

VML:MB  
Vicki Lukritz  
3810 6221

2 November 2017

Sir/Madam

**NOTICE OF MEETING**

Notice is hereby given that a Meeting of the **PLANNING DEVELOPMENT AND HERITAGE COMMITTEE** will 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 **Thursday, 9 November 2017**.

| <b><u>MEMBERS OF THE PLANNING, DEVELOPMENT AND HERITAGE COMMITTEE</u></b>                    |   |
|--|---|
| Councillor Morrison ( <b>Chairperson</b> )<br>Councillor Tully ( <b>Deputy Chairperson</b> ) | <b>Mayor</b><br><b>Deputy Mayor</b><br>Councillor Stoneman<br>Councillor Pahlke |

The agenda for the meeting is attached to this notice.

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 **Thursday,***  
9 November 2017  
Council Chambers

| <b>Item No.</b> | <b>Item Title</b>  | <b>Officer</b> |
|-----------------|--|----------------|
| 1               | <a href="#">Assessment of Heritage Adviser Service 2016–2017</a>                               | SPM            |
| 2               | <a href="#">Planning and Development Department Quarterly Activity Report – September 2017</a> | CP             |
| 3               | <a href="#">Court Action Status Report</a>   | DPM            |
|                 |  |                |

**PLANNING, DEVELOPMENT AND HERITAGE COMMITTEE NO. 2017(11)**

**9 NOVEMBER 2017**

AGENDA

1. ASSESSMENT OF HERITAGE ADVISER SERVICE 2016–2017

With reference to a report by the Strategic Planning Manager dated 19 October 2017 concerning an assessment of the Heritage Adviser Service.

**RECOMMENDATION**

- A. That the report be received and the contents noted.
- B. That the Heritage Adviser, Mr Ivan McDonald, be thanked for his efforts in maintaining a high quality Heritage Adviser Service.

Report

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2. PLANNING AND DEVELOPMENT DEPARTMENT QUARTERLY ACTIVITY REPORT – SEPTEMBER 2017

With reference to a report by the City Planner dated 24 October 2017 concerning the activities of the Planning and Development Department within the September Quarter 2017.

**RECOMMENDATION**

That the report be received and the contents noted.

Report

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3. COURT ACTION STATUS REPORT

With reference to a report by the Development Planning Manager dated 26 October 2017 concerning the status of outstanding court actions.

**RECOMMENDATION**

That the report be received and the contents noted.

Report

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and any other items as considered necessary.

|   |          |
|---|----------|
| <b>Planning, Development and Heritage Committee</b> |          |
| Mtg Date: 09.11.2016                                | OAR: YES |
| <b>Authorisation:</b> John Adams                    |          |

19 October 2017

**MEMORANDUM**

TO: CITY PLANNER

FROM: STRATEGIC PLANNING MANAGER

RE: ASSESSMENT OF HERITAGE ADVISER SERVICE 2016–2017

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**INTRODUCTION:**

This is a report by the Strategic Planning Manager dated 19 October 2017 concerning an assessment of the Heritage Adviser Service.

**BACKGROUND:**

The Ipswich Heritage Adviser Service has been in operation since October 1992. The objective of the service is to provide the Ipswich community with free professional advice to support good heritage conservation practice.

Customers utilised the Heritage Adviser Service for:

- Colour schemes
- Design of extensions
- Infrastructure refurbishments: external, internal, fencing, structural recommendations
- Minor modifications
- Raising houses
- Maintaining the heritage and character of houses
- Restoration of buildings and structures
- Demolition and relocation prospects (it is noted that there were a total of fourteen (14) requests for advice regarding potential demolition or relocation.

Council has distributed a questionnaire to customers to gauge the success of the service on an annual basis since 1993. In 2016–2017 this service was provided primarily by Mr Ivan McDonald.

**RESULTS:**

Thirty-two (32) survey forms were distributed to external customers who utilised the service from June 2016 to the end of June 2017. Nine (9) survey forms were posted and a link to an online survey was emailed to 23 customers.

Several customers utilised the service on more than one (1) occasion, however only one (1) questionnaire was distributed to each customer. The results of the questionnaire are summarised below:

A total of fourteen (14) completed questionnaires were returned to Council including:

- 13 questionnaires were completed online
- 8 respondents rated the Service as excellent
- 2 respondents rated the Service as good
- 2 respondents rated the Service as fair
- 2 respondents rated the Service as poor.

The two (2) respondents who rated the service as poor enquired about the potential for demolition of a house.

- a) The first respondent who rated the service as poor sought advice on the potential demolition of two (2) neighbouring dwellings in a Character zone. The Heritage Adviser did not see any prospect for demolition or removal options for one (1) of the houses. The second house had termite damage and the owner was advised that they could apply for demolition on the grounds of a 'no prudent or feasible' alternative but this would need to be justified by a building condition report and possibly a structural engineer's report. The client was unhappy with the service provided and the approach taken by the Heritage Adviser and sought further advice. The Strategic Planning Manager and the Principal Officer (Urban Design and Heritage Conservation) met the client onsite to view the buildings and discuss options. The view of the Heritage Adviser was supported.
- b) The second respondent who rated the service as poor sought advice on a building that is moving and cracking from the ceiling to the foundations. The owner commented that the house should have been looked at as a demolition prospect due to the soil issues in the area and said that they are not able to get anyone to fix the cracks and holes and offer a warranty. The Heritage Adviser notes for the site mention a discussion about the prospects of demolition and the need for further investigations and reporting on footing type, soil type and repair costs and that this information may support a "No prudent and feasible alternative" argument.

#### **Utilisation of the Heritage Adviser Service by Council**

The Heritage Adviser assisted officers from Council's Development Branch who utilised the service during 2016–2017 for comments on Development Applications relating to Character Places and Character Zones.

Other departments of Council including Works, Parks and Recreation also utilised the service on many occasions. In addition, the Heritage Adviser provided advice on suitable locations for selected historical markers for the annual Historical Markers Program.

#### **BENEFITS TO COMMUNITY AND CUSTOMERS:**

The following comments provide an insight into the users views on the service:

- It is an excellent service, please retain it

- Please continue this service
- Ivan was knowledgeable and went through the required process
- This is an invaluable service that supports the residents of Ipswich to maintain their character houses. Thanks Ipswich City Council.

**Awareness of the Heritage Adviser Service**

The following table indicates how respondents of the survey became aware of the service.

| <b>Number of Respondents</b> | <b>Source</b>           |
|------------------------------|-------------------------|
| 6                            | Advice from Council     |
| 4                            | Friend or word of mouth |
| 1                            | Heritage Publications   |
| 3                            | Other                   |

The Heritage Adviser Service is in many ways the flagship of the Heritage Program. It is also a major promotional vehicle for heritage in Ipswich.

The role of the Heritage Adviser Service is crucial given the strong focus of the Heritage Program towards education and encouragement rather than strict regulation.

**CONCLUSIONS:**

Eleven (11) (79%) respondents considered the Service to be a worthwhile initiative aiding the conservation of heritage properties. This response reinforces the merit in retaining the Service in the future.

