

VML:MB
Vicki Lukritz
3810 6221

12 April 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, 17 April 2018**.

<u>MEMBERS OF THE PLANNING, DEVELOPMENT AND HERITAGE COMMITTEE</u>	
Councillor Morrison (Chairperson) Councillor Tully (Deputy Chairperson)	Councillor Antoniolli (Mayor) Councillor Wendt (Deputy 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, 17 April 2018

Council Chambers

Item No.	Item Title	Officer
1	Exercise of Delegations Report	DPM
2	Inclusion of a Moreton Bay Fig Tree in Schedule 2 – Character Places, Part 2 – Trees and Vegetation of the Ipswich Planning Scheme	SPM
3	Review of Implementation Guideline No. 16 – Heavy Vehicle Parking	SPM
4	Court Action Status Report	DPM

** Item includes confidential papers

PLANNING, DEVELOPMENT AND HERITAGE COMMITTEE NO. 2018(04)

17 APRIL 2018

AGENDA

1. EXERCISE OF DELEGATIONS REPORT

With reference to a report by the Development Planning Manager dated 5 April 2018 concerning applications determined by delegated authority.

RECOMMENDATION

That the report be received and the contents noted.

2. INCLUSION OF A MORETON BAY FIG TREE IN SCHEDULE 2 – CHARACTER PLACES, PART 2 – TREES AND VEGETATION OF THE IPSWICH PLANNING SCHEME

With reference to a report by the Strategic Planning Manager dated 6 April 2018 concerning the final outcomes of the notification process regarding the inclusion of a Moreton Bay Fig Tree inclusive of the associated tree canopy and root system in Schedule 2 – Character Places, Part 2 – Trees and Vegetation of the Ipswich Planning Scheme.

RECOMMENDATION

- A. That Council resolve to proceed with the inclusion of the Moreton Bay Fig Tree and the associated tree canopy and root system in Schedule 2 – Character Places in the Ipswich Planning Scheme as detailed in the report by the Strategic Planning Manager dated 6 April 2018.
- B. That Council resolve to make and adopt a minor amendment to the Ipswich Planning Scheme (Planning Scheme Minor Amendment Package 01/2018) to include the Moreton Bay Fig Tree and the associated tree canopy and root system in Schedule 2 – Character Places in the Ipswich Planning Scheme as detailed in Attachment A to the report by the Strategic Planning Manager dated 6 April 2018, with a commencement date of Tuesday, 8 May 2018 and the amendments to the Ipswich Planning Scheme be noted accordingly.
- C. That the Strategic Planning Manager be requested to attend to the relevant matters associated with the implementation of the amendment to the Ipswich Planning Scheme, including:
 - 1. amending the relevant documents and Council databases;
 - 2. placement of public notices of the adoption of the amendment; and
 - 3. forwarding notification of the adoption of the amendment to the Chief Executive of the Department of State Development, Manufacturing, Infrastructure and Planning pursuant to the provisions of the *Planning Act 2016* (the Act) and the Minister's Guidelines and Rules July 2017 (MGR).

- D. That the Strategic Planning Manager be requested to advise the rateable owners of the affected properties.
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3. REVIEW OF IMPLEMENTATION GUIDELINE NO. 16 – HEAVY VEHICLE PARKING

With reference to a report by the Strategic Planning Manager dated 6 April 2018 concerning the proposed amendment of Implementation Guideline No. 16 – Heavy Vehicle Parking.

RECOMMENDATION

That the amended Implementation Guideline No. 16 – Heavy Vehicle Parking, as detailed in Attachment C to the report by the Strategic Planning Manager dated 6 April 2018, be adopted with an effective date of 26 April 2018.

5. COURT ACTION STATUS REPORT

With reference to a report by the Development Planning Manager dated 5 April 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.

BJD: TS

5 April 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 5 April 2018 concerning applications determined by delegated authority. Attachment A outlines a list of delegations exercised from 5 March to 4 April 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	 Attachment A.pdf

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 March 2018 to 4 April 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			
1584/2017/SSP/A	SSP	Lots 4, 10 and 11 on SP298456	91 Ishmael Road, Camira
		Decision Date - 14/03/2018 Decision - Approved	Authority - Senior Technical Support Officer
1738/2018/OW	OW	Landscaping	58 Mica Street, Carole Park
		Decision Date - 23/03/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
1930/2018/RAL	RAL	Reconfigure a Lot - One (1) Lot into Two (2) Lots	61 Mikkelsen Road, Camira
		Decision Date - 19/03/2018 Decision - Approved	Authority - Team Co-ordinator East
6057/2013/MAEXT/A MAEXT	MAEXT	Extension Application - Service/Trade Use (Truck Wash and Warehouse)	52 Mica Street, Carole Park
		Decision Date - 9/03/2018 Decision - Approved	Authority - Team Co-ordinator East
6427/2017/ADP	ADP	Area Development Plan to reconfigure two (2) lots into two (2) lots and a Material Change of Use for Business Uses (Fast Food Premises, Professional Office and Retail Warehouse)	11-13 Commercial Drive, Springfield
		Decision Date - 23/03/2018 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator East
739/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	286-288 Old Logan Road, Camira
		Decision Date - 22/03/2018 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 - 9/03/2018 Decision - Approved	Authority - Team Co-ordinator East
972/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	61 Dale Road, Camira
		Decision Date - 23/03/2018 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator East
9888/2017/MCU	MCU	Material Change of Use: Service/Trades Use (Warehouse)	10-22 Jalrock Place, Carole Park
		Decision Date - 16/03/2018 Decision - Approved	Authority - Team Co-ordinator East
Division 2			
1136/2018/MCU	MCU	Material Change of Use (General Industry)	7001 Robert Smith Street, Redbank

Application No	Type	Application Details	Primary Property Location
1446/2017/OW	OW	Decision Date - 29/03/2018 Decision - Approved Road works, Stormwater, Drainage and Signage - Redbank Motorway Estate Stage 2A	Authority - Team Co-ordinator East 7001 Robert Smith Street, Redbank
1552/2018/OW	OW	Decision Date - 23/03/2018 Decision - Approved Landscaping - Change to Augusta Parkway Landscaping	Authority - Team Co-ordinator Engineering 7002 St Augustine'S Drive, Augustine Heights
2256/2018/MCU	MCU	Decision Date - 22/03/2018 Decision - Approved Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining)	Authority - Team Co-ordinator Engineering 23 Kilner Street, Goodna
3634/2015/MAMC/C	MAMC	Decision Date - 3/04/2018 Decision - Approved Minor Change - MCU - Multiple Residential RAL - One (1) lot into Two (2) lots	Authority - Senior Planner (Development) 37 Stuart Street, Goodna
382/2018/OD	OD	Decision Date - 8/03/2018 Decision - Approved Advertising Device - One (1) double-sided billboard	Authority - Senior Planner (Development) 7002 St Augustine'S Drive, Augustine Heights
703/2016/MAMC/A	MAMC	Decision Date - 4/04/2018 Decision - Approved Minor Change - Reconfiguring a Lot - One (1) lot into One Hundred and Thirty Eight (138) and Operational Works (Earthworks) Brentwood Forest Estate Stages 14 - 17	Authority - Senior Planner (Development) 7001 Alesana Drive, Bellbird Park
8774/2017/MCU	MCU	Decision Date - 23/03/2018 Decision - Approved Material Change of Use - Major Utility (Solar Array Facility)	Authority - Team Co-ordinator East 1 Lower Cross Street, Goodna
9806/2017/MCU	MCU	Decision Date - 22/03/2018 Decision - Approved - Negotiated Decision Approved Material Change of Use - Dual Occupancy (Relative's Accommodation)	Authority - Team Co-ordinator East 3 Nimerette Street, Bellbird Park
		Decision Date - 22/03/2018 Decision - Approved	Authority - Team Co-ordinator East
Division 3			
2209/2018/OD	OD	Advertising Device – Wall Sign (digital)	353-355 Redbank Plains Road, Redbank Plains
		Decision Date - 3/04/2018 Decision - Approved	Authority - Senior Planner (Development)
3178/2017/MAMC/A	MAMC	Minor Change - Operational Works (Road works, Stormwater and Earthworks)	11 Henderson Street, Redbank
		Decision Date - 22/03/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
3321/2014/SSP/A	SSP	Lots 53 - 75, 148, 500, 1001 on SP302167 Stage 1 - Woodlinks Estate	1 Cairns Street, Collingwood Park
		Decision Date - 9/03/2018 Decision - Approved	Authority - Senior Technical Support Officer
34/2015/MAPDA/A	MAPDA	Amendment Application to PDA Development Approval - Material Change of Use for Residential and Recreation Uses	352-396 Ripley Road, Ripley
		Decision Date - 23/03/2018 Decision - Approved	Authority - Acting Team Co-ordinator West
351/2005/MAEXT/A	MAEXT	Extension Application - Two (2) Lots into Thirty-five (35) Lots plus parkland	70 Old Ipswich Road, Riverview
		Decision Date - 21/03/2018 Decision - Approved	Authority - Team Co-ordinator Central
40/2015/SSPRV/D	SSPRV	Lots 881 and 883 - 888 on SP292770 Stage 17D	1 Imlay Lane, South Ripley
		Decision Date - 12/03/2018 Decision - Approved	Authority - Senior Technical Support Officer
566/2013/MAEXT/A	MAEXT	Extension Application - MCU - Multiple Residential (40 Units) RAL (Access Easement)	70 Old Ipswich Road, Riverview

Application No	Type	Application Details	Primary Property Location
5762/2015/NAME/A	NAME	Decision Date - 12/03/2018 Decision - Approved Sienna Eden	Authority - Team Co-ordinator Central 74 Mullins Street, Redbank Plains
5865/2013/MAEXT/A	MAEXT	Decision Date - 21/03/2018 Decision - Approved Extension Application - Single Residential within a Development Constraints Overlay (22 lots) Six Mile Creek Estate Stages 1 & 2	Authority - Acting Team Co-ordinator Technical Support 7002 Collingwood Drive, Collingwood Park
5865/2013/MAMC/A	MAMC	Decision Date - 13/03/2018 Decision - Approved Minor Change - Single Residential within a Development Constraints Overlay (2 lots) Six Mile Creek Estate Stages 1 & 2	Authority - Senior Planner (Development) 7002 Collingwood Drive, Collingwood Park
6096/2013/SSP/A	SSP	Decision Date - 14/03/2018 Decision - Approved Lots 4 - 6 & 900 on SP297502	Authority - Team Co-ordinator Central 1 Noblevale Way, Swanbank
6435/2017/OD	OD	Decision Date - 12/03/2018 Decision - Approved Carrying out building works not associated with a Material Change of Use (Shed within a Business Incubator Zone)	Authority - Senior Technical Support Officer 11 Harper Street, Flinders View
6742/2017/PDA	PDA	Decision Date - 13/03/2018 Decision - Approved Advertising Devices (forty-four (44) vertical banner signs, two (2) permanent ent signs, three (3) billboards, one (1) pylon sign, and three (3) boundary fence sign	Authority - Team Co-ordinator West 676-722 Ripley Road, Ripley
7565/2010/MAMC/A	MAMC	Decision Date - 13/03/2018 Decision - Approved Minor Change - 75 Single Residential Dwellings (Lots 1-20, 38-45 and 49-95) or Land Affected by a Mining Development Constraint Overlay	Authority - Team Co-ordinator West 7002 Collingwood Drive, Collingwood Park
7924/2009/MAEXT/A	MAEXT	Decision Date - 14/03/2018 Decision - Approved Extension Application - Four (4) lots Into One Hundred and Seventy-two (172) Lots plus parkland and two (2) drainage reserves. - (Stages 7-10 of Six Mile Creek Estate) One (1) Lot into Fifty-three (53) lots plus drainage reserve (Stage 10b of Six Mile Creek Estate)	Authority - Team Co-ordinator Central 7004 Collingwood Drive, Collingwood Park
906/2018/PDA	PDA	Decision Date - 23/03/2018 Decision - Approved Advertising Devices (One (1) Pylon Sign and 36 Wall Signs)	Authority - Senior Planner (Development) 676-722 Ripley Road, Ripley
9742/2017/RAL	RAL	Decision Date - 16/03/2018 Decision - Approved Reconfiguring a lot - one (1) lot into two (2) lots	Authority - Senior Planner (Development) 12 Levi Street, Ripley
		Decision Date - 8/03/2018 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator West
Division 4			
1142/2018/OW	OW	Stormwater and Drainage Work	71 Ashburn Road, Bundamba
1231/2018/SSP	SSP	Decision Date - 20/03/2018 Decision - Approved Lots 88-89, 207 on SP282287	Authority - Team Co-ordinator Engineering 23A Earl Street, Dinmore
2082/2018/OW	OW	Decision Date - 13/03/2018 Decision - Approved Road Work	Authority - Senior Technical Support Officer 51 Ashburn Road, Bundamba
2175/2013/MAEXT/A	MAEXT	Decision Date - 26/03/2018 Decision - Approved Extension Application - Material Change of Use - Service Trades Use (Warehouse & Storage) OW - Internal Works (Stormwater and Landscaping) OW - Signage	Authority - Engineering and Environment Manager 7001 Hoepner Road, Bundamba

