicant Appeal

P&D Register No: 121

Application No: 2405/2015/MCU

Applicant: Soluim Building Pty Ltd

Division: 7

Property: 69A Warwick Road, Ipswich

Appeal Summary: This is an applicant appeal against Council's decision to refuse an application. The refusal was issued on the basis of outstanding matters that were not adequately addressed in the application, including: flood free access, non-compliance with QUDM Safety Requirements within Flood Affected Areas, Safety and Residential Amenity and The Precautionary Principle. The applicant has appealed Council's decision and they believe that the development application complies with or can be conditioned to comply with all of the provisions of the planning scheme referred to in Council's reasons for refusal.

Status: Matter adjourned.

Appeal No: 2188 of 2017 **Appeal Date:** 19/6/2017 **Case Name:** Lipoma Pty Ltd v Ipswich City Council

Solicitor: Daniel Best

Appeal Type: Applicant Appeal

P&D Register No: 134

Application No: 682/2003/MA/B

Applicant: Thomson Geer Lawyers

Division: 6

Property: 2 The Terrace, North Ipswich
6 The Terrace, North Ipswich

Appeal Summary: This is an applicant appeal against Council's decision to refuse a permissible change request. The permissible change request which was refused by Council sought the deletion of the part of condition 5(a)(ii) of the Riverlink Approval relating to the Commercial Village Precinct that requires a QR land contribution and extended arts precinct contribution.

Status: Matter adjourned.

Planning & Environment Court - 7 Appeal/s

Appeal No: 4050 of 2017	Appeal Date: 24/10/2017	Case Name: Tocchini V Ipswich City Council
Solicitor: N/A at this time		Appeal Type: Applicant Appeal
P&D Register No: 136	Application No: 8948/2016/CA	Applicant: Mr Samuel Mark Tocchini and Mrs Danielle Clare Tocchini
Division: 10		Property: 201 Sids Dip Road, Lower Mount Walker
Appeal Summary: This is an applicant appeal against Council's decision to part refuse an application. The refusal related to a proposed Intensive Animal Husbandry - Poultry Farm and Environmentally Relevant Activity 4(2) - Poultry Farm. The appeal also relates to the conditions of the approved Reconfiguring a Lot - one (1) Lot into two (2) Lots.		
Status: Without prejudice discussions ongoing.		
<hr/>		
Appeal No: 4970 of 2017	Appeal Date: 22/12/2017	Case Name: Flora and Simon White v Ipswich City Council
Solicitor: N/A		Appeal Type: Applicant Appeal
P&D Register No: 137	Application No: 3778/2017/MCU	Applicant: Ms Flora White and Mr Simon Nicholas White
Division: 1		Property: 6 Stella Street, Camira
Appeal Summary: This is an applicant appeal against Council's decision to refuse an application for a Business Use – Medical Centre (Psychologist) on land within the Residential Low Density (RL1) zone.		
Status: Without prejudice discussions ongoing.		
<hr/>		
Appeal No: 473 of 2018	Appeal Date: 9/2/2018	Case Name: HPC Urban Design & Planning Pty Ltd and Bio-Recycle Australia Pty Ltd v/s Ipswich City Council
Solicitor: N/A at this time		Appeal Type: Applicant Appeal
P&D Register No: 139	Application No: 4475/2017/MCU	Applicant: HPC Urban Design & Planning Pty Ltd
Division: 3		Property: 30 Memorial Drive, Swanbank
Appeal Summary: This is an applicant appeal against Council's decision to refuse an application. The MCU application for Special Industry (Extension to an existing Landfill for Non-Putrescible Waste) was refused on the basis of amenity impacts on to adjoining residential areas specifically Ripley Valley.		
Status: Revised grounds of refusal presently being prepared. Court supervised ADR Conference to take place 9 May 2018.		
<hr/>		
Appeal No: BD512 of 2018	Appeal Date: 12/2/2018	Case Name: RKGK Pty Ltd v Ipswich City Council
Solicitor: N/A at this time		Appeal Type: Applicant Appeal
P&D Register No: 138	Application No: 4370/2017/RAL	Applicant: AJS Surveys
Division: 2		Property: 327 Jones Road, Bellbird Park
Appeal Summary: This is an applicant appeal against the conditions of Council's development permit for a one (1) lot into two (2) lot reconfiguration. The conditions that are subject to the appeal are: kerb and channel construction (with infill road pavement), footpath contribution and a stormwater easement.		
Status: Without prejudice discussions ongoing.		

Planning & Environment Court - 7 Appeal/s

Appeal No: 945 of 2018

Appeal Date: 14/3/2018

Case Name: Black Ink Architecture Pty Ltd v Ipswich City Council

Solicitor: N/A

Appeal Type: Applicant Appeal

P&D Register No: 140

Application No: 3859/2017/MCU

Applicant: Black Ink Architecture Pty Ltd

Division: 4

Property: 41 Barclay Street, Bundamba
43 Barclay Street, Bundamba
39 Barclay Street, Bundamba

Appeal Summary: This is an applicant appeal against Council's decision to refuse an application. The refusal related to a material change of use - child care centre which was recommended for refusal based on flooding, access, mining constrained land and amenity.

Status: Awaiting directions