**RECOMMENDATION:**

- A. That the report be received and the contents noted.
- B. That the Heritage Adviser, Mr Ivan McDonald, be thanked for his efforts in maintaining a high quality Heritage Adviser Service.

Nick Vass Bowen  
**STRATEGIC PLANNING MANAGER**

I concur with the recommendations contained in this report.

John Adams  
**CITY PLANNER**

|   |          |
|---|----------|
| <b>Planning, Development and Heritage Committee</b> |          |
| Mtg Date: 09/11/17                                  | OAR: YES |
| <b>Authorisation:</b> John Adams                    |          |

24 October 2017

**MEMORANDUM**

TO: CHIEF EXECUTIVE OFFICER


FROM: CITY PLANNER

RE: PLANNING AND DEVELOPMENT DEPARTMENT  
QUARTERLY ACTIVITY REPORT – SEPTEMBER 2017

**INTRODUCTION**

This is a report by the City Planner dated 24 October 2017 concerning the activities of the Planning and Development Department within the September Quarter 2017.

**ATTACHMENT**

|   |   |
|---|---|
| Name of Attachment                        |   |
| <a href="#">Quarterly Activity Report</a> | <br>Attachment A |

**BACKGROUND**

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

**ACTIVITY**

The September quarterly report is enclosed as Attachment A.

The report focuses on:-

- overall development activity within the Ipswich Local Government area (specifically population and dwelling growth, land subdivision and non-residential building activity);
- development applications (for planning, engineering, building and plumbing);
- infrastructure delivery by the development industry (ie contributed assets);
- 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
- activity generated through information requests (via certificates and web access).



## **HIGHLIGHTS**

Highlights from the September Quarterly Report include:-

- one of the highest growth periods yet recorded, with 2,340 persons population growth, and the Local Government Area population increasing to 206,344 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);
- an equivalent annual population growth rate of 4.59% and a total annual increase of 8,688 persons;
- Redbank Plains again as the fastest growing suburb;
- Spring Mountain with the highest number of new lots created;
- Collingwood Park with the highest number of new lots approved;
- 21,271m<sup>2</sup> of new, non-residential building floor space, able to accommodate 544 new jobs;
- 365 development applications lodged;
- 870 plumbing applications lodged;
- 3,384 building and plumbing inspections undertaken;
- 5 major strategic planning projects completed or underway; and
- 186,776 web site visits.

## **RECOMMENDATION**

That the report be received and the contents noted.

John Adams  
**CITY PLANNER**

# Planning and Development

Quarterly Activity Report  
September 2017

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



[ipswich.qld.gov.au](http://ipswich.qld.gov.au)





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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 report provides a snapshot of Planning and Development Department Activities for the September 2017 quarter.

# Development Activity

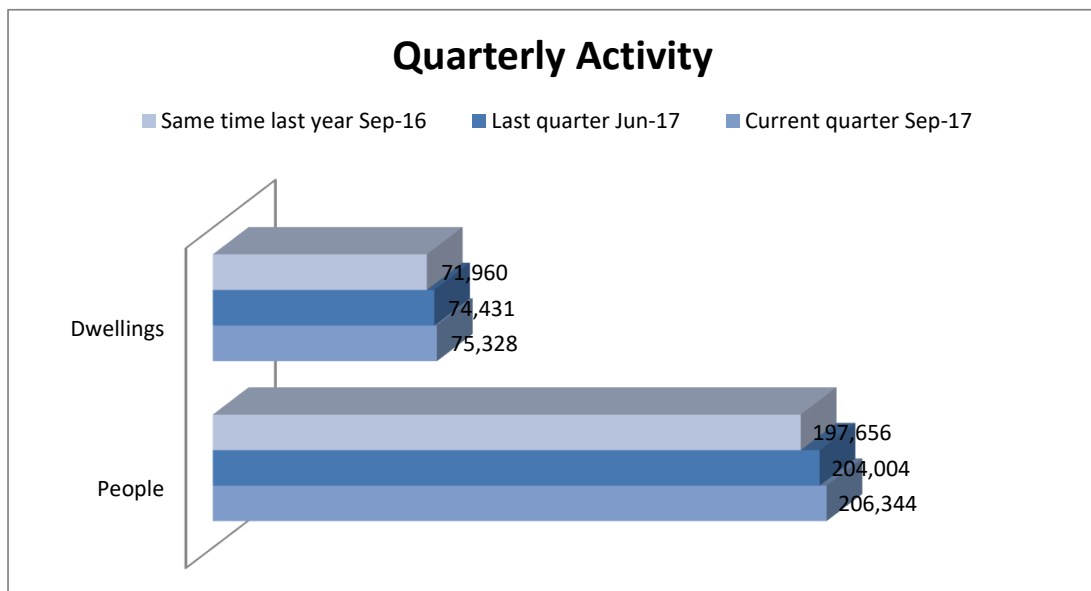
This Development Activity Report profiles the volume and composition of development related activity within the Ipswich Local Government Area for the July to September third quarter of 2017.

## Population Growth

### Quarterly Growth

At 30 September 2017, the population<sup>1</sup> of Ipswich City was 206,344 persons, up from 204,004 persons at 30 June 2017. This represents an increase of 2,340 persons and an equivalent annual growth rate of 4.59%. This is slightly lower than the growth rate of 4.82% for the preceding June quarter.

This represents an annual change from the same period last year of 8,688 persons and 4.40% and five year average annual growth rate of 3.19%.