Application No	Type	Application Details	Primary Property Location
Decision Date - 3/04/2018		Decision - Approved	Authority - Senior Planner (Development)
2196/2018/OD	OD	Advertising Device – Wall Sign (digital)	120 Blackstone Road, Silkstone
Decision Date - 4/04/2018		Decision - Approved	Authority - Senior Planner (Development)
2205/2018/OD	OD	Advertising Device – Wall Sign (digital)	29 Brisbane Road, Dinmore
Decision Date - 4/04/2018		Decision - Approved	Authority - Senior Planner (Development)
2560/2010/MAEXT/A MAEXT		Extension Application - Citiswich - Stages 4A, 4B & 4C Open Space Sub-Area to Frame Sub-Area in accordance with s242 of the Sustainable Planning Act 2009 Three (3) Lots into Seventeen (16) Lots plus balance lot, drainage reserve and parkland	Lot 1 Bognuda Street, Bundamba
Decision Date - 4/04/2018		Decision - Approved	Authority - Senior Planner (Development)
6908/2011/MAMC/A MAMC	MAMC	Minor Change - Other Development (Advertising Device)	1 Hawkins Crescent, Bundamba
Decision Date - 3/04/2018		Decision - Approved	Authority - Senior Planner (Development)
7606/2010/MAEXT/A MAEXT		Extension Application - MCU - Warehouse/Storage, Office & Cafe Facility OD - Advertising Device (Citiswich - Stage 1)	1 Hawkins Crescent, Bundamba
Decision Date - 9/03/2018		Decision - Approved	Authority - Senior Planner (Development)
7683/2016/SSP/A SSP	SSP	Lots 13 & 14 on SP299623	13 Byrne Street, Bundamba
Decision Date - 6/03/2018		Decision - Approved	Authority - Senior Technical Support Officer
8866/2010/MAEXT/A MAEXT		Extension Application - RAL - Three (3) Lots into Seven (7) Lots Preliminary Approval to Override the Planning Scheme Citiswich Estate - Stage 2	7001 Hoepner Road, Bundamba
Decision Date - 27/03/2018		Decision - Approved	Authority - Senior Planner (Development)
9449/2017/SSP/A SSP	SSP	Review of Easement Document - Lot 100 on SP294561	51 Ashburn Road, Bundamba
Decision Date - 8/03/2018		Decision - Approved	Authority - Senior Technical Support Officer
9576/2017/MCU MCU	MCU	Material Change of Use - Multiple Residential - Six (6) Units	14 Alexandra Street, Booval
Decision Date - 19/03/2018		Decision - Approved	Authority - Team Co-ordinator Central
Division 5			
1266/2018/OD	OD	Building work not associated with a Material Change of Use - Alteration to a Single Residential in a Character Zone (Raise and build underneath a character dwelling)	26 Flint Street, North Ipswich
Decision Date - 8/03/2018		Decision - Approved	Authority - Senior Planner (Development)
4672/2017/SSP/A SSP	SSP	Lots 1 & 2 on SP298467	30 Riverside Drive, Muirlea
Decision Date - 5/03/2018		Decision - Approved	Authority - Senior Technical Support Officer
513/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	80-82 Arthur Summervilles Road, Karalee
Decision Date - 3/04/2018		Decision - Approved	Authority - Senior Planner (Development)
5139/2016/NAME/B NAME	NAME	Application for Un-Naming and Naming of two new roads	117-137 Oxley Drive, Karalee
Decision Date - 12/03/2018		Decision - Approved	Authority - Senior Technical Support Officer
616/2018/OW	OW	Rate 3 Streetlighting	117-137 Oxley Drive, Karalee
Decision Date - 4/04/2018		Decision - Approved	Authority - Team Co-ordinator Engineering

Application No	Type	Application Details	Primary Property Location
618/2018/OW	OW	Rate 3 Streetlighting	117-137 Oxley Drive, Karalee
	Decision Date - 4/04/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
7101/2015/NAME/C	NAME	Park Naming	111 Jacaranda Street, North Booval
	Decision Date - 21/03/2018	Decision - Approved	Authority - Acting Team Co-ordinator Technical Support
9776/2017/OW	OW	Road Work, Stormwater and Signage - The Crossing Stage 7	7001 Lewis Drive, Karalee
	Decision Date - 9/03/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
985/2018/RAL	RAL	Access Easement	237-239 Mt Crosby Road, North Tivoli
	Decision Date - 4/04/2018	Decision - Approved	Authority - Team Co-ordinator Central
9907/2017/OW	OW	Road Work, Stormwater, Drainage Works, Earthworks and Signage	29-37 Junction Road, Chuwar
	Decision Date - 16/03/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
Division 6			
1536/2018/OD	OD	Carrying out building work not associated with a material change of use - Dwelling and Auxiliary Unit	59 Ludwig Street, Leichhardt
	Decision Date - 6/03/2018	Decision - Approved	Authority - Senior Planner (Development)
2058/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	26 Glossop Street, Brassall
	Decision Date - 23/03/2018	Decision - Approved	Authority - Senior Planner (Development)
219/2011/SSP/A	SSP	Lots 46-56 & 900 on SP300264	7003 Conifer Avenue, Brassall
	Decision Date - 19/03/2018	Decision - Approved	Authority - Senior Technical Support Officer
391/2018/SSP	SSP	Lots 1 & 2 on SP290597	1 Nike Court, Wulkuraka
	Decision Date - 26/03/2018	Decision - Approved	Authority - Senior Technical Support Officer
953/2018/OD	OD	Carrying out building work not associated with a MCU - Carport within in a Character Zone	3 Weldon Street, North Ipswich
	Decision Date - 13/03/2018	Decision - Approved	Authority - Senior Planner (Development)
Division 7			
171/2018/SSP/A	SSP	Lots 1 and 2 on SP 271002	183 Raceview Street, Raceview
	Decision Date - 14/03/2018	Decision - Approved	Authority - Senior Technical Support Officer
1935/2018/OD	OD	Carrying out Building Works not Associated with a Material Change of Use (Demolition of Schedule 3 listed building)	284 Brisbane Street, West Ipswich
	Decision Date - 16/03/2018	Decision - Approved	Authority - Senior Planner (Development)
2127/2016/MAMC/B	MAMC	Minor Change - Shopping Centre	355 Brisbane Street, West Ipswich
	Decision Date - 6/03/2018	Decision - Approved	Authority - Team Co-ordinator West
2208/2018/OD	OD	Advertising Device - Wall Sign (digital)	63 Raceview Street, Raceview
	Decision Date - 3/04/2018	Decision - Approved	Authority - Senior Planner (Development)
2860/2005/MAEXT/A	MAEXT	Extension Application - Multiple Residential (Nursing Home/Retirement Community)	32 Grange Road, Eastern Heights
	Decision Date - 15/03/2018	Decision - Approved	Authority - Team Co-ordinator Central
6234/2017/OW	OW	Road works	357 Brisbane Street, West Ipswich
	Decision Date - 16/03/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
	Decision Date - 16/03/2018	Decision - Approved	Authority - Team Co-ordinator Engineering

Application No	Type	Application Details	Primary Property Location
7708/2017/CA	CA	Reconfigure a Lot - Three (3) Lots into Two (2) Lots Building Work not Associated with an MCU - Removal of pre-1946 structure (garage)	7 Quarry Street, Ipswich
Decision Date - 7/03/2018		Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator West
80/2018/RAL	RAL	Reconfiguring a lot - One (1) lot into seven (7) lots.	11 Banksia Drive, Raceview
Decision Date - 3/04/2018		Decision - Approved	Authority - Senior Planner (Development)
858/2018/MCU	MCU	Material change of use - single residential within a character area affected by a development constraints overlay	120A Woodend Road, Woodend
Decision Date - 3/04/2018		Decision - Approved	Authority - Senior Planner (Development)
Division 8			
11/2018/OW	OW	Rate 3 Streetlighting	51-89 Southern Amberley Road, Amberley
Decision Date - 19/03/2018		Decision - Approved	Authority - Team Co-ordinator Engineering
2204/2018/OD	OD	Advertising Device - Wall Sign (digital)	131 Ash Street, Flinders View
Decision Date - 29/03/2018		Decision - Approved	Authority - Senior Planner (Development)
503/2018/MCU	MCU	Material change of use - single residential in a character housing low density zone	21A Siemons Street, One Mile
Decision Date - 14/03/2018		Decision - Approved	Authority - Senior Planner (Development)
511/2018/MCU	MCU	Material change of use – single residential and auxiliary unit within a character zone	23 Siemons Street, One Mile
Decision Date - 26/03/2018		Decision - Approved	Authority - Acting Team Co-ordinator West
Division 9			
1066/2018/OW	OW	Earthworks	15 Wilkie Avenue, Redbank Plains
Decision Date - 16/03/2018		Decision - Approved	Authority - Team Co-ordinator Engineering
1301/2018/MCU	MCU	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining)	16 Henry Samuel Drive, Redbank Plains
Decision Date - 8/03/2018		Decision - Approved	Authority - Senior Planner (Development)
1583/2018/OD	OD	Carrying out building work not associated with a material change of use - Dwelling and Auxiliary Unit	21 Sapphire Crescent, Redbank Plains
Decision Date - 13/03/2018		Decision - Approved	Authority - Senior Planner (Development)
1709/2018/RAL	RAL	Reconfiguring a Lot - One (1) lot into two (2) lots	31 Tindle Street, Redbank Plains
Decision Date - 16/03/2018		Decision - Approved	Authority - Senior Planner (Development)
1809/2018/OD	OD	Building work not associated with a Material Change of Use - Auxiliary Unit	27 Halletts Road, Redbank Plains
Decision Date - 12/03/2018		Decision - Approved	Authority - Senior Planner (Development)
1871/2018/OW	OW	Landscaping	7007 Wellness Way, Springfield Central
Decision Date - 29/03/2018		Decision - Approved	Authority - Team Co-ordinator Engineering
1917/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	25 Ruiz Court, Augustine Heights
Decision Date - 15/03/2018		Decision - Approved	Authority - Team Co-ordinator East
2011/2018/OW	OW	Construction of Footpath/Concrete Verge Works	7007 Wellness Way, Springfield Central
Decision Date - 16/03/2018		Decision - Approved	Authority - Team Co-ordinator Engineering

Application No	Type	Application Details	Primary Property Location
3759/2017/SSP/A	SSP	Lots 1 - 3 on SP299566	5-7 Boyd Street, Redbank Plains
	Decision Date - 26/03/2018	Decision - Approved	Authority - Senior Technical Support Officer
572/2018/OW	OW	Traffic Signals	7008 Wellness Way, Springfield Central
	Decision Date - 19/03/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
6115/2016/NAME/B	NAME	Park Naming	7002 Grande Avenue, Spring Mountain
	Decision Date - 28/03/2018	Decision - Approved	Authority - Acting Team Co-ordinator Technical Support
6163/2017/ADP	ADP	Area Development Plan to: - Reconfigure 3 lots into 386 residential lots, 2 management lots plus new road, park/open space, drainage and 1 balance lot; and Permit the development of 386 detached houses that are not compliant with the applicable planning scheme provisions for a detached house	7002 Grande Avenue, Spring Mountain
	Decision Date - 27/03/2018	Decision - Approved	Authority - Team Co-ordinator East
733/2016/MAMC/A	MAMC	Minor Change - RAL - One (1) lot into 160 lots plus drainage reserve and park MCU - Single residential (all lots)	7001 Reedy Crescent, Redbank Plains
	Decision Date - 16/03/2018	Decision - Approved	Authority - Team Co-ordinator Central
791/2018/OW	OW	Road Work, Stormwater and Drainage - 32 Greenwood Village Road Stage 1	32 Greenwood Village Road, Redbank Plains
	Decision Date - 29/03/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
8761/2017/ADP	ADP	Amendment to Area Development Plan - Retirement Community and Institutional Residence and MCU for Retirement Community (38 Units) and Institutional Residence (204 beds/dwellings) in 2 Stages	50 Health Care Drive, Springfield Central
	Decision Date - 3/04/2018	Decision - Approved - Negotiated Decision Approved	Authority - Senior Planner (Development)
9113/2017/SSP	SSP	Lots 1 to 5 on SP300051	10 O'Reilly Crescent, Springfield Lakes
	Decision Date - 19/03/2018	Decision - Approved	Authority - Senior Planner (Development)
943/2018/OD	OD	Carrying out building work not associated with a Material Change of Use - Dwelling and Auxiliary Unit	1 Wattlebird Court, Redbank Plains
	Decision Date - 12/03/2018	Decision - Approved	Authority - Senior Planner (Development)
9523/2017/OW	OW	Earthworks - Stages 1 and 2	32 Greenwood Village Road, Redbank Plains
	Decision Date - 16/03/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
9620/2017/MCU	MCU	Material Change of Use - Community Use - School (Demountable Classroom)	227-243 School Road, Redbank Plains
	Decision Date - 12/03/2018	Decision - Approved	Authority - Team Co-ordinator Central
Division 10			
1025/2018/NAME	NAME	Renaming of Mack Park	17 Shannon Court, Willowbank
	Decision Date - 4/04/2018	Decision - Approved	Authority - Senior Technical Support Officer
1540/2018/OD	OD	Advertising Device - Signage	2312 Warrego Highway, Haigslea
	Decision Date - 3/04/2018	Decision - Approved	Authority - Senior Planner (Development)
2190/2018/RAL	RAL	Reconfiguring a Lot - Boundary Realignment Three (3) Lots into Three (3) Lots	69 Haigslea Malabar Road, Haigslea
	Decision Date - 28/03/2018	Decision - Approved	Authority - Senior Planner (Development)
3708/2006/MAEXT/A	MAEXT	Extension Application - Municipal Works	7002 Thagoona Haigslea Road, Haigslea
	Decision Date - 15/03/2018	Decision - Approved	Authority - Team Co-ordinator Engineering

Application No	Type	Application Details	Primary Property Location
4644/2017/OW	OW	Road works, Stormwater, Drainage works, Earthworks, Signage and Watercourse Diversion - Waterlea Estate Stages 3A and 3B	Lot 2 Unnamed Road, Walloon
	Decision Date - 9/03/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
5669/2017/OW	OW	Detention Basin - Waterlea Estate	590 Karrabin Rosewood Road, Walloon
	Decision Date - 15/03/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
6329/2017/MCU	MCU	Material Change of Use - Single Residential within a Development Constraints Overlay	118 Kraatzs Road, Tallegalla
	Decision Date - 14/03/2018	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator West
7237/2014/NAME/B	NAME	Road Renaming	7001 Rohl Road, Walloon
	Decision Date - 27/03/2018	Decision - Approved	Authority - Senior Technical Support Officer
7564/2007/MAMC/A	MAMC	Minor Change - RAL- Two (2) Lot into 299 Lots MCU- 27 Small Lots	7001 Karrabin Rosewood Road, Rosewood
	Decision Date - 4/04/2018	Decision - Approved	Authority - Senior Planner (Development)
8167/2017/RAL	RAL	Reconfigure a Lot - Three (3) Lots into Three (3) Lots	21 F Holts Road, Pine Mountain
	Decision Date - 8/03/2018	Decision - Approved	Authority - Senior Planner (Development)
8262/2017/MCU	MCU	Material Change of Use - Single Residential (Eight (8) Dwellings)	2 Bowerbird Street, Deebing Heights
	Decision Date - 26/03/2018	Decision - Approved	Authority - Senior Planner (Development)

Planning, Development and Heritage Committee	
Mtg Date: 17.04.18	OAR: YES
Authorisation: John Adams	

6 April 2018

MEMORANDUM

TO: CITY PLANNER

FROM: STRATEGIC PLANNING MANAGER

RE: INCLUSION OF A MORETON BAY FIG TREE IN SCHEDULE 2 - CHARACTER PLACES,
PART 2 – TREES AND VEGETATION OF THE IPSWICH PLANNING SCHEME

INTRODUCTION:

This is a report by the Strategic Planning Manager dated 6 April 2018 concerning the final outcomes of the notification process regarding the inclusion of a Moreton Bay Fig Tree inclusive of the associated tree canopy and root system in Schedule 2 – Character Places, Part 2 – Trees and Vegetation of the Ipswich Planning Scheme.

BACKGROUND:

At its meeting of 30 January 2018, Council resolved to provisionally list a Moreton Bay Fig Tree located at 3 Roma Street, North Booval and the associated tree canopy and root system at 1 Roma Street, North Booval and 111 Jacaranda Street, North Booval in Schedule 2 – Character Places – Part 2 – Trees and Vegetation. The Moreton Bay Fig Tree (*Ficus macrophylla*) is located in the rear north west corner of the property located at 3 Roma Street, North Booval. The tree has a wide canopy and root system that extends into 1 Roma Street and 111 Jacaranda Street, North Booval.

OVERVIEW OF THE NOTIFICATION PROCESS:

The notification process was undertaken in accordance with the requirements of Planning Scheme Policy 4 – Nomination of Character Places:

- On 31 January 2018 written notice of the proposed listing was sent to the rateable owners of the affected properties; and
- A public notice of the proposed listing was advertised in The Queensland Times on Monday, 5 February 2018.

No enquiries were received during the public consultation period.

The last day for receipt of submissions was Tuesday, 20 March 2018. At the close of the consultation period, no submissions were received.

Strategic Planning Branch's Recommendation:

It is proposed that Council proceed with the inclusion of the Moreton Bay Fig Tree inclusive of the associated tree canopy and root system in Schedule 2 – Character Places, Part 2 – Trees and Vegetation through a Minor Amendment to the Ipswich Planning Scheme as detailed in Attachment A.

PROCESS:

The Minister's Guidelines and Rules July 2017 (MGR) prescribes the process for making a minor amendment to a planning scheme pursuant to section 20 of the *Planning Act 2016* (the Act).

There are two broad stages required for a Minor Amendment to a planning scheme for section 20 of the Act - comprising planning and preparation and adoption.

The process contained in the MGR for a minor amendment to a planning scheme for section 20 of the Act is summarised as follows:

- decision to amend the Planning Scheme;
- preparation of the proposed amendment;
- decision to adopt or not proceed with the proposed amendment;
- if adopting the proposed amendment, a public notice must be published in accordance with the Act and the requirements prescribed in Schedule 5 of the MGR; and
- within 10 business days of publishing a public notice, copies of the public notice and a certified copy of the minor amendment as adopted be sent to the Chief Executive (Department of State Development, Manufacturing, Infrastructure and Planning).

The minor amendment follows a reduced assessment process pursuant to the MGR by allowing the amendments to be determined by Council instead of the Minister and not requiring public notification (refer to Attachment B for more detail about the process).

Schedule 1 of the MGR contains the criteria for determining whether an amendment is a minor amendment. The criterion relevant to this proposed amendment is:

1) is of a minor nature that does not include zoning changes.



Specifically, the proposed amendments are to Schedule 2 of the Ipswich Planning Scheme and have been subject to public notification including individual consultation with the owner of each affected property.

In accordance with Section 9 of the Act, the proposed amendment to the Ipswich Planning Scheme may have effect on and from:

- (a) the day on which the notice is published in the gazette; or
- (b) a later day stated in –
 - (i) the notice; or
 - (ii) the instrument.

It is proposed that a notice be placed in the Queensland Government Gazette on Friday, 4 May 2018 with the commencement date being Tuesday, 8 May 2018.

ATTACHMENTS:

Name of Attachment	Attachment
Proposed Planning Scheme Minor Amendment Summary Table	 Attachment A
Minister's Guidelines and Rules - Minor Amendment Plan Making Process	 Attachment B

RECOMMENDATIONS:

- A. That Council resolve to proceed with the inclusion of the Moreton Bay Fig Tree and the associated tree canopy and root system in Schedule 2 – Character Places in the Ipswich Planning Scheme as detailed in the report by the Strategic Planning Manager dated 6 April 2018.
- B. That Council resolve to make and adopt a minor amendment to the Ipswich Planning Scheme (Planning Scheme Minor Amendment Package 01/2018) to include the Moreton Bay Fig Tree and the associated tree canopy and root system in Schedule 2 – Character Places in the Ipswich Planning Scheme as detailed in Attachment A to the report by the Strategic Planning Manager dated 6 April 2018, with a commencement date of Tuesday, 8 May 2018 and the amendments to the Ipswich Planning Scheme be noted accordingly.
- C. That the Strategic Planning Manager be requested to attend to the relevant matters associated with the implementation of the amendment to the Ipswich Planning Scheme, including:
1. amending the relevant documents and Council databases;
 2. placement of public notices of the adoption of the amendment; and
 3. forwarding notification of the adoption of the amendment to the Chief Executive of the Department of State Development, Manufacturing, Infrastructure and Planning pursuant to the provisions of the *Planning Act 2016* (the Act) and the Minister's Guidelines and Rules July 2017 (MGR).
- D. That the Strategic Planning Manager be requested to advise the rateable owners of the affected properties.

Nick Vass-Bowen

STRATEGIC PLANNING MANAGER


I concur with the recommendations contained in this report.

John Adams


CITY PLANNER

ATTACHMENT A

1. Schedule Amendments

Amendment No.	Section/Clause No.	Key Issue	Explanation	Recommended Amendments	Attachment
1.1	Schedule 2 – Character Places, Part 2 – Trees and Vegetation	Amendment to include a Schedule listing	Amendment is proposed to list the Moreton Bay Fig Tree (<i>Ficus macrophylla</i>) canopy and buttress roots to extent of 10m radius from exterior of trunk at a height of 2m and include new associated Plan No. 60 for 3 Roma Street, North Booval (L5 RP23753) following its provisional listing.	That the Moreton Bay Fig Tree (<i>Ficus macrophylla</i>) canopy and buttress roots to extent of 10m radius from exterior of trunk at a height of 2m at 3 Roma Street, North Booval be listed on Schedule 2 as detailed in Attachment 1.1.	 Attachment 1.1
1.2	Schedule 2 – Character Places, Part 2 – Trees and Vegetation	Amendment to include a Schedule listing	Amendment is proposed to list the Moreton Bay Fig Tree (<i>Ficus macrophylla</i>) canopy and buttress roots to extent of 10m radius from exterior of trunk at a height of 2m and include new associated Plan No. 60 for 1 Roma Street, North Booval (L4 RP23753) following its provisional listing.	That the canopy and buttress roots at 1 Roma Street, North Booval to extent of 10m radius from exterior of trunk at a height of 2m from the Moreton Bay Fig Tree (<i>Ficus macrophylla</i>) at 3 Roma Street, North Booval be listed on Schedule 2 as detailed in Attachment 1.1.	

ATTACHMENT A

1.3	Schedule 2 – Character Places, Part 2 – Trees and Vegetation	Amendment to an existing Schedule listing	Amendment is proposed to the existing listing for 111 Jacaranda Street, North Booval (L1 RP209454) to include the Moreton Bay Fig Tree (<i>Ficus macrophylla</i>) canopy and root system to extent of 10m radius from exterior of trunk at a height of 2m of Moreton Bay Fig at 3 Roma Street and reference to amended Plan No. 59 and new Plan No. 60 following its provisional listing.	That the current Schedule 2 listing for 111 Jacaranda Street, North Booval be amended to include the canopy and root system to extent of 10m radius from exterior of trunk at a height of 2m of the Moreton Bay Fig Tree (<i>Ficus macrophylla</i>) at 3 Roma Street, North Booval as detailed in Attachment 1.2 .	 Attachment 1.2
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ATTACHMENT 1.1

Ipswich Planning Scheme

Schedule 2—Character Places

Address/Site Name	Street No.	Suburb	RPD	Description & Significance
O'Sullivan Street	35	Woodend	L17 RP24276	Camphor Laurel (<i>Cinnamomum camphora</i>) Located at the O'Sullivan Street frontage of the Lot
O'Sullivan Street	40	Woodend	L5 RP24280	Ficus acrocarpa 2 small fruited figs
Pine Mountain Road	603-623	Muirlea	L2 RP163572	Moreton Bay Fig (<i>Ficus Macrophylla</i>) Area outlined on attached Plan No. 47
Pine Mountain Road & Smith Street Intersection		North Ipswich	Road Reserve	Ficus Located within the Smith Street traffic island at the Pine Mountain Road intersection
Pine Street & The Terrace Intersection		North Ipswich	Road Reserve	Ficus 2 Figs located within the roundabout at the intersection of Pine Street & The Terrace
Pine Street	60	North Ipswich	L176 I1626	Poinciana Tree (<i>Delonix regia</i>) Located at the Pine Street frontage of the Lot
Queen Victoria Parade		Ipswich		Ficus Microcarpa Var. Hilli interspaced with Jacaranda (<i>Jacaranda Mimosafolia</i>) and Fan Palm (<i>Livistona Species</i>) Situating on both sides of the Queen Victoria Parade road reserve between Chermiside Road to Milford Street
Railway Street	29	Booval	L1 RP44621	Johnson River Fig (<i>Ficus acrocarpa</i>) Located at the rear of the Lot fronting Booval Street
Riverview Road	29	Riverview	L29 S151811	Bunya Pines (<i>Araucaria bidwillii</i>) Driveway avenue plantings (2 rows) from Riverview Road to the main house
Roderick Street	9	Ipswich	L3 I1686	Bottle Tree (<i>Brachychiton rupestris</i>) Located at the Roderick Street frontage of the Lot
Roma Street	1	North Booval	L4 RP23753	Moreton Bay Fig Tree (<i>Ficus macrophylla</i>) Canopy and buttress roots to extent of 10m radius from exterior of trunk at a height of 2m of Moreton Bay Fig at 3 Roma Street. Refer plan No. 60
Roma Street	3	North Booval	L5 RP23753	Moreton Bay Fig Tree (<i>Ficus macrophylla</i>) Canopy and buttress roots to extent of 10m radius from exterior of trunk at a height of 2m. Refer Plan No. 60
Salisbury Road 'University of Queensland Ipswich Campus'	11	Ipswich	L506 CP883330	Ficus Species and Araucaria Species Located near the carpark off Parker Avenue as outlined on attached Plan No. 49
School Street	Lot 701	Marburg	L701 CC2239	Marburg State Primary School Environmental Park & Perimeter/ Driveway Plantings Driveway avenue plantings of Ficus Species and the Environmental Park that includes Silky Oak (<i>Grevillea robusta</i>) & Hoop Pines (<i>Araucaria cunninghamii</i>) as outlined on attached Plan No. 50



Address/Site Name	Street No.	Suburb	RPD	Description & Significance
School Street 'Rosewood State Primary School'	Lot 365	Rosewood	L365 CC2765	Bunya Pine (<i>Araucaria bidwilli</i>)
Station Road	16-20	Riverview	L56-58 RP22329	Fig Trees (<i>Ficus microcarpa</i>) Two Fig Trees located at the Station Road frontage of the Lots



Plan No. 60: 'Moreton Bay Fig Tree'



ATTACHMENT 1.2

Schedule 2—Character Places

Ipswich Planning Scheme

Address/Site Name	Street No.	Suburb	RPD	Description & Significance
Glebe Road	7-7A	Newtown	L24-25 RP24128	Campbell Fig (<i>Ficus species</i>) Located at the Glebe Road frontage of the Lot
Glebe Road 'Silkstone State School Plantings'	95	Silkstone	L15 RP24241	Historic School Plantings Perimeter plantings particularly the <i>Ficus</i> Species & 3 <i>Araucaria cunninghamii</i> near the Glebe Road frontage; the avenue of paired Figs, Camphor Laurels & Jacaranda trees extending from Glebe Road south to the school quadrangle; & the Fig species bordering the northern perimeter of the playing fields fronting Blackstone Road
Griffith Road 'Ipswich Central State School Plantings'	2	Ipswich	L442 SL4125	Hoop Pines Row of mature Hoop Pines situated along the Griffith Road Perimeter
Ipswich-Boonah Road 'Bullion Park'		Purga	L2 RP106091	Avenue of trees along driveway from Ipswich-Boonah Road to the house
Jacaranda Street	111	North Booval	L1 RP209454	Jacaranda Trees (<i>Jacaranda mimosifolia</i>) Moreton Bay Fig Tree (<i>Ficus macrophylla</i>) <u>Canopy and root system to extent of 10m radius from exterior of trunk at a height of 2m of Moreton Bay Fig at 3 Roma Street.</u> Refer to Plan No. 59 and Plan No. 60
John Street	7-9	Rosewood	L9 RP906761	Hoop Pine (<i>Araucaria cunninghamii</i>) Located at the John Street frontage of the Lot
John Street	17	Rosewood		Fig (<i>Ficus species</i>) 'Tree of Knowledge' Located at the John Street frontage of the Lot
Limestone Street	88	Ipswich	L1 I16237	Queen Victoria Silver Jubilee Memorial Technical College Grounds Two <i>Ficus</i> species located at the Ellenborough Street frontage of the Lot
Mary Street 'St Edmunds College Plantings'	16	Woodend	L3 RP889302	Camphor Laurel, <i>Ficus</i> Species and Jacaranda Species Located along the Mary Street frontage of the site
Murphy Street	16-18	Ipswich	L18 RP889299	Hoop Pine Trees (<i>Araucaria cunninghamii</i>) Located along the rear alignment of the Lot
North Street 'Ipswich Railway Workshop Plantings'	1A	North Ipswich	L233 RP807126	<i>Ficus</i> species & Camphor Laurels The two trees located in close proximity to the World War I digger memorial are Camphor Laurels. Two <i>Ficus</i> species are located to the northwesterly and southerly borders of a rectangular lawn area, divided by a concrete roadway, and situated between the administration building to the north and the tool and gauge shop to the east and the Canteen to the South. Areas outlined on attached Plan No. 46



Address/Site Name	Street No.	Suburb	RPD	Description & Significance
Old Toowoomba Rd	22	One Mile	L1 RP202579	Port Jackson Fig (<i>Ficus rubiginosa</i>) Located at the Old Toowoomba Road frontage of the Lot
Olmair Avenue		Eastern Heights	Road Reserve	Former Bleak House Driveways' Plantings Camphor Laurels, Ficus and Poicianas located on either side of the road reserve between Blackstone Road and Marvin Street.