## Dwelling Activity

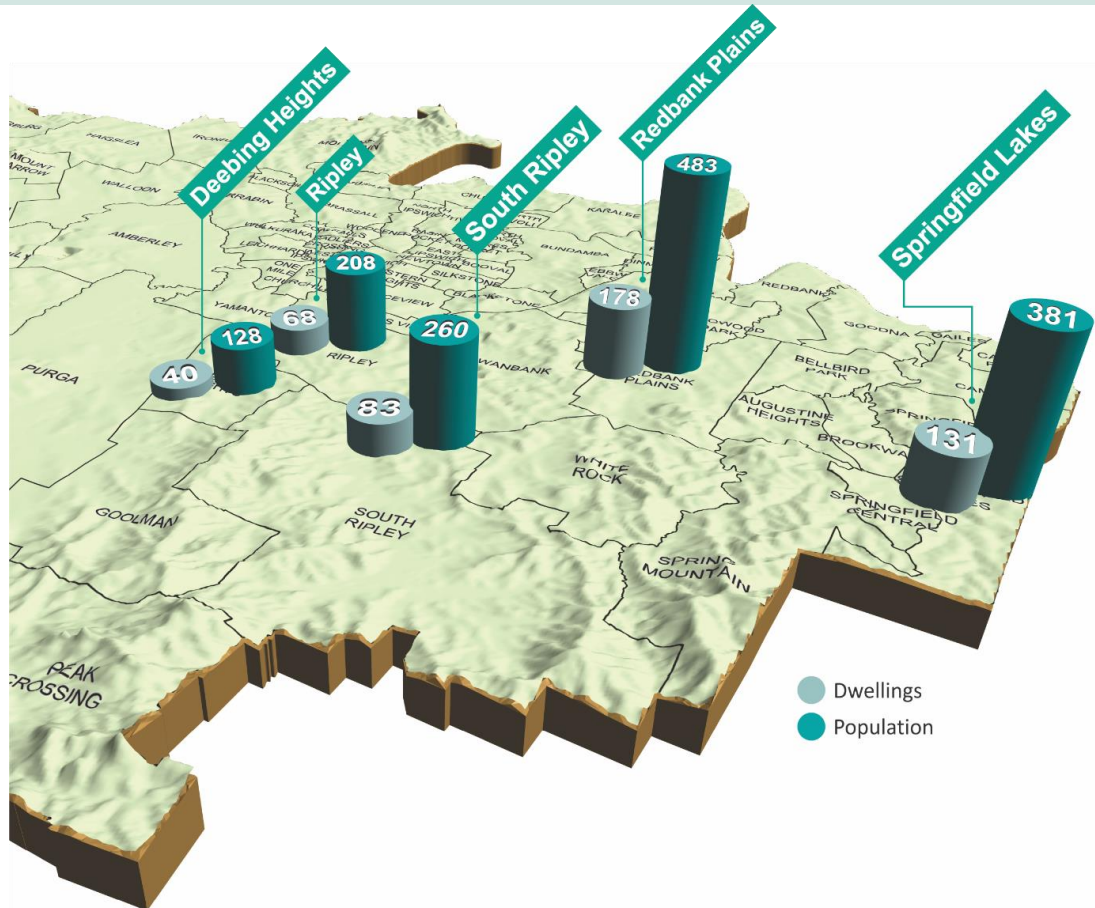
### Quarterly Growth

At 30 September 2017, there were 75,328 dwellings within the City as compared with 74,431 dwellings at 30 June 2017.

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

The September 2017 quarter saw an increase of 897 dwellings. The 30 September 2017 number of dwellings represents an increase of 3,368 dwellings over a total of 71,960 dwellings at 30 September 2016.

## Dwelling and Growth Hotspots



Suburbs with the greatest population growth during the September 2017 quarter are shown in Table 1.

**Table 1 – Top 5 Population Growth ‘Hot Spots’**

| Rank | Suburb            | Population   |                 |        |       |
|------|-------------------|--------------|-----------------|--------|-------|
|      |                   | Last Quarter | Current Quarter | Change |       |
|      |                   | Jun-17       | Sep-17          | Rate   | %     |
| 1    | REDBANK PLAINS    | 20,388       | 20,871          | 483    | 2.37  |
| 2    | SPRINGFIELD LAKES | 16,484       | 16,865          | 381    | 2.31  |
| 3    | SOUTH RIPLEY      | 1,519        | 1,779           | 260    | 17.11 |
| 4    | RIPLEY            | 1,969        | 2,177           | 208    | 10.57 |
| 5    | DEEBING HEIGHTS   | 2,562        | 2,690           | 128    | 5.01  |

The hotspot suburb with the highest amount of total population growth was again Redbank Plains (483 persons).

**Table 2 – Top 5 Dwelling ‘Hot Spots’**

| Rank | Suburb            | Dwellings    |                 |        |       |
|------|-------------------|--------------|-----------------|--------|-------|
|      |                   | Last Quarter | Current Quarter | Change |       |
|      |                   | Jun-17       | Sep-17          | Rate   | %     |
| 1    | REDBANK PLAINS    | 6,878        | 7,056           | 178    | 2.59  |
| 2    | SPRINGFIELD LAKES | 5,684        | 5,815           | 131    | 2.30  |
| 3    | SOUTH RIPLEY      | 476          | 559             | 83     | 17.44 |
| 4    | RIPLEY            | 643          | 711             | 68     | 10.58 |
| 5    | DEEBING HEIGHTS   | 806          | 846             | 40     | 4.96  |

## Dwelling Stock

The dwelling stock as at 30 September 2017 comprised 9,745 attached (13%) and 65,583 detached (87%) dwellings. This represents an increase of 246 attached dwellings and 651 detached dwellings from the 30 June 2017 quarter.

**Table 3 – Composition of Dwelling Stock**

| Dwellings       | Last quarter | Current quarter | Quarter Change |
|-----------------|--------------|-----------------|----------------|
|                 | Jun-17       | Sep-17          | Rate           |
| <b>Attached</b> | 9,499        | 9,745           | 246            |
| <b>Detached</b> | 64,932       | 65,583          | 651            |
| <b>Total</b>    | 74,431       | 75,328          | 897            |

## Subdivision Activity

### *New Lot Approvals*

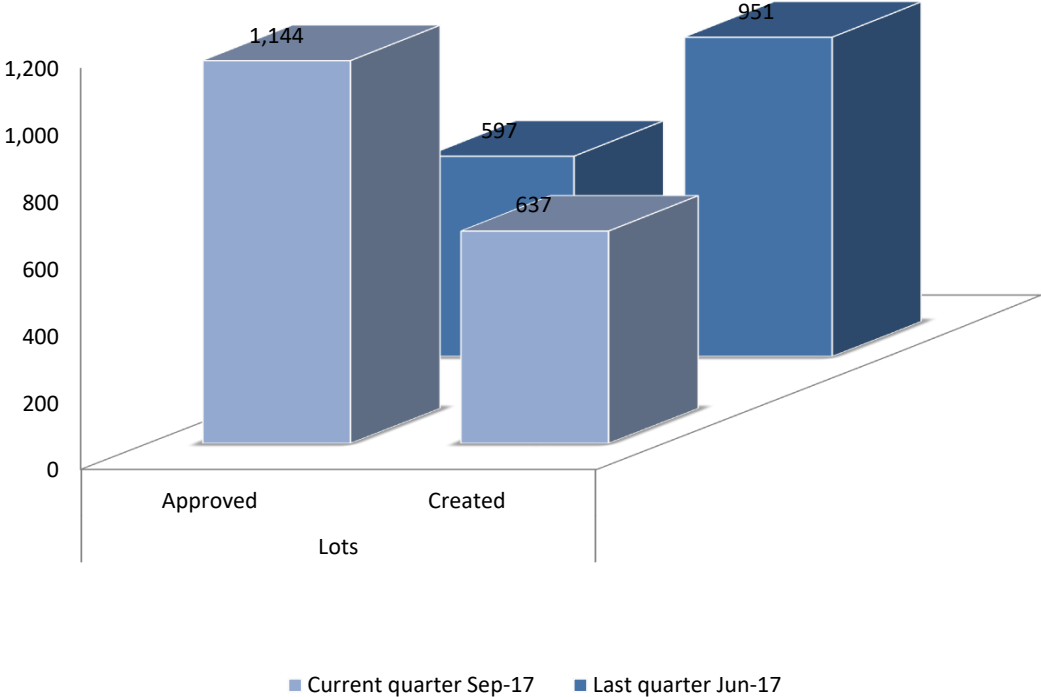
During the September 2017 quarter Council approved 1,144 new residential lots. This compares to 597 in the previous June 2017 quarter and 1,127 lots approved in the same quarter last year. Comparatively, 468 lots were approved in the September 2012 quarter.