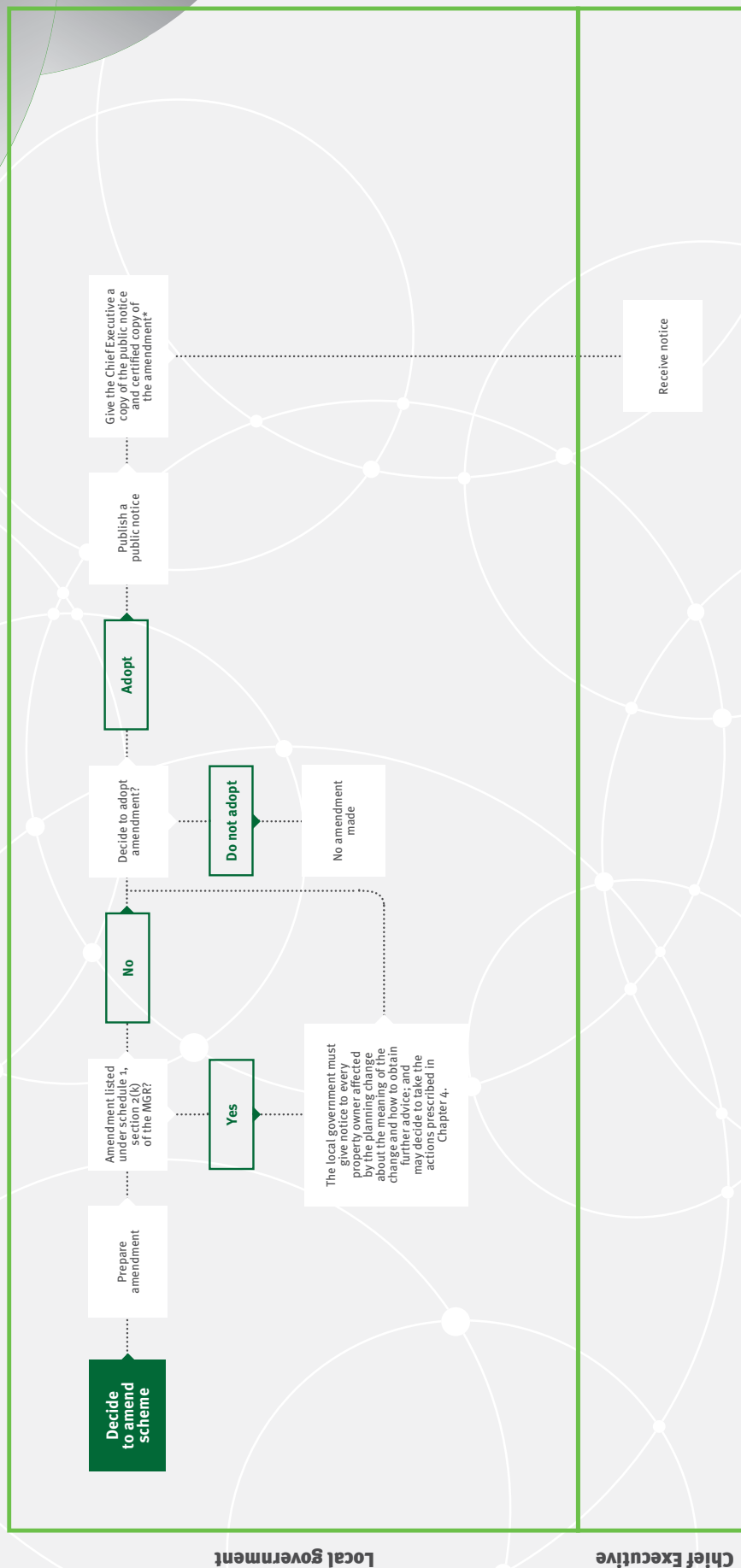
Plan No. 59: 'Jacaranda Trees'



Plan No. 60: 'Moreton Bay Fig Tree'



MGR – Minor amendment



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

Planning, Development and Heritage Committee	
Mtg Date: 17 April 2018	OAR: YES
Authorisation: John Adams	

DJF:DJF

H:\IPA Planning Scheme Draft Amendments\ 2018 – Implementation Guideline No. 16 – Heavy Vehicle Parking\Committee Report_Final

6 April 2018

MEMORANDUM

TO: CITY PLANNER

FROM: STRATEGIC PLANNING MANAGER

RE: REVIEW OF IMPLEMENTATION GUIDELINE NO. 16 – HEAVY VEHICLE PARKING

INTRODUCTION:

This is a report by the Strategic Planning Manager dated 6 April 2018 concerning the proposed amendment of Implementation Guideline No. 16 – Heavy Vehicle Parking following a Committee Manager Request from the Planning, Development and Heritage Committee meeting of 23 January 2018 to review the guideline in relation to heavy vehicle parking at the Rosewood Showgrounds, and to provide a report on the matter to a future meeting.

BACKGROUND:

Implementation Guideline No. 16 was originally adopted by Council in January 2007, and subsequently amended on 23 July 2013 (effective 2 August 2013) and 15 October 2013 (effective 18 October 2013).

Implementation Guideline No. 16, Local Law No. 5 (Parking) and the planning scheme's regulation of the development use type 'Truck Depot' in combination provide the framework for the management of heavy vehicle parking and storage throughout the Local Government Area (except for parking on roads and within road reserves which is regulated by the *Transport Operations (Road Use Management) Act 1995* and associated regulations).

The guideline's designated preferred heavy vehicle parking areas (HV parking areas) provide for parking of a single heavy vehicle within the Local Government Area without a permit.

The HV parking areas are designated to provide heavy vehicle parking where it has minimum detrimental impacts on the community, and in particular where it is unlikely to detract from the continued amenity of established residential uses.

On 23 January 2018, the Planning, Development and Heritage Committee discussed Implementation Guideline No. 16. As a result of this discussion, a Committee Manager Request was received to review the guideline in relation to heavy vehicle parking at the Rosewood Showgrounds, and to provide a report on the matter to a future meeting.

As part of the review, Councillor consultation has been undertaken to inform whether there are existing Category B, HV parking areas that require reconsideration or review, or if there are other sites that warranted consideration for inclusion in the guideline as new Category B, HV parking areas.

PROPOSED CHANGES TO IMPLEMENTATION GUIDELINE NO. 16:

Two main issues have informed the review:

- re-establishing the originally intended relationship between industry areas and heavy vehicle parking through the boundaries of the 'Category A' and 'Category B' HV parking areas being realigned with current zoning boundaries;
- reflecting changing circumstances or zoning at particular sites since the commencement of the guideline by some currently listed areas being removed.

In summary, the proposed changes to the guideline are as follows:

- amendments to the extent of the Category A and Category B HV parking areas to reflect changes in zoning since the adoption of the guideline including;
 - reducing the extent of HV parking areas where the Local Business and Industry Zone extent has changed, including Sub Area LB1 – West Ipswich (existing Map 5/proposed Map 5) and Sub Area LB8 – Briggs Road, Ipswich, Raceview and Flinders View (existing Map 12/proposed Map 11);
 - reducing the extent of HV parking areas where the Regional Business and Industry Investigation Zone extent has changed, including Sub Area RBIA2 – Swanbank New Chum (existing Map 21/proposed Map 20) and Sub Area RBIA3 – Swanbank South Eastern Investigation Area (existing Map 22/proposed Map 21);
 - removal of the Category A, HV parking area (existing Map 6) in North Ipswich, which was previously in the Local Business and Industry Zone and is now in the CBD North - Secondary Business Zone and CBD Residential High Density Zone; and
 - other minor adjustments to boundaries of the HV parking areas to reflect current zoning and lot boundaries;
- realigning the boundary of HV parking areas where road upgrades have resulted in changes to the boundaries of the lots adjacent to the Ipswich Motorway (existing Map 16/proposed Map 15 – Local Business and Industry Area 12 – Monigold Place and ACIRL Street, Dinmore);

- reducing the Category A, HV parking area on existing Map 23/proposed Map 22 (Regional Business and Industry Investigation Area 4 – Karrabin) to remove the duplication of HV parking areas shown in Map 1 (Regional Business and Industry Area 1 – Wulkuraka/Karrabin);
- removal of the Category B, HV parking areas from the Ipswich, Rosewood and Marburg Showgrounds to reflect the increasing use of these showgrounds by tourists (existing Map 29, 30 and 32);
- removal of any approved established Truck Depots from the Category B, HV parking area listings (existing Map 27 – 273-319 Shultzs Road, Ironbark and existing Map 28 – 3 Edmond Street, Marburg), as this already provides for the parking of a single heavy vehicle;
- removal of the divisional boundary information from Table 1 and Table 2 of the guideline (which list the designated preferred heavy vehicle HV parking areas) to reduce the need for future amendments to the guideline if divisional boundaries are changed;
- removal of provision 4(2) (e) of the guideline which requires that highway service centres: *‘ideally provide a shuttle bus service to enable transport drivers to park heavy vehicles overnight whilst they return to their families’*. The provision has substantial logistical and cost implications for service centre operators, and while desirable, it is likely that more informal commuting arrangements are a more practical solution;
- removal of reference to the area ‘Local Business and Industry Area 12, Dinmore’ (Map 16) from Table 2 Category B – Designated Preferred Heavy Vehicle Parking Areas, as this area is a Category A, not a Category B area; and
- Other minor administrative amendments are proposed for the guideline to aid clarity and useability including renumbering of the maps.

Proposed changes to the Designated Preferred Heavy Vehicle Parking Areas are further detailed in Attachment A, with Table 1 listing the proposed changes to Category A, HV parking areas and Table 2 listing the proposed changes to Category B, HV parking areas. Attachment A also includes the proposed map amendments for HV parking areas. Attachment B (track change version) includes all proposed changes to this guideline.




CONCLUSION:

The review of Implementation Guideline No. 16 - Heavy Vehicle Parking has identified updates to be made to ensure that the guideline remains contemporary and fully aligned with the planning scheme.

WHERE TO FROM HERE:

It is proposed that the changes to Implementation Guideline No. 16 – Heavy Vehicle Parking as outlined in Attachment C be adopted.

ATTACHMENTS:

Name of Attachment	Attachment
Proposed designated heavy vehicle parking area mapping changes	 Attachment A
Proposed changes to Implementation Guideline No. 16 ('track change version')	 Attachment B
Proposed Amended Implementation Guideline No. 16 ('cleanskin copy' for adoption)	 Attachment C

RECOMMENDATION:

That the amended Implementation Guideline No. 16 – Heavy Vehicle Parking, as detailed in Attachment C to the report by the Strategic Planning Manager dated 6 April 2018, be adopted with an effective date of 26 April 2018.

Nick Vass-Bowen
STRATEGIC PLANNING MANAGER


I concur with the recommendations contained in this report.

John Adams
CITY PLANNER



ATTACHMENT A



Proposed Designated Heavy Vehicle Parking Area Mapping Changes

Table 1 – Proposed changes to Category A Designated Preferred Heavy Vehicle Parking Areas

Name	Area/ Location	Map Ref.	Proposed Map Ref.	Proposed Changes	Proposed Map Changes
Regional Business and Industry Area 1	Wulkuraka / Karrabin	1		No change. Note however that proposed Map 22 contains areas that are already mapped in Map 1, and changes are proposed for new Map 22 to remove this duplication.	
Regional Business and Industry Area 2	Bundamba / Riverview	2		No change.	
Regional Business and Industry Area 3	Redbank Peninsula	3		No change.	
Regional Business and Industry Area 4	Carole Park	4		No change.	
Local Business and Industry Area 1	West Ipswich	5	5	Changes to both the Category A and Category B areas. The north eastern parts of these areas are now zoned residential. It is proposed that the boundaries of the areas align with the current zoning	 Map 5

				boundary between the local business and industry and residential zoning. Three lots to the west of the area are now in the Local Business and Industry Buffer Zone and it is proposed that these lots also be removed from the areas.	
Local Business and Industry Area 2	North Ipswich	6	-	Zoning within this mapped area has changed to the CBD Residential High Density (RHD1) and CBD North Secondary Business Zones since the adoption of the guideline. It is proposed that this map area be removed.	Map to be deleted
Local Business and Industry Area 3	Karalee	7	6	No change.	
Local Business and Industry Area 4	Mt Crosby Road, Tivoli	8	7	No change.	
Local Business and Industry Area 5	Blacksoil	9	8	No change.	

Local Business and Industry Area 6	Yamanto	10	9	No change.	
Local Business and Industry Area 7	Lobb Street, Churchill	11	10	No change.	
Local Business and Industry Area 8	Briggs Road, Ipswich, Raceview and Flinders View	12	11	A realignment of the area boundary is proposed to match the current boundary between the local business and industry and recreation zones in this area.	 Map 11
Local Business and Industry Area 9	South Station Road, Swanbank Road, Fischer Road, Flinders View	13	12	No change.	
Local Business and Industry Area 10	Bundamba	14	13	No change.	
Local Business and Industry Area 11	Brisbane Road, Ebbw Vale	15	14	No change.	
Local Business and Industry Area 12	Monigold Place, ACIRL Street, Jacob Street and Joseph Street, Dinmore	16	15	A realignment of the area boundary is proposed to match the current local business and industry zone boundary change that has resulted from an upgrade of the Ipswich	 Map 15

				Motorway.	
Local Business and Industry Area 13	Hansells Parade, Riverview	17	16	No change.	
Local Business and Industry Area 14	Brisbane Terrace, Goodna	18	17	No change.	
Local Business and Industry Area 15	Redbank Plains Road, Redbank Plains	19	18	No change.	
Regional Business and Industry Investigation Area 1	Ebenezer / Willowbank	20	19	No change.	
Regional Business and Industry Investigation Area 2	New Chum	21	20	A realignment of the area boundary is proposed to match the current boundary between the regional business and industry and regional business and industry buffer zones in this area.	 Map 20
Regional Business and Industry Investigation Area 3	Swanbank	22	21	There have been significant zoning changes in this area since the adoption of the guideline. Realignment of the area boundaries is proposed to match the current boundaries	 Map 21



				between the regional business and industry, regional business and industry buffer and regional business and industry investigation area zones in this area.	
Regional Business and Industry Investigation Area 4	Karrabin	23	22	It is proposed to reduce the area so that its extent replicates the area of Regional Business and Industry Investigation Zone – Sub Area RBIA4 - Karrabin, and does not duplicate the mapped HV parking areas in Map 1.	 Map 22
Local Business and Industry Investigation Area 1	Holdsworth Road, Tivoli	24	23	No change.	
Local Business and Industry Investigation Area 2	North Tivoli	25	24	No change.	
Local Business and Industry Investigation Area 3	Seidels Road, Walloon	26	25	No change.	

Table 2 – Proposed changes to Category B Designated Preferred Heavy Vehicle Parking Areas

Name	Area / Location	Map Reference	Proposed Map Reference	Proposed Changes	Proposed Map Changes
Local Business and Industry Area 1, West Ipswich	Tiger, Clay, Tudor, Darling Street West, Keogh, Warrell and Hooper Streets	5	5	Changes to both the Category A and Category B mapped areas (see comments in Table 1).	 Map 5
Local Business and Industry Area 13, Riverview	McEwan Street and Station Road	17	16	No change.	
Brisbane Valley Highway	273-319 Shultzs Road, Ironbark	27	-	Deletion of the area is proposed as the property has approval for a Truck Depot.	Map to be deleted
Marburg	3 Edmond Street, Marburg	28	-	Deletion of the area is proposed as the property has approval for a Truck Depot.	Map to be deleted
Marburg Service Trades and Showgrounds	45-55 Queen Street, Marburg	29	-	Deletion of the area is proposed to provide for the increasing use of the showgrounds by tourists.	Map to be deleted
Ipswich Showgrounds	81 Warwick Road, Ipswich	30	-	Deletion of the area is proposed to provide for a consistent approach to HV parking on other showgrounds.	Map to be deleted
Mobil Service Station	2487 Cunningham Highway, Purga	31	26	No change.	




Rosewood Service Trades and Showgrounds	1 Railway Street, Rosewood	32	-	Deletion of the area is proposed to provide for the increasing use of these showgrounds by tourists.	Map to be deleted
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Implementation Guideline No. 16 Heavy Vehicle Parking - Map 5






Existing Map 5 - Local Business and Industry Area 1 - West Ipswich

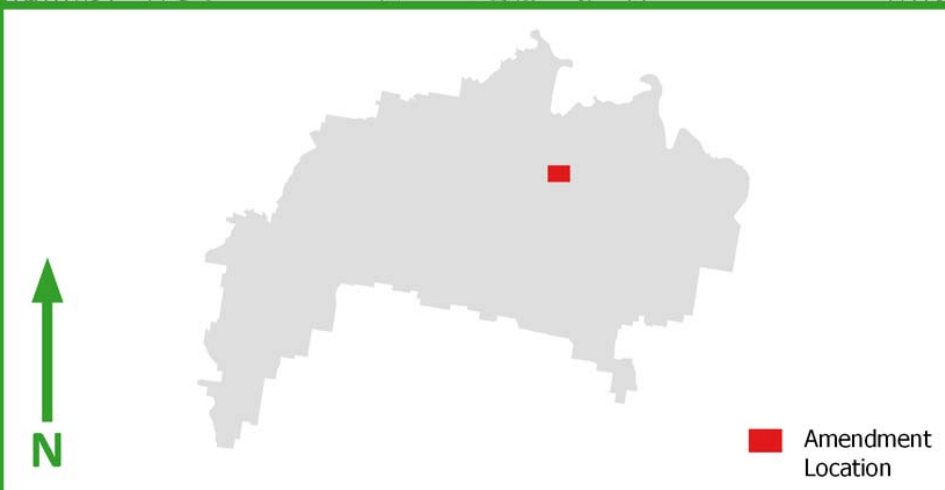


-  Preferred Heavy Vehicle Parking Area - Category A
-  Preferred Heavy Vehicle Parking Area - Category B
-  Property Boundaries

Proposed Map 5 - Local Business and Industry Area 1 - West Ipswich



-  Preferred Heavy Vehicle Parking Area - Category A
-  Preferred Heavy Vehicle Parking Area - Category B
-  Property Boundaries






Implementation Guideline No. 16 Heavy Vehicle Parking - Map 5



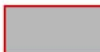


Existing Map 5 - Local Business and Industry Area 1 - West Ipswich

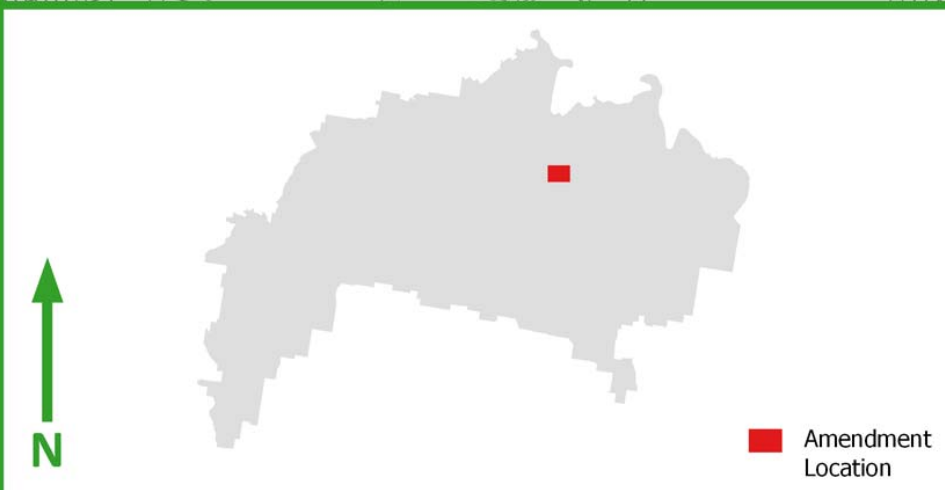


-  Preferred Heavy Vehicle Parking Area - Category A
-  Preferred Heavy Vehicle Parking Area - Category B
-  Property Boundaries

Proposed Map 5 - Local Business and Industry Area 1 - West Ipswich



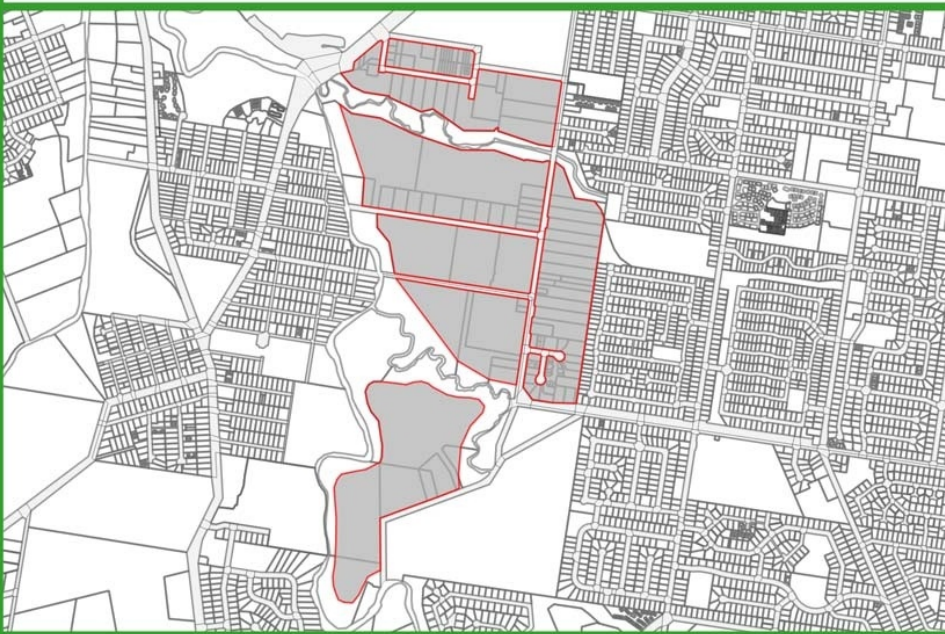
-  Preferred Heavy Vehicle Parking Area - Category A
-  Preferred Heavy Vehicle Parking Area - Category B
-  Property Boundaries




Implementation Guideline No. 16 Heavy Vehicle Parking - Map 11



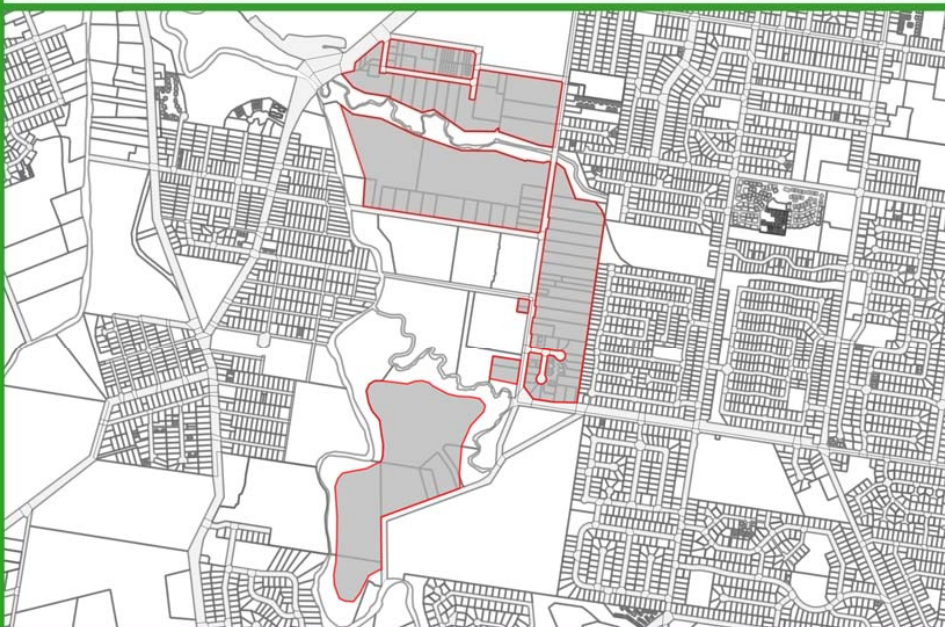
Existing Map 12 - Local Business and Industry Area 7 - Lobb Street, Churchill

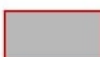


 Preferred Heavy Vehicle Parking Area - Category A

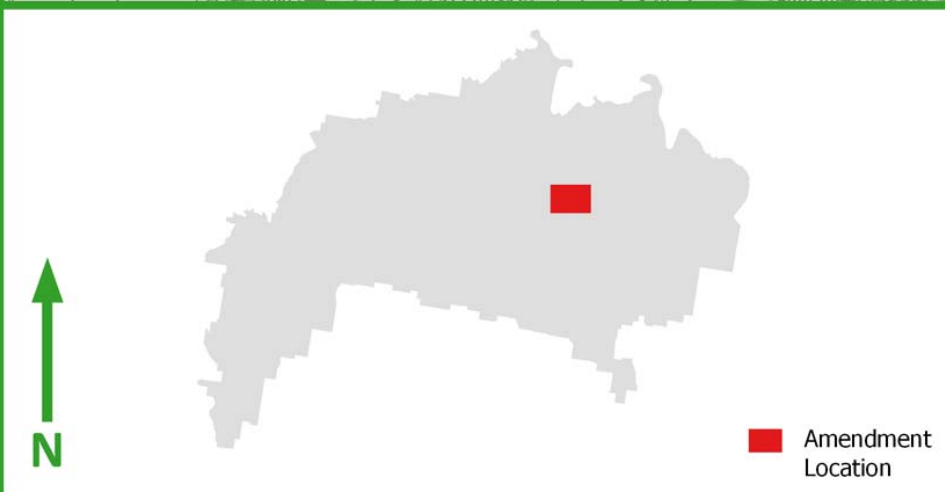
 Property Boundaries

Proposed Map 11 - Local Business and Industry Area 7 - Lobb Street, Churchill



 Preferred Heavy Vehicle Parking Area - Category A

 Property Boundaries

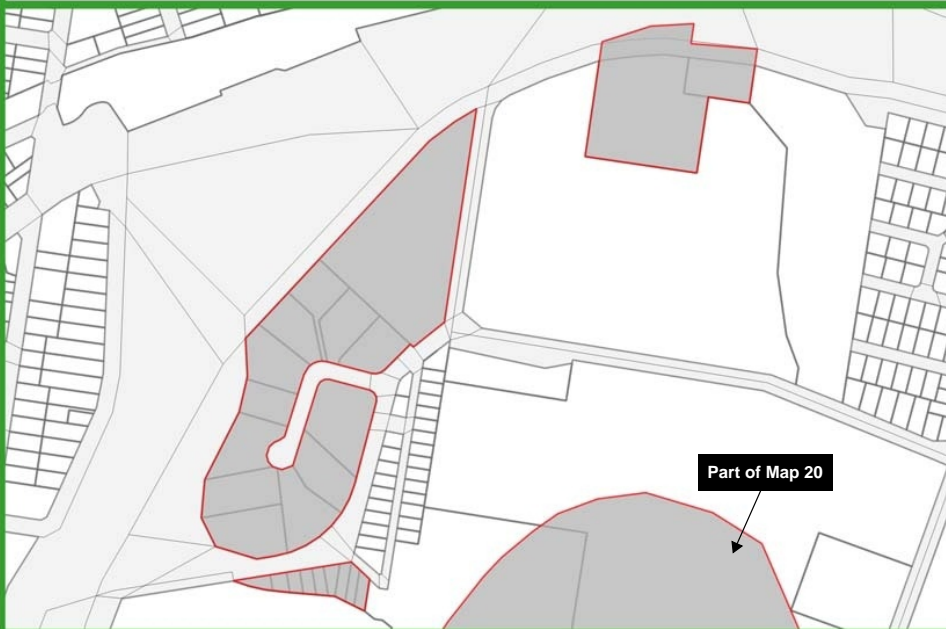



Implementation Guideline No. 16 Heavy Vehicle Parking - Map 15



Ipswich Planning Scheme

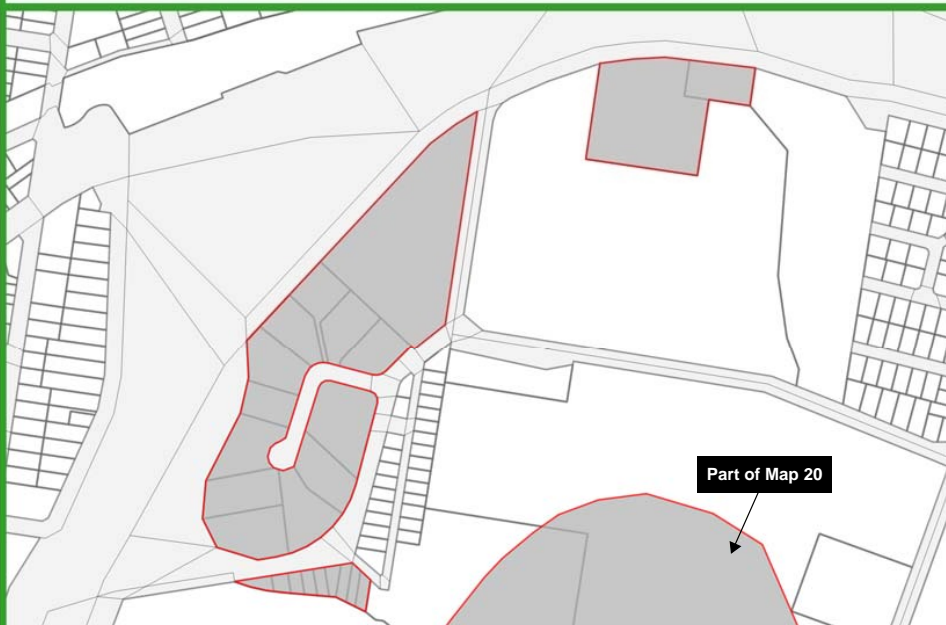
Existing Map 16 - Local Business and Industry Area 12 - Monigold Place and ACIRL Street, Dinmore