*New Lot Creations*

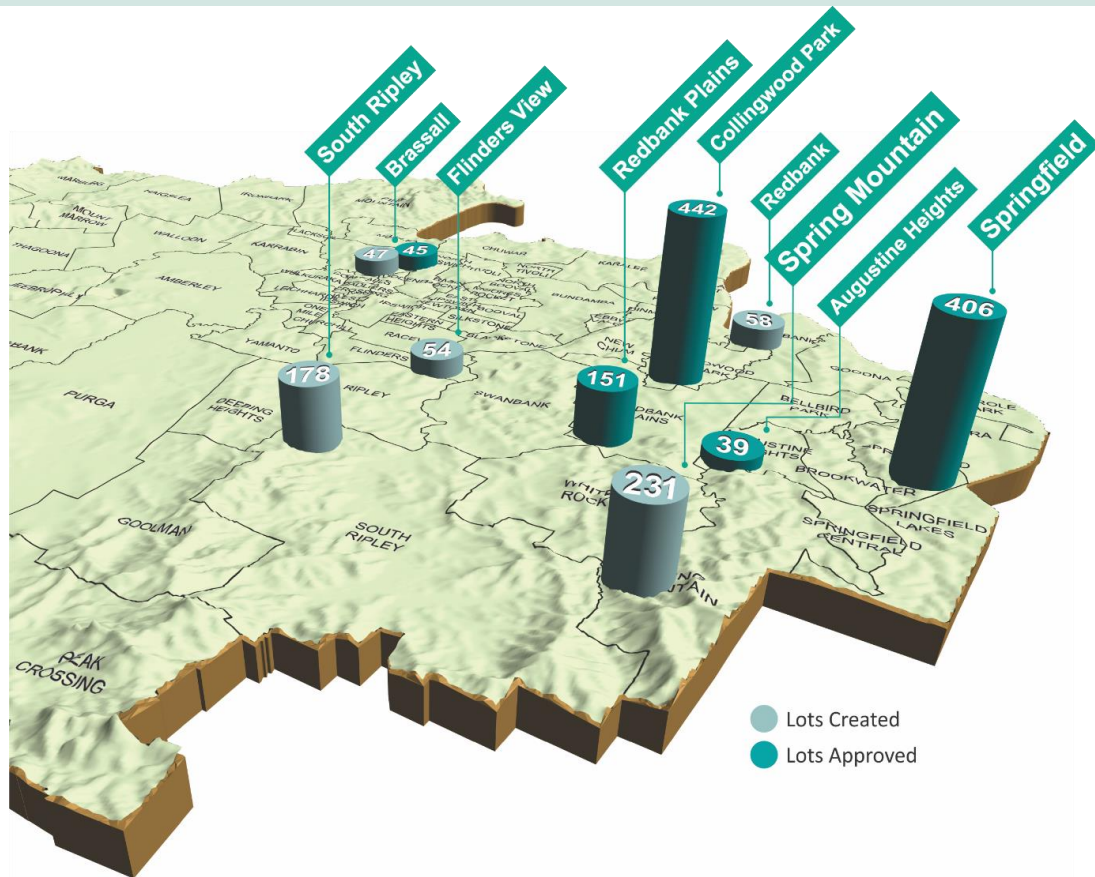
During the September 2017 quarter Council signed plans creating 637 lots. This compares to 951 lots in the previous June 2017 quarter. Comparatively, 571 lots were created this time last year and 361 lots were created in the September 2012 quarter.

**New Lots Created and Approved**





## Subdivision Hotspots



Suburbs with the most lots created and approved during the September 2017 quarter are shown in Table 4 and Table 5.

Table 4 – Top 5 Suburb ‘Hot Spots’ for new lots created

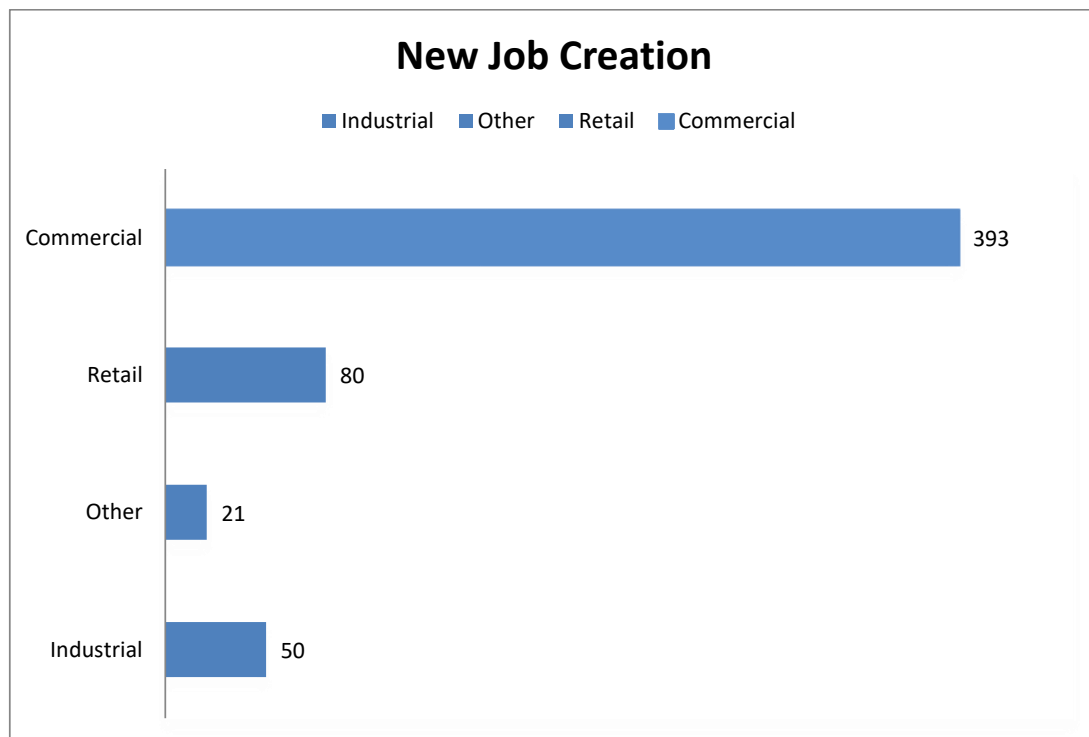
| Rank | Suburb          | New Lots Created |                 |
|------|-----------------|------------------|-----------------|
|      |                 | Last Quarter     | Current Quarter |
|      |                 | Jun-17           | Sep-17          |
| 1    | SPRING MOUNTAIN | 225              | 231             |
| 2    | SOUTH RIPLEY    | 0                | 178             |
| 3    | REDBANK         | 52               | 58              |
| 4    | FLINDERS VIEW   | 0                | 54              |
| 5    | BRASSALL        | 22               | 47              |

**Table 5 – Top Suburb ‘Hot Spots’ for new lots approved**

| Rank | Suburb            | New Lots Approved |                 |
|------|-------------------|-------------------|-----------------|
|      |                   | Last Quarter      | Current Quarter |
|      |                   | Jun-17            | Sep-17          |
| 1    | COLLINGWOOD PARK  | 0                 | 442             |
| 2    | SPRINGFIELD       | 0                 | 406             |
| 3    | REDBANK PLAINS    | 6                 | 151             |
| 4    | BRASSALL          | 3                 | 45              |
| 5    | AUGUSTINE HEIGHTS | 95                | 39              |

## Non-Residential Building Activity

New non residential floor space approved during the September 2017 quarter amounted to 21,271m<sup>2</sup> and will be able to accommodate in the order of 544 new employees across all sectors. This quarter most new jobs were created in the Commercial sector accounting for 393 new jobs.