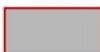


 Preferred Heavy Vehicle Parking Area - Category A

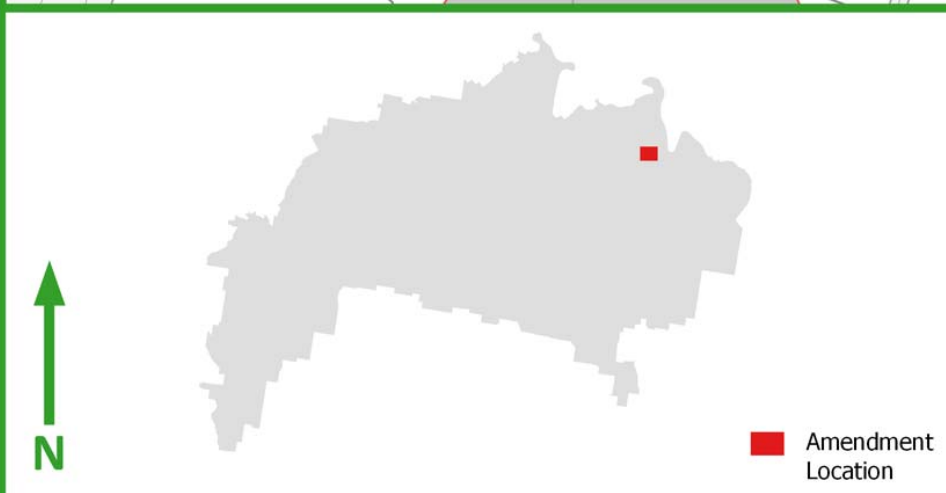
 Property Boundaries

Proposed Map 15 - Local Business and Industry Area 12 - Monigold Place and ACIRL Street, Dinmore



 Preferred Heavy Vehicle Parking Area - Category A

 Property Boundaries



 Amendment Location

March 2018

Implementation Guideline No. 16 Heavy Vehicle Parking - Map 20

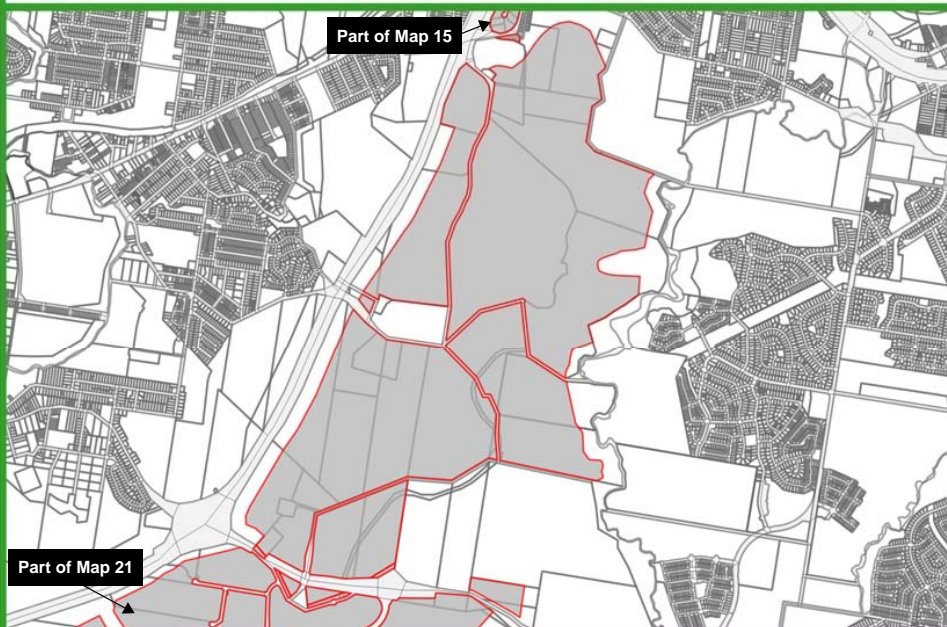
Existing Map 21 - Regional Business and Industry Investigation Area 2 - New Chum



Preferred Heavy Vehicle Parking Area - Category A

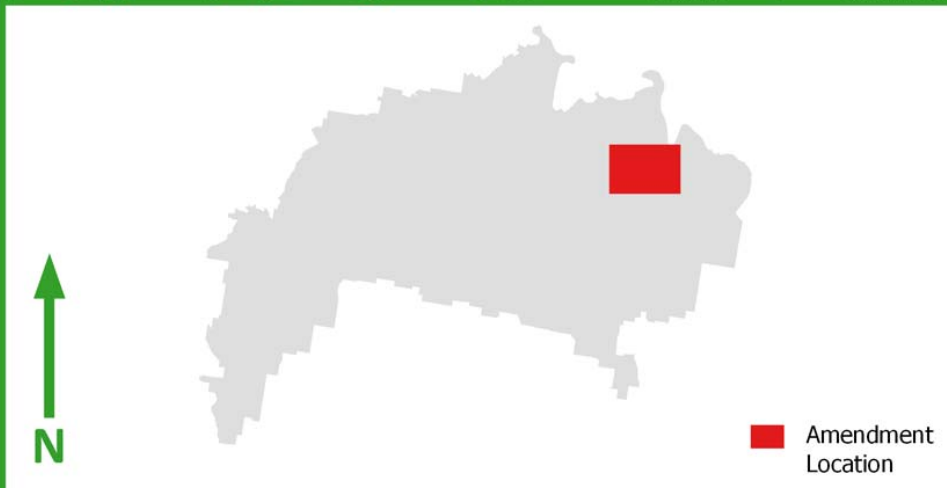
Property Boundaries

Proposed Map 20 - Regional Business and Industry Investigation Area 2 - New Chum



Preferred Heavy Vehicle Parking Area - Category A

Property Boundaries



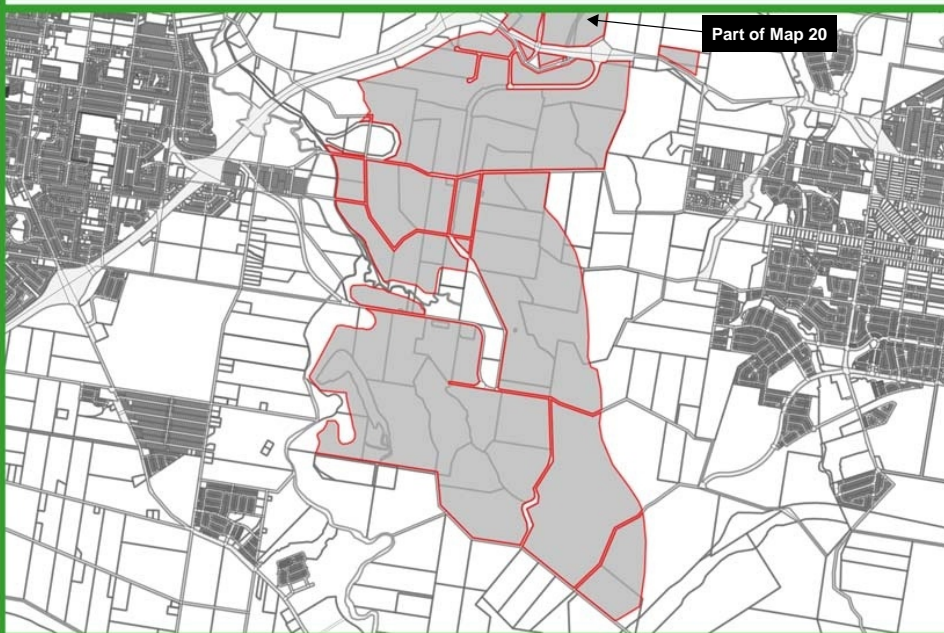
Amendment Location

March 2018

Implementation Guideline No. 16 Heavy Vehicle Parking - Map 21



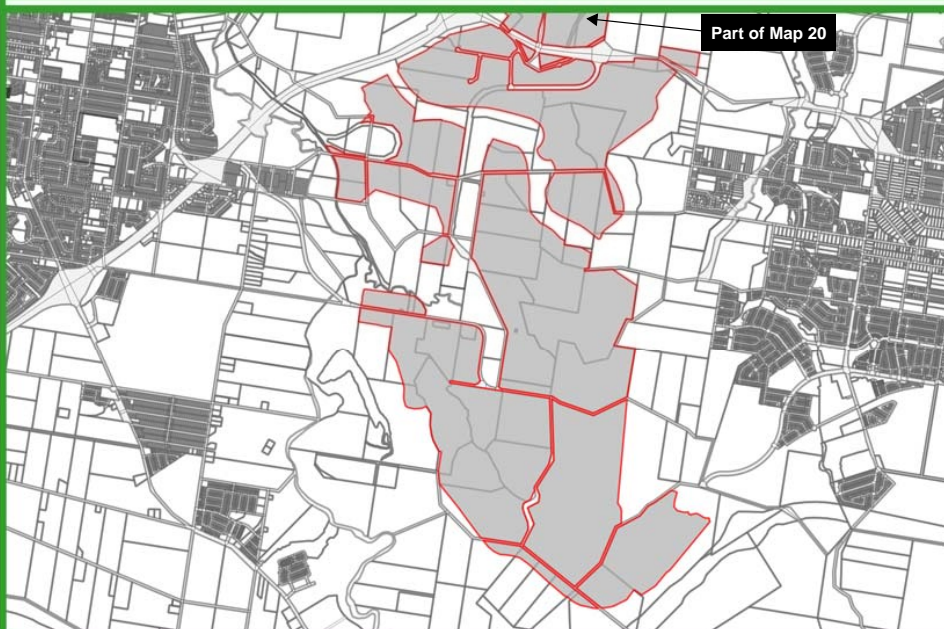
Existing Map 22 - Regional Business and Industry Investigation Area 3 - Swanbank



Preferred Heavy Vehicle Parking Area - Category A

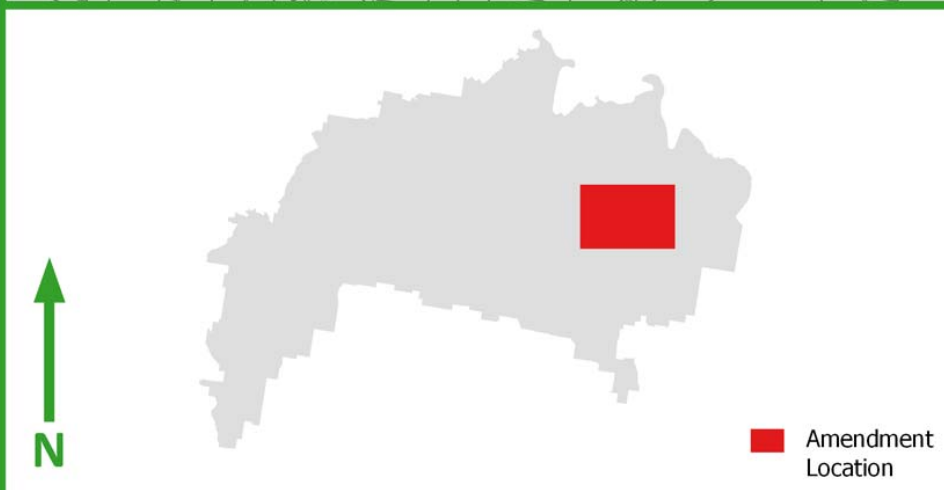
Property Boundaries

Proposed Map 21 - Regional Business and Industry Investigation Area 3 - Swanbank



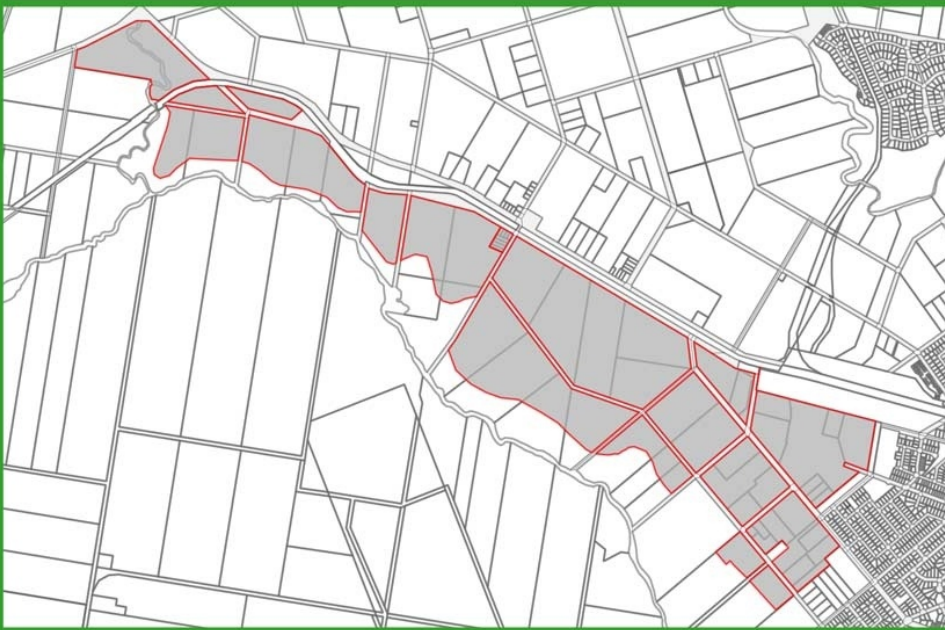
Preferred Heavy Vehicle Parking Area - Category A



Property Boundaries



Implementation Guideline No. 16 Heavy Vehicle Parking - Map 22



Existing Map 23 - Regional Business and Industry Investigation Area 4 - Karrabin

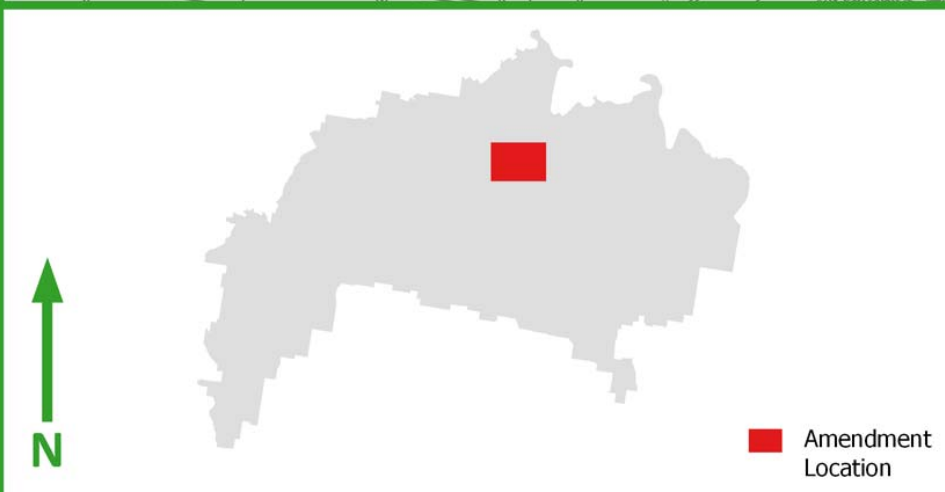


-  Preferred Heavy Vehicle Parking Area - Category A
-  Property Boundaries

Proposed Map 22 - Regional Business and Industry Investigation Area 4 - Karrabin



-  Preferred Heavy Vehicle Parking Area - Category A
-  Property Boundaries



 Amendment Location

March 2018

IMPLEMENTATION GUIDELINE NO. 16



Heavy Vehicle Parking

Date of Council Resolution

These guidelines were adopted by Council on 31 January 2007 and took effect from that date in accordance with section 2.3(2) of the Planning Scheme. The guidelines were amended by Council on:

- 23 July 2013 and took effect on 2 August 2013; ~~and~~
- 15 October 2013 and took effect on 18 October 2013; ~~and~~
- **XX April 2018 and took effect on XX April 2018.**

Purpose of the Guideline

This guideline is intended to assist with implementation of the Planning Scheme and Local Law No. 5 (Parking) and seeks to ensure that:-

- an appropriate balance is achieved between the protection of the amenity and character of local areas and the needs of the transport industry, which performs a critical role in delivering goods and services to the community;
- heavy vehicle parking is undertaken in a manner which does not cause a nuisance or disturbance to the occupiers or users of nearby land, particularly nearby residents;
- heavy vehicle parking is compatible with the physical characteristics of the site where the heavy vehicle is parked and the character of the local area; and
- the road network which provides access to the site is adequate for use by heavy vehicles without causing or exacerbating a traffic problem for other road users.

Council's Implementation Guidelines are intended to apply a standard approach to the interpretation and implementation of the relevant aspects of the Planning Scheme. They offer a degree of certainty and formality to applicants, Council and the community. Where an applicant is proposing a variation to the guidelines the onus is on the applicant to demonstrate the facts and circumstances to support the variation.

Definitions

The definition of a **heavy vehicle** (as per Local Law No. 5, below) captures a large range of vehicles, including **adjunct vehicles**.

"heavy vehicle" means any of the following—

- a vehicle or combination of vehicles (including an adjunct vehicle) that has a gross vehicle mass (GVM) of **more than 4.5 tonnes**, or has a total length in **excess of 7.5 metres**;
- a trailer or semi trailer standing alone which has a GVM of 3 or more tonnes or has a length exceeding 5 metres;
- any vehicle of whatever size equipped to carry, by whatever means, a motor vehicle;

- a tractor;
- any vessel whose length exceeds nine (9) metres; and
- any other vehicle or equipment which is consistent with those vehicles listed above.

"Adjunct Vehicle" means any of the following –

- any trailer designed or adapted for the carriage of goods with a carrying capacity in excess of two (2) tonnes tare including the trailer of an articulated vehicle;
- any trailer designed or adapted for earthmoving or road making purposes, including a vehicle or equipment designed or adapted for excavating materials or equipment such as rollers, compressors or the like designed or adapted to be drawn behind a heavy vehicle;
- any trailer containing a refrigeration unit;
- any earthmoving equipment or vehicle which is capable of being transported on the tray of a heavy vehicle; or
- any other trailer or equipment which is consistent with those trailers or equipment listed above.

"Truck Depot" means –

- the use of premises for the purposes of parking or servicing or both of two (2) or more heavy vehicles and adjunct vehicles;
- the term includes when carried on at the same site, the use of any office in connection with the premises and the use of facilities provided for the servicing of such heavy vehicles.

Examples of Heavy Vehicles



Articulated Heavy Vehicle – gross vehicle mass (GVM) of more than 4.5 tonnes, or has a total length of in excess of 7.5 metres.



Semi Trailer – a gross vehicle mass (GVM) of 3 or more tonnes or has a length exceeding 5 metres.



Car Carrying Vehicle – any vehicle of whatever size equipped to carry, by whatever means, a motor vehicle.





Medium Rigid Vehicle – a gross vehicle mass (GVM) exceeding 4.5 tonnes but less than 16.5 tonnes or nine (9) metres in length.

Example of an Adjunct Vehicle



Truck with adjunct vehicle - truck with trailer.

Applicable Laws

The applicable laws for the parking of heavy vehicles within the Ipswich Local Government Area include:-

- (a) Local Law No. 5 (Parking) which regulates (via a permit system) the parking of **single heavy vehicles** (and associated 'adjunct' vehicles, e.g. 'bob cats' and other earth moving equipment) in residential areas;
- (b) the planning scheme which regulates the development of a 'truck depot' (ie sites which involve the parking of **two or more heavy vehicles**); and
- (c) the Transport Operations (Road Use Management – Road Rules) Regulation ~~1999~~2009.

Truck depots fall within the definition of 'General Industry' under the planning scheme and are:-

- (a) 'consistent' uses within business and industry zones;
- (b) 'discretionary' uses within Rural B (Pastoral) and Rural E (Special Land Management) zones; and
- (c) 'inconsistent' and undesirable uses within residential, future urban, commercial, recreation, Rural A (Agricultural) and Rural C (Rural Living) zones.

Guidelines

1. The information provided below outlines:-
 - (a) preferred heavy vehicle parking areas;
 - (b) criteria for site and operational suitability, outside preferred areas; and
 - (c) recognition of Council's support for highway service centres catering to the transport industry.

2. Preferred Heavy Vehicle Parking Areas

(1) 'Category A' Areas

- (a) Table 1 below sets out 'Category A' Preferred Heavy Vehicle Parking areas in which :-

- (i) no approval or permit is required for the parking of a single heavy vehicle and associated adjunct vehicles; and
- (ii) a development permit is required under the Ipswich planning scheme for a general industry (truck depot) where the use involves the parking of two or more heavy vehicles.

- (b) The 'Category A' areas mostly comprise established business and industry zones or other 'special use' sites.

(2) 'Category B' Areas

- (a) Table 2 below sets out 'Category B' Preferred Heavy Vehicle Parking Areas in which:-
 - (i) no approval or permit is required for the parking of a single heavy vehicle and associated adjunct vehicles; and
 - (ii) a development permit is required under the Ipswich planning scheme for a general industry (truck depot) where the use involves the parking of two or more heavy vehicles.
- (b) The 'Category B' areas comprise suitable sites which are generally well separated or buffered from residential areas and are well located in respect to road transport infrastructure.

Table 1. Category A – Designated Preferred Heavy Vehicle Parking Areas

Name	Area Location	Map Reference	Electorate Division
Regional Business and Industry Area 1	Wulkuraka / Karrabin-	1	6 and 8
Regional Business and Industry Area 2	Bundamba / Riverview-	2	4
Regional Business and Industry Area 3	Redbank Peninsula	3	2
Regional Business and Industry Area 4	Carole Park	4	4
Local Business and Industry Area 1	West Ipswich	5	7 and 8
Local Business and Industry Area 2	North Ipswich	6	6



Name	Area Location	Map Reference	Electorate Division
Local Business and Industry Area 3	Karalee	<u>76</u>	<u>5</u>
Local Business and Industry Area 4	Mt Crosby Road, Tivoli	<u>87</u>	
Local Business and Industry Area 5	Blacksoil	<u>98</u>	<u>6</u>
Local Business and Industry Area 6	Yamanto	<u>109</u>	<u>10</u>
Local Business and Industry Area 7	Lobb Street, Churchill	<u>110</u>	<u>8</u>
Local Business and Industry Area 8	Briggs Road, Ipswich, Raceview and Flinders View	<u>121</u>	<u>8 and 9</u>
Local Business and Industry Area 9	South Station Road, Swanbank Road, Fischer Road, Flinders View	<u>1312</u>	<u>9</u>
Local Business and Industry Area 10	Bundamba	<u>1413</u>	<u>4</u>
Local Business and Industry Area 11	Brisbane Road, Ebbw Vale	<u>1514</u>	<u>4</u>
Local Business and Industry Area 12	Monigold Place and ACIRL Street, Dinmore	<u>1615</u>	<u>3</u>
Local Business and Industry Area 13	Hansells Parade, Riverview	<u>1716</u>	<u>4</u>
Local Business and Industry Area 14	Brisbane Terrace, Goodna	<u>1817</u>	<u>2</u>
Local Business and Industry Area 15	Redbank Plains Road, Redbank Plains	<u>1918</u>	<u>3</u>
Regional Business and Industry Investigation Area 1	Ebenezer / Willowbank	<u>2019</u>	<u>10</u>

Name	Area/Location	Map Reference	Electorate Division
Regional Business and Industry Investigation Area 2	New Chum	<u>2420</u>	<u>5</u>
Regional Business and Industry Investigation Area 3	Swanbank	<u>2221</u>	<u>3</u>
Regional Business and Industry Investigation Area 4	Karrabin	<u>2322</u>	<u>8</u>
Local Business and Industry Investigation Area 1	Holdsworth Road, Tivoli	<u>2423</u>	<u>5</u>
Local Business and Industry Investigation Area 2	North Tivoli	<u>2524</u>	<u>5</u>
Local Business and Industry Investigation Area 3	Seidels Road, Walloon	<u>2625</u>	<u>6</u>

Table 2. Category B – Designated Preferred Heavy Vehicle Parking Areas

Area Location / Name	RPD/Address	Map Reference	Electorate Division
<u>Brisbane Valley Highway</u>	<u>Lot 1 RP 149945, 273-319 Shultz Road, Ironbark</u>	<u>27</u>	<u>10</u>
<u>Marburg</u>	<u>Lot 61 SP161286, 3 Edmond Street, Marburg</u>	<u>28</u>	<u>10</u>
<u>Marburg Service Trades and Showgrounds</u>	<u>45-55 Queen Street, Marburg</u>	<u>29</u>	<u>10</u>
<u>Ipswich Show Grounds</u>	<u>Lot 477 SL7290, 81 Warwick Road, Ipswich</u>	<u>30</u>	<u>8</u>



Area Location / Name	RPD and Address	Map Reference	Electorate Division
Mobil Service Station	Lot 3 RP173813, 2487 Cunningham Hwy, Purga	<u>3426</u>	<u>40</u>
Rosewood Service Trades and Show grounds	1 Railway Street, Rosewood	32	40
Local Business and Industry Area 1, West Ipswich	Tiger, Clay, Tudor, Darling Street West, Keogh, Warrell and Hooper Streets	5	7 and 8
Local Business and Industry Area 12, Dinmore	Jacob and Joseph Streets	46	3
Local Business and Industry Area 13, Riverview	McEwan Street and Station Road	<u>1716</u>	<u>4</u>

(3) Rural Areas

- No approval or permit is required for the parking of a single heavy vehicle (and any associated adjunct vehicle) on Rural zoned land, unless that land is situated within a 'residential area', such as the Rural C (Rural Living-) Zone, in which case a heavy vehicle parking permit will be ~~required~~ to be obtained under Local Law No. 5 (Parking).
- The parking of two or more heavy vehicles constitutes a general industry (truck depot) and requires a development permit in all Rural zones under the Ipswich planning scheme.
- A 'general industry' is an 'inconsistent' and undesirable use in the Rural A (Agricultural) and Rural C (Rural Living) zones and is a discretionary use in other rural zones.

3. Criteria for Heavy Vehicle Parking – Site and Operational Suitability – Outside the Designated Preferred Heavy Vehicle Parking Areas.

- Table 3 below sets out the Performance Objectives and Compliance Criteria to determine site and operational suitability for Heavy Vehicle Parking outside the Preferred Areas outlined in Clause 2 above.

- The criteria set out in Table 3 are intended as a guide for heavy vehicle operators in determining site selection and for Council assessment officers in determining heavy vehicle parking permits under Local Law No. 4 (Permits) as required by Local Law No. 5 (Parking).
- It is highly unlikely that sites and operations which do not meet the criteria set out in Column 2 of Table 3 will receive a heavy vehicle parking permit under Local Law No. 5 (Parking).
- The parking of two or more heavy vehicles constitutes a general industry (truck depot) and requires a development permit under the Ipswich planning scheme.
- A 'general industry' is an 'inconsistent' and undesirable use within residential, future urban, commercial and recreation zones under the Ipswich planning scheme.

4. Highway Service Centres

(1) Statement of Support

The Ipswich City Council supports the establishment of highway service centres to:-

- meet the needs of the transport industry, particularly to provide for the refuelling, refreshment and rest of drivers; and
- provide an opportunity for the overnight parking of heavy vehicles.

(2) Site and Operational Suitability

Highway service centres should:-

- have ready and safe access to a highway or motorway;
- provide adequate separation / buffering to nearby residents (either existing or proposed);
- ideally provide a geographical distribution across the eastern, central and western parts of the local government area; and
- provide facilities for:-
 - the fuelling and overnight parking of heavy vehicles; and
 - the refreshment and rest of transport drivers and other members of the travelling public (eg. a restaurant, takeaway food premises, shop, toilets, showers and possibly a motel); ~~and~~

~~(e) ideally provide a shuttle bus service to enable transport drivers to park heavy vehicles overnight whilst they return to their families.~~