The floor space approved during the September 2017 quarter can broadly be categorised into Retail, Industrial, Commercial or Other (which includes education).

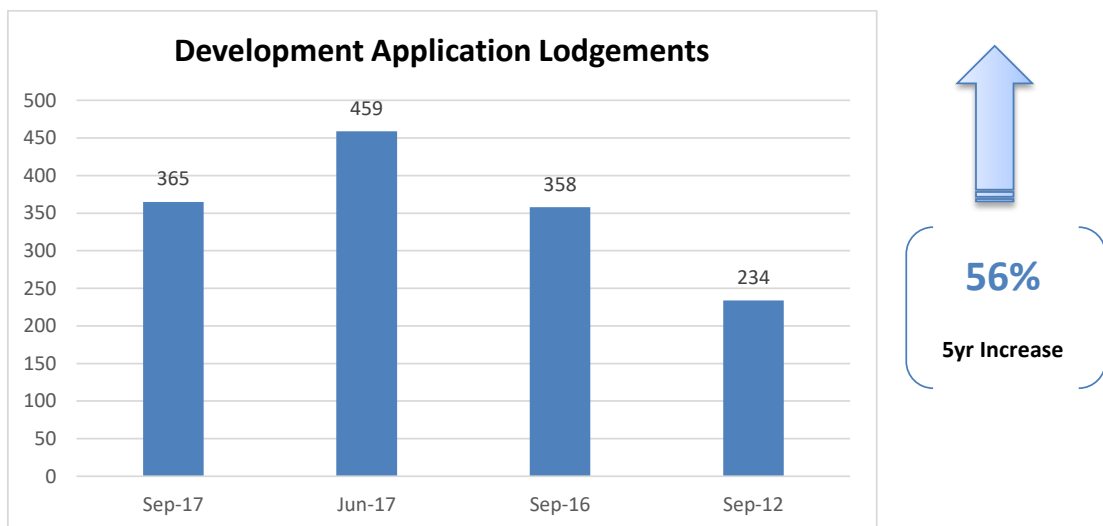
**Table 6 – Total Approved GFA and Attributed Job Creation**

| Activity     | Approved GFA (m <sup>2</sup> ) | New Jobs   |
|--------------|--------------------------------|------------|
| Industrial   | 5,003                          | 50         |
| Other        | 3,251                          | 21         |
| Retail       | 3,182                          | 80         |
| Commercial   | 9,835                          | 393        |
| <b>Total</b> | <b>21,271</b>                  | <b>544</b> |

## Development Applications

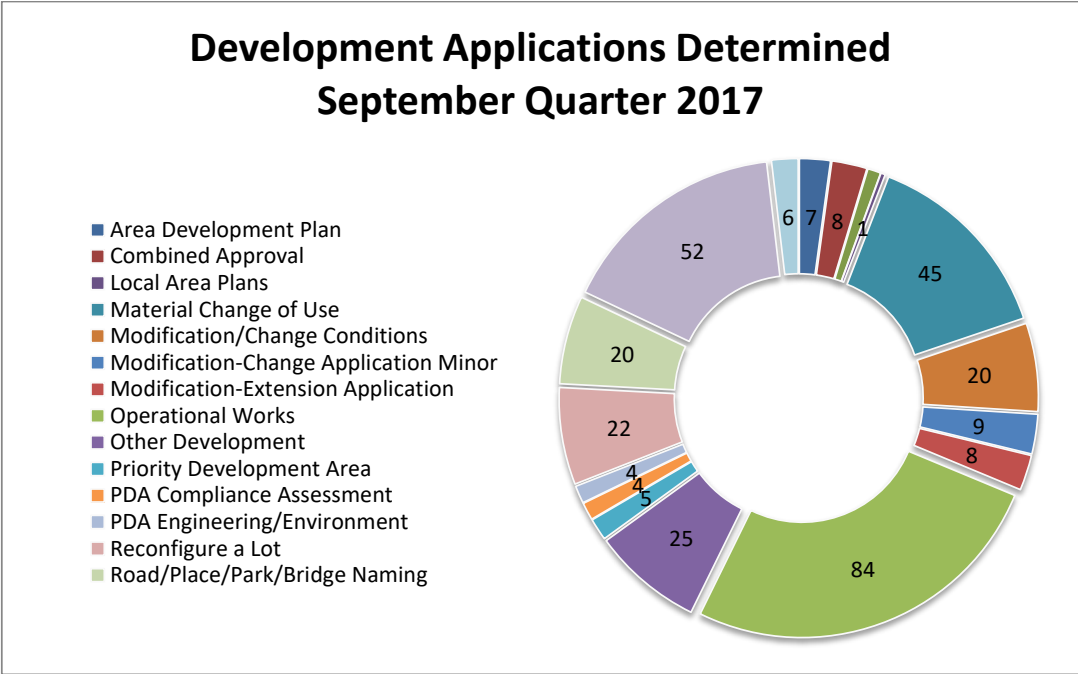
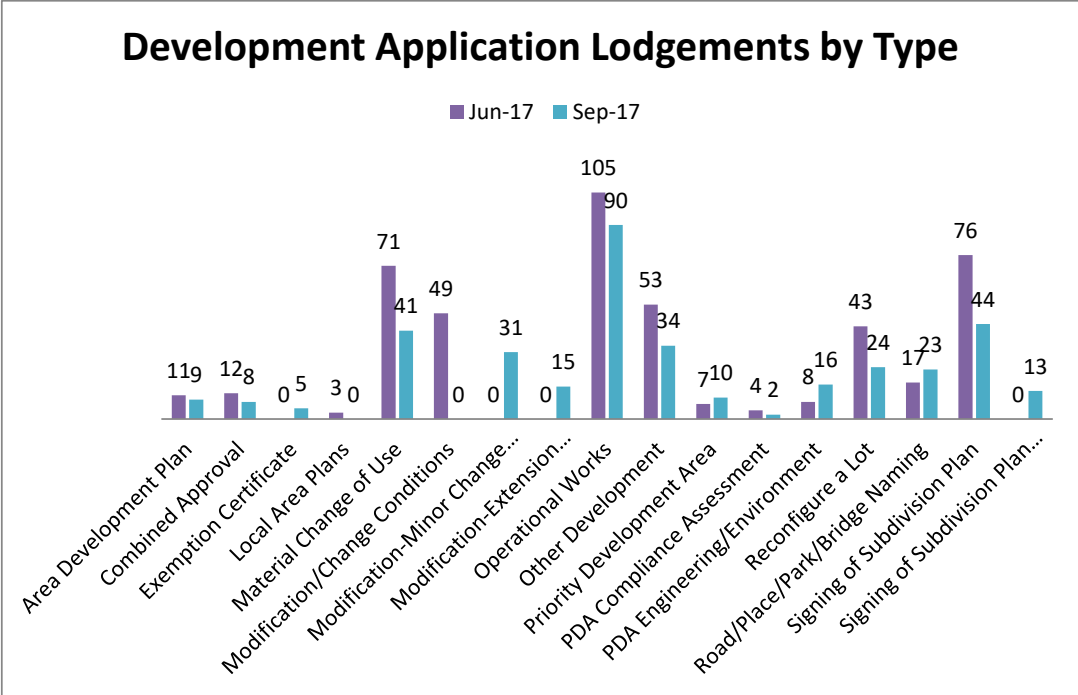
### Planning Applications

365 development applications<sup>2</sup> were lodged in the September 2017 quarter. This represents an increase from the previous September 2016 quarter of 7 applications.