5. Further Information

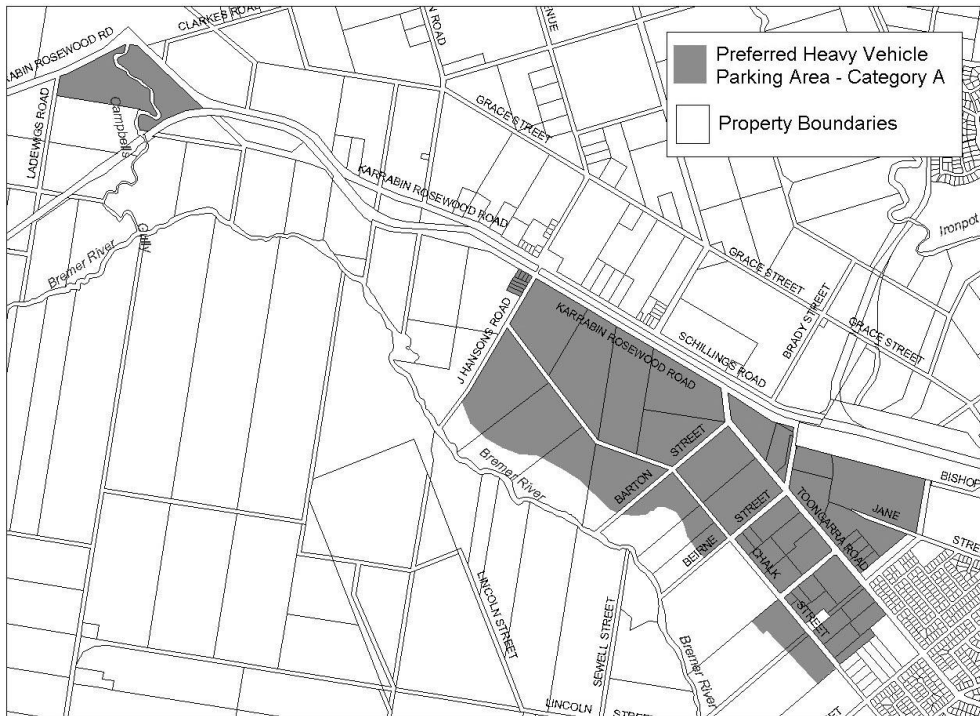
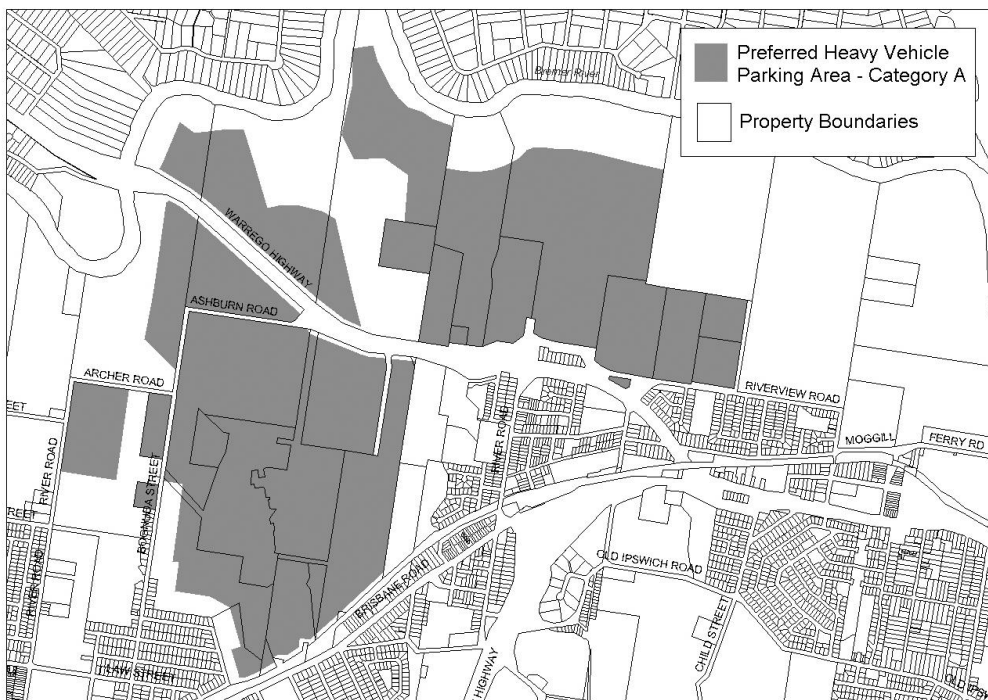
- (1) It is strongly recommended that prior to undertaking heavy vehicle parking or the commencement of a truck depot (including prior to the signing of any contracts to purchase or lease land) transport operators should contact Council's Planning and Development Department (telephone 3810 6888) to ascertain whether or not approval is required under the planning scheme.
- (2) Applicants interested in developing a Highway Service Centre should also contact Council's Planning and Development Department and the Queensland Government Department of Transport and Main Roads to arrange for a Pre-lodgement meeting to discuss site suitability and likely development conditions.

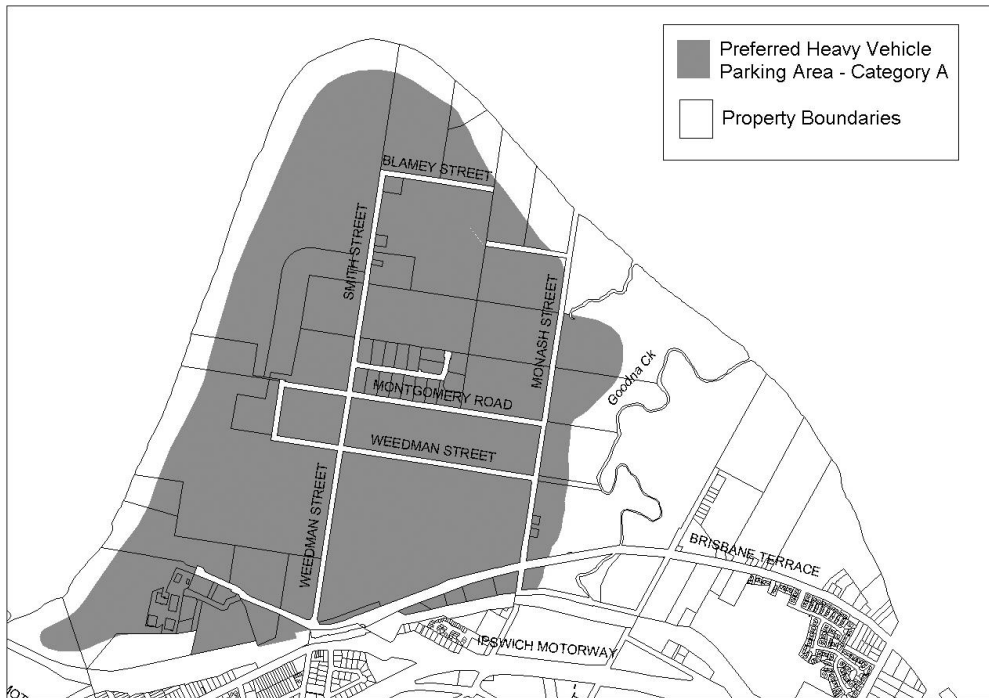
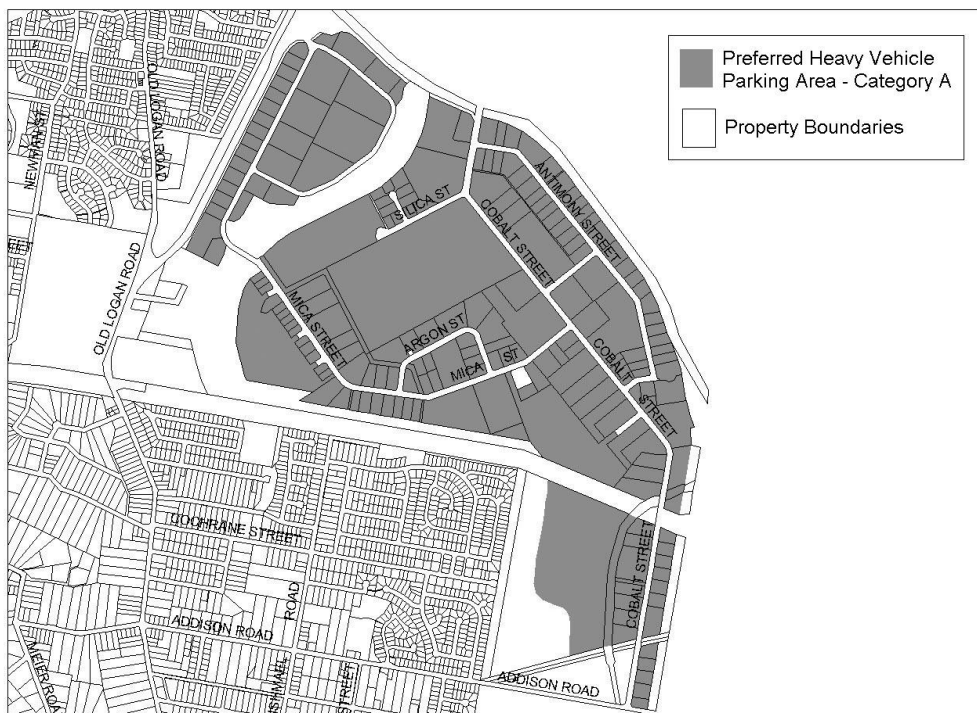


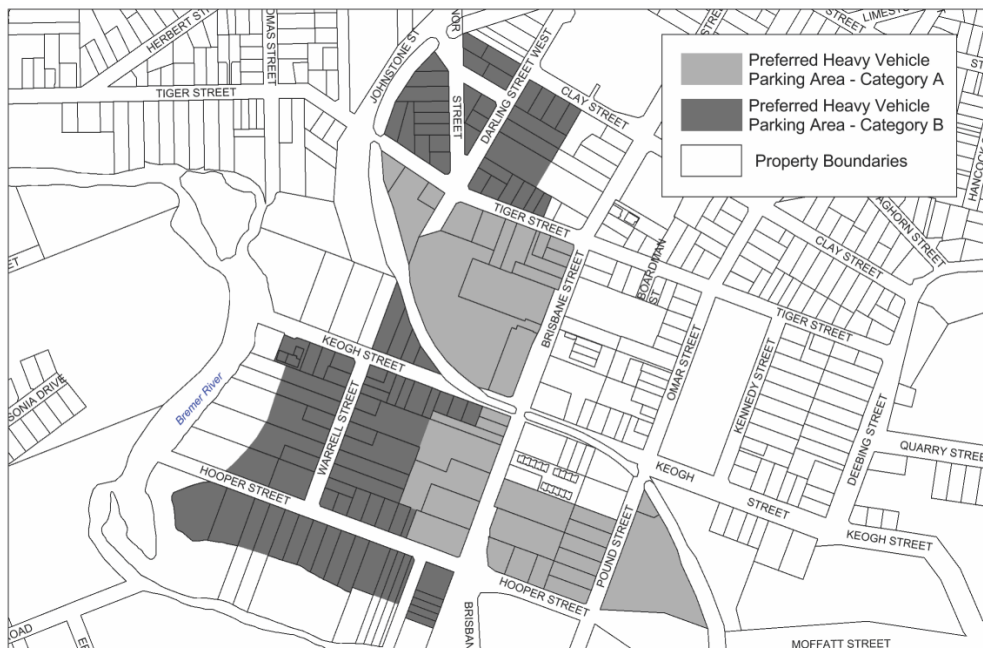
Table 3 – Criteria for Heavy Vehicle Parking – Site and Operational Suitability – Outside the Designated Preferred Heavy Vehicle Parking Areas (see item 3, page 4).

Column 1 Performance Objectives	Column 2 Compliance Criteria
Lot Size (1) The lot is of sufficient size and dimensions to accommodate the parking of the heavy vehicle.	Lot Size (1) (a) The lot is a minimum of 1000m ² and is preferably 4000m ² or greater in area. (b) The vehicle is parked wholly within the lot and does not extend onto adjoining land or within the dedicated road.
Roads and Carriageways (2) The street / road network which provides access to the site is adequate for use by heavy vehicles, without causing or exacerbating a traffic problem for other road users.	Roads and Carriageways (2) (a) The carriageway which provides access to the site is at least 6.0 and preferably more than 7.5 metres in width. (b) The street network providing access to the site offers good connectivity to the highway / strategic road network and avoids quiet residential access streets, particularly culs-de-sac. (c) It is preferable that all roads and streets used to access the site are sealed or alternatively it can be demonstrated that the use of unsealed carriageways will not cause a dust nuisance for the occupants of other lands. (d) Wherever possible, heavy vehicles are to enter and leave the site in forward gear. (e) Areas on which vehicles are parked or driven are located or constructed so as not to cause damage to public infrastructure such as drainage and sewer pipes and kerb and channel.
Amenity (3) The activity does not cause disturbance, annoyance or danger to neighbours or persons not connected with the activity.	Amenity (3) (a) There is no operation of refrigeration motors or repair or servicing activities on Sundays or Public Holidays or outside the hours of 7.00 a.m. to 6.00 p.m., Monday to Saturday. (b) Repair and servicing activities in respect of a heavy vehicle or an adjunct vehicle are— (i) generally of a minor nature and a type which do not immobilise the vehicle for a period longer than four (4) hours; and (ii) conducted in a manner such that there is no significant impact on nearby occupants or users of land in terms of noise, odour or electrical interference. (c) (i) Wherever possible heavy vehicles and adjunct vehicles are parked within an enclosed garage. (ii) Alternatively, the vehicles are parked away from nearby dwellings and are screened from view from such dwellings by way of a screen fence or landscaping. (d) Heavy vehicles and adjunct vehicles, if parked in the open, are parked no closer than 20m to a dwelling on an adjoining lot, or where there is no dwelling on an adjoining lot, 20m from an existing or likely building envelope. (e) Heavy vehicle parking is not undertaken in association with the use of premises for Dual Occupancy or Multiple Residential use. (f) The heavy vehicle parked on the site does not contain a load comprising materials which either by themselves or in combination (eg. explosives, flammable fuels, chemicals or fertilisers) present a danger or hazard to nearby occupants or users of land. (g) The heavy vehicle parked on the site does not contain a load or the remains of a load which is likely to cause a nuisance or disturbance to nearby occupants or users of land by way of emitting odours or noise (eg. through carrying livestock, manure, putrescible waste, chemicals or fertilisers). (h) It is preferable that all areas on which vehicles are parked or driven are sealed or at least treated in a manner which ensures there is no dust nuisance for occupants or users on nearby land.

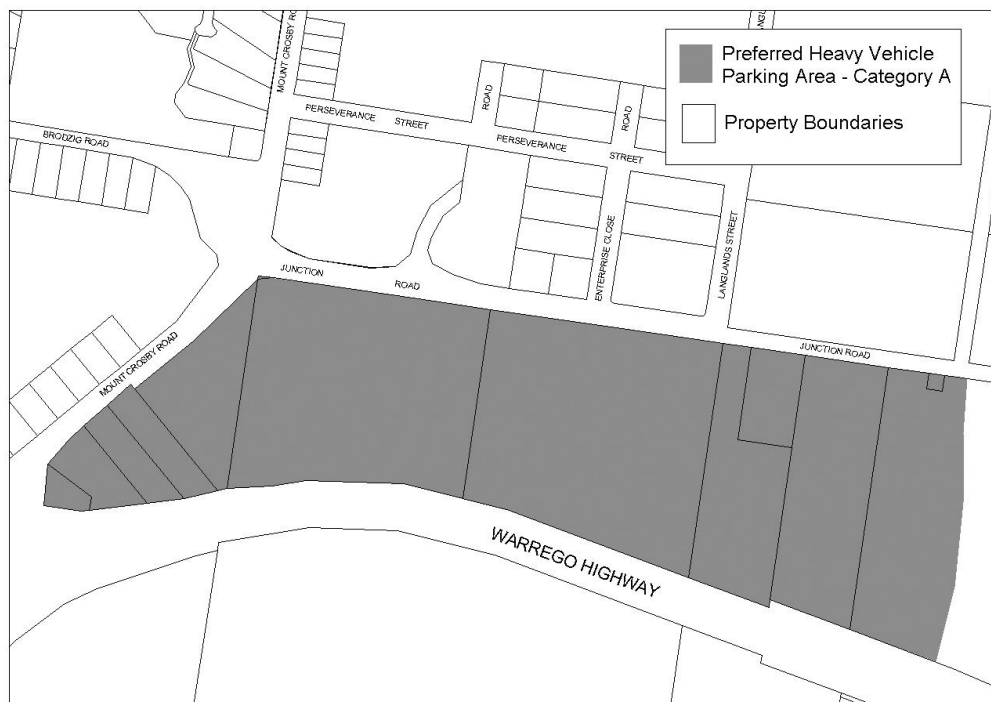