Lodgement numbers are generally consistent with the same period last year. Application numbers overall represent an increase of 36% for the September 2017 quarter over the 5 year period from September 2012.

<sup>2</sup>The data for development 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.

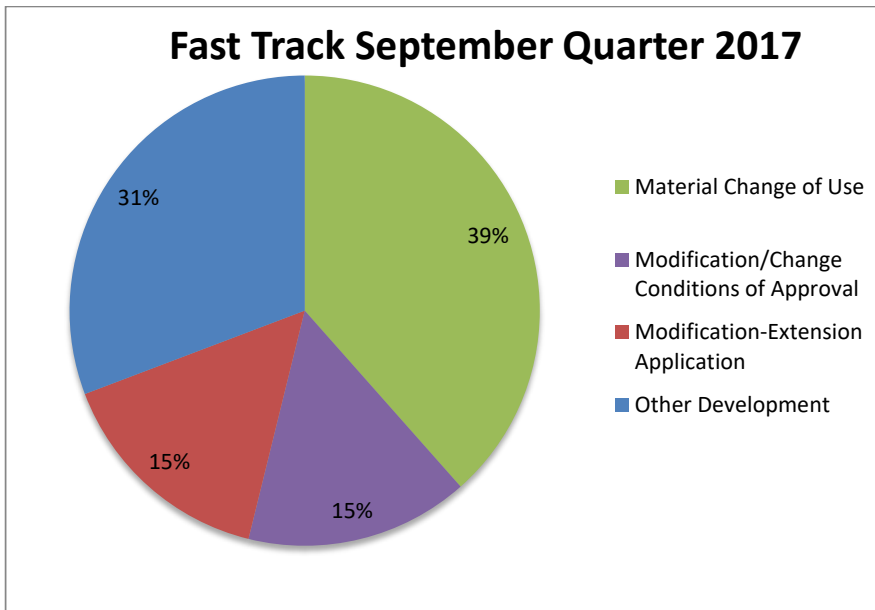


Note: The graphs above represents applications lodged and approved under the *Sustainable Planning Act 2009* (SPA) and the *Planning Act 2016* (PA). As a result of the PA taking effect on 3 July 2017 (the first day of this quarterly reporting period), changes have been made to ICC's application types.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

323 development applications were assessed and decided in the September 2017 quarter.



During the September 2017 quarter, 13 applications were assessed and decided within 5 business days of the application being lodged with Council through the ICC Fast Track Process.

## Pre-lodgement Meetings

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

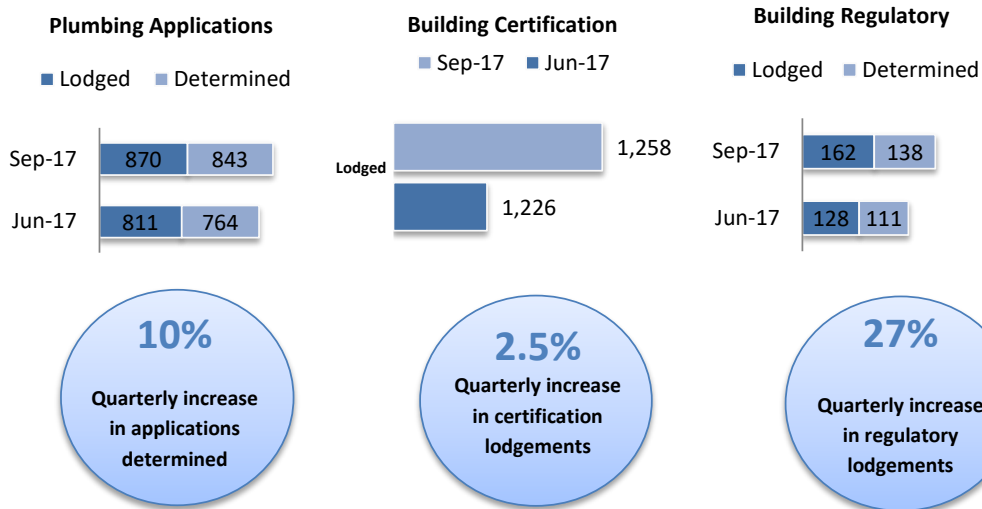
56 development related formal pre-lodgement meetings were requested and held in the September 2017 quarter. This figure is based on formal requests for pre-lodgement meetings and does not capture meetings held once an application is lodged or post approval.

## Operational Works Activity

The number of open and active construction sites is monitored across the Local Government Area. During the September 2017 quarter the number of active construction sites was **38**.

## Building and Plumbing Applications

A total of **\$283 Million** in building works<sup>3</sup> was approved during the September 2017 quarter. This represents a 28% increase from \$221 million during the previous June 2017 quarter, and down approximately 2% from the March 2016 quarter, from \$289 Million.



## Building and Plumbing Inspections

A total of 3,384 inspections were undertaken in the September 2017 quarter, representing an 11% increase from the previous June 2017 quarter.

<sup>3</sup>The data for building applications includes Private Certifier applications in addition to applications decided by Council.

# Infrastructure Delivery

Developer contributed assets for the September 2017 quarter include:

- Local Roads: 17.61 km
- Pathways and Bikeways: 23.42 km
- Local Recreation Park: 2.37 ha
- Local Linear Park: 7.38 ha
- City Wide Linear Park: 2.02 ha

## Major Projects

### Planning Scheme and Planning Scheme Policy Amendments

During the September 2017 quarter, the following Planning Scheme and Planning Scheme Policy amendments were made:

- The Local Government Infrastructure Plan (LGIP) has been sent to the State Government for final consideration following public consultation between 19 June 2017 and 31 July 2017. Three (3) submissions were received and, following consideration of the submissions, Council determined that no changes to the LGIP were required. The purpose and general effects of the proposed amendments are to:
  - Integrate infrastructure planning with land use planning as identified in the Ipswich Planning Scheme 2006.
  - Provide transparency regarding Council's intentions for the provision of trunk infrastructure.
  - Enable Council to estimate the cost of infrastructure provision to assist its long term financial planning.
  - Ensure trunk infrastructure is planned and provided in an efficient and orderly manner.
  - Provide a basis for the imposition of conditions about infrastructure on development approvals.
- Major Planning Scheme Policy (PSP) Amendment 02/2017 was prepared for consideration by Council following a review of *Planning Scheme Policy No.2 – Information Local Government May Request (PSP2)*. The proposed amendment seeks changes to PSP2 to clarify the information Council may request by:
  - clarifying and expanding upon the requirements of existing standards;
  - providing contemporary alignment of existing provisions with current industry standards and requirements (including deletion of requirements relating to water and sewerage reticulation); and

- ensure alignment with the requirements in Planning Scheme Policy No. 3 – General Works.

The amendment also seeks to amend *Planning Scheme Policy No. 3 – General Works* (PSP3) in relation to the requirements for electrical reticulation and street lighting, material specifications for line marking, the public liability insurance (indemnity) amount for the construction of public (municipal) works and the design criteria for roadworks and parks and streetscapes.

Public Consultation was undertaken between 7 August 2017 and 6 September 2017.

- Minor Amendment 04/2017 was adopted by Council on 19 September 2017. This amendment added 18 sites to Schedule 2 – Character Places of the Ipswich Planning Scheme that had been subject to a previous provisional listing. The amendment included 10 pre-1946 and 8 mid-20<sup>th</sup> century places. In addition, Council resolved to include the police house and cells in the Goodna Barracks listing details. These amendments came into force and effect from 3 October 2017.

## Heritage Projects

During the September 2017 quarter the following heritage projects were undertaken:

- 21 customers used Council's free Heritage Adviser Service.
- Consultation associated with the provisional character listings was undertaken between 5 June and 14 July 2017.

## 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 September 2017 quarter:

### Development Planning

- Recruitment for one (1) Technical Support Officer, one (1) Development Planner, one (1) Senior Development Planner and one (1) Team Coordinator (West Team).
- Implementation of new processes and procedures to support a seamless transition to the *Planning Act 2016*.
- Creation and implementation of new application forms for development applications, signing of survey plan requests and naming requests to assist with streamlined application lodgement.
- Recipient of Innovation and Improvement Fund grant for new external mapping program.
- Commencement of planning portal and website content and layout review.





### *Strategic Planning*

- Annual review and update of the Ipswich Adopted Infrastructure Charges Resolution (AICR) including updating referencing and aligning terminology to the *Planning Act 2016* and *Planning Regulation 2017*. This was adopted by Council on 25 July 2017. Resolution (No.1) 2017 came into force and effect on 26 July 2017.
- Ipswich City Council Awards for Excellence in Design, Heritage, Environment and Student categories. The awards night was held on 29 August with approximately 140 invited guests in attendance.
- Recipient of Innovation and Improvement Fund grant for internal infrastructure charges calculation tool.

## 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:

### *Development Planning Branch*

- Review of Business Plan, ePlanning Strategy and Communication Strategy to incorporate changes necessary as a result of new processes and procedures under the *Planning Act 2016*.
- Completion of the standard Infrastructure Agreement template review.
- Preparation of the 2018 Customer Satisfaction Survey.

### *Strategic Planning Branch*

- Council consideration of PSP Major Amendment 02/2017 following public consultation.

## Major Development Applications - Determined

The following major development applications were determined during the September 2017 quarter.

**Table 7 – Major Applications Determined**

| Council Reference  | Application Description  | Primary Address   |
|--------------------|--|---|
| <b>7949/15/PDA</b> | 333 residential lots   | 236, 238 & 240 Montereia Road, Ripley   |
| <b>1005/17/MCU</b> | Service Station, Fast Food Premises and two (2) Shop tenancies   | 209A Westphalen Drive, Riverview  |
| <b>1679/17/ADP</b> | 127 townhouses   | 15 & 17 Viewpoint Drive, 13 Spring Avenue and 17 Springfield Lakes Boulevard, Springfield Lakes |
| <b>4280/15/CA</b>  | 443 residential lots, park, drainage reserve and estate signage lot  | 246 Collingwood Drive, Collingwood Park   |
| <b>6410/16/MCU</b> | Shopping Centre and Recreation Uses (Gymnasium)  | 17 Pisasale Drive and 488, 490 & 492 Warwick Road, Yamanto                                      |
| <b>8948/16/CA</b>  | Intensive Animal Husbandry (Poultry Farm)<br>Reconfiguring one (1) lot into two (2) lots<br>Environmentally Relevant Activity (4) – Poultry Farm | 201 Sids Dip Road, Lower Mount Walker   |

## Major Development Applications - Lodged

The following major development applications were lodged during the September 2017 quarter.

**Table 8 – Major Applications Lodged**

| Council Reference  | Application Description  | Primary Address   |
|--------------------|--|---|
| <b>6162/17/ADP</b> | 228 residential lots plus new road, park/open space, drainage and balance lot<br>228 detached houses that are non-compliant with standard planning scheme provisions | 7002, 7003 & 7004 Grand Avenue and 7001 & 7008 Sinnathamby Boulevard, Spring Mountain |

|                    |   |  |
|--------------------|---|--|
| <b>6241/17/PDA</b> | 278 residential lots, park, drainage and balance lot<br>Plan of Development for 278 lots  | 155-280 Grampian Drive,<br>Deebling Heights  |
| <b>6163/17/ADP</b> | 372 lots, 2 management lots, road, park/open space, drainage and balance lot<br>372 detached houses that are non-compliant with standard planning scheme provisions | 7002, 7003 & 7004 Grand Avenue and 7001 & 7008 Sinnathamby Boulevard,<br>Spring Mountain |
| <b>6672/17/PDA</b> | 137 residential lots<br>Plan of Development for 137 lots  | 125 Boyland Way, Flinders View   |
| <b>5589/17/ADP</b> | Master Area Development Plan for Development Area 5B (Central Gardens Springfield)  | 7001 Eden Station Drive,<br>Springfield Central  |
| <b>6421/17/CA</b>  | Costco Wholesale Warehouse and Service Station<br>Operational Works (Advertising Devices, Roadworks, Stormwater, Landscaping, Carpark Design)                       | 51 Ashburn Road,<br>Bundamba   |
| <b>6650/17/MCU</b> | Business Use (Service Station and Fast Food Premises) and Service Trades Use (Mechanical Car Wash)  | 1-19 Mullins Street,<br>Collingwood Park   |
| <b>7117/17/CA</b>  | 53 residential lots   | 45 & 45A Ascot Street and<br>16 Redbank Plains Road,<br>Goodna                           |

## Information Requests

### Planning and Development related Searches

In the September 2017 quarter, **177** Planning and Development related searches were undertaken.

**Table 9 - Planning and Development Certificates**

| Type            | December | March   | June    | September |
|-----------------|----------|---------|---------|-----------|
|                 | 2016/17  | 2016/17 | 2016/17 | 2017/18   |
| <b>Limited</b>  | 213      | 184     | 192     | 167       |
| <b>Standard</b> | 5        | 6       | 6       | 7         |
| <b>Full</b>     | 3        | 0       | 0       | 3         |
| <b>Totals</b>   | 221      | 190     | 198     | 177       |

Online user activity utilising the Planning and Development Website in the September 2017 quarter increased by nearly 7% over the previous quarter. Activity increased across all areas of development information with the most traffic accessing property information through the Property Search function. Table 10 below provides detailed information on activity during the past 4 quarters.

**Table 10 – Planning and Development Website Search Activity**

| <b>Information viewed</b> | <b>December</b> | <b>March</b> | <b>June</b> | <b>September</b> |
|---------------------------|-----------------|--------------|-------------|------------------|
|                           | 2016/17         | 2016/17      | 2016/17     | 2017/18          |
| <b>Property</b>           | 113,792         | 129,323      | 126,106     | 128,792          |
| <b>Application</b>        | 39,593          | 42,319       | 39,586      | 48,522           |
| <b>Mapping</b>            | 8,472           | 10,156       | 9,066       | 9,462            |
| <b>Totals</b>             | 161,857         | 181,798      | 174,758     | 186,776          |



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|   |          |
|---|----------|
| <b>Planning, Development and Heritage Committee</b> |          |
| Mtg Date: 09.11.2017                                | OAR: YES |
| <b>Authorisation:</b> John Adams                    |          |

BD: MG  
A4437443

26 October 2017

**MEMORANDUM**

TO: CITY PLANNER


FROM: DEVELOPMENT PLANNING MANAGER

RE: COURT ACTION STATUS REPORT

**INTRODUCTION:**

This is a report by the Development Planning Manager dated 26 October 2017 concerning the status of outstanding court actions.

**ATTACHMENTS:**

| <b>Name of Attachment</b>                                 | <b>Attachment</b>   |
|---|---|
| <a href="#">Attachment A - Court Action Status Report</a> | <br>Attachment A |

**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  
24 October 2017  
Total Number of Appeals - 5**

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

**Court of Appeal - 1 Appeal/s**

**Appeal No:** 8535/17      **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:** 7001 Mur Boulevard, Springfield  
94 Sharpless Road, Springfield  
30 Parkside Drive, 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:** Awaiting directions

**Planning & Environment Court - 4 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:** Without prejudice discussions ongoing. Mediation agreement requires that the appellant provide technical material for Council review to determine next steps.

**Planning & Environment Court - 4 Appeal/s**

**Appeal No:** 3438 of 2016 **Appeal Date:** 29/8/2016

**Solicitor:** Daniel Best

**P&D Register No:** 125

**Division:** 1

**Application No:** 5825/2015/ADP

**Case Name:** Spring Lake Holdings Pty Ltd v Ipswich City Council

**Appeal Type:** Applicant Appeal

**Applicant:** Spring Lake Holdings Pty Ltd

**Property:** 6/1 Springfield Lakes Boulevard, Springfield Lakes  
23/1 Springfield Lakes Boulevard, Springfield Lakes  
1 Springfield Lakes Boulevard, Springfield Lakes  
1 Springfield Lakes Boulevard, Springfield Lakes  
17/1 Springfield Lakes Boulevard, Springfield Lakes  
19/1 Springfield Lakes Boulevard, Springfield Lakes  
5/1 Springfield Lakes Boulevard, Springfield Lakes  
18/1 Springfield Lakes Boulevard, Springfield Lakes  
4/1 Springfield Lakes Boulevard, Springfield Lakes  
7/1 Springfield Lakes Boulevard, Springfield Lakes  
12/1 Springfield Lakes Boulevard, Springfield Lakes  
11/1 Springfield Lakes Boulevard, Springfield Lakes  
27/1 Springfield Lakes Boulevard, Springfield Lakes  
28/1 Springfield Lakes Boulevard, Springfield Lakes  
1/1 Springfield Lakes Boulevard, Springfield Lakes  
13/1 Springfield Lakes Boulevard, Springfield Lakes  
15/1 Springfield Lakes Boulevard, Springfield Lakes  
22/1 Springfield Lakes Boulevard, Springfield Lakes  
29/1 Springfield Lakes Boulevard, Springfield Lakes  
20/1 Springfield Lakes Boulevard, Springfield Lakes  
3/1 Springfield Lakes Boulevard, Springfield Lakes  
8/1 Springfield Lakes Boulevard, Springfield Lakes  
24/1 Springfield Lakes Boulevard, Springfield Lakes  
2/1 Springfield Lakes Boulevard, Springfield Lakes  
14/1 Springfield Lakes Boulevard, Springfield Lakes  
10/1 Springfield Lakes Boulevard, Springfield Lakes  
9/1 Springfield Lakes Boulevard, Springfield Lakes  
25/1 Springfield Lakes Boulevard, Springfield Lakes  
26/1 Springfield Lakes Boulevard, Springfield Lakes  
21/1 Springfield Lakes Boulevard, Springfield Lakes  
16/1 Springfield Lakes Boulevard, Springfield Lakes

**Appeal Summary:** This is an applicant appeal against Council's decision to issue an Area Development Plan approval for a Neighbourhood Shopping Centre rather than a Major Shopping Centre. The applicant has also appealed a number of development approval conditions.

**Status:** Matter adjourned until 27 October 2017.



**Planning & Environment Court - 4 Appeal/s**

**Appeal No:** 3891 of 2016    **Appeal Date:** 26/9/2016    **Case Name:** Mirvac Queensland Pty Limited v Ipswich City Council & Anor  
**Solicitor:** Daniel Best    **Appeal Type:** Submitter Appeal  
**P&D Register No:** 128    **Application No:** 5825/2015/ADP    **Applicant:** Spring Lake Holdings Pty Ltd  
**Division:** 1    **Property:** 6/1 Springfield Lakes Boulevard, Springfield Lakes

23/1 Springfield Lakes Boulevard, Springfield Lakes  
1 Springfield Lakes Boulevard, Springfield Lakes  
1 Springfield Lakes Boulevard, Springfield Lakes  
17/1 Springfield Lakes Boulevard, Springfield Lakes  
19/1 Springfield Lakes Boulevard, Springfield Lakes  
5/1 Springfield Lakes Boulevard, Springfield Lakes  
18/1 Springfield Lakes Boulevard, Springfield Lakes  
4/1 Springfield Lakes Boulevard, Springfield Lakes  
7/1 Springfield Lakes Boulevard, Springfield Lakes  
12/1 Springfield Lakes Boulevard, Springfield Lakes  
11/1 Springfield Lakes Boulevard, Springfield Lakes  
27/1 Springfield Lakes Boulevard, Springfield Lakes  
28/1 Springfield Lakes Boulevard, Springfield Lakes  
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14/1 Springfield Lakes Boulevard, Springfield Lakes  
10/1 Springfield Lakes Boulevard, Springfield Lakes  
9/1 Springfield Lakes Boulevard, Springfield Lakes  
25/1 Springfield Lakes Boulevard, Springfield Lakes  
26/1 Springfield Lakes Boulevard, Springfield Lakes  
21/1 Springfield Lakes Boulevard, Springfield Lakes  
16/1 Springfield Lakes Boulevard, Springfield Lakes

**Appeal Summary:** This is a submitter appeal against Council's decision to approve an Area Development Plan for a Neighbourhood Shopping Centre, Medical Centre, Veterinary Clinic, Child Care Centre and Motel on the subject site. The appellant is seeking that the application be refused. A separate but concurrent appeal is also lodged over this property by Spring Lake Holdings Pty Ltd in relation to Council's decision on the application.

**Status:** Matter adjourned until 27 October 2017.

**Planning & Environment Court - 4 Appeal/s**

**Appeal No:** 2188/2017      **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 until 16 November 2017.

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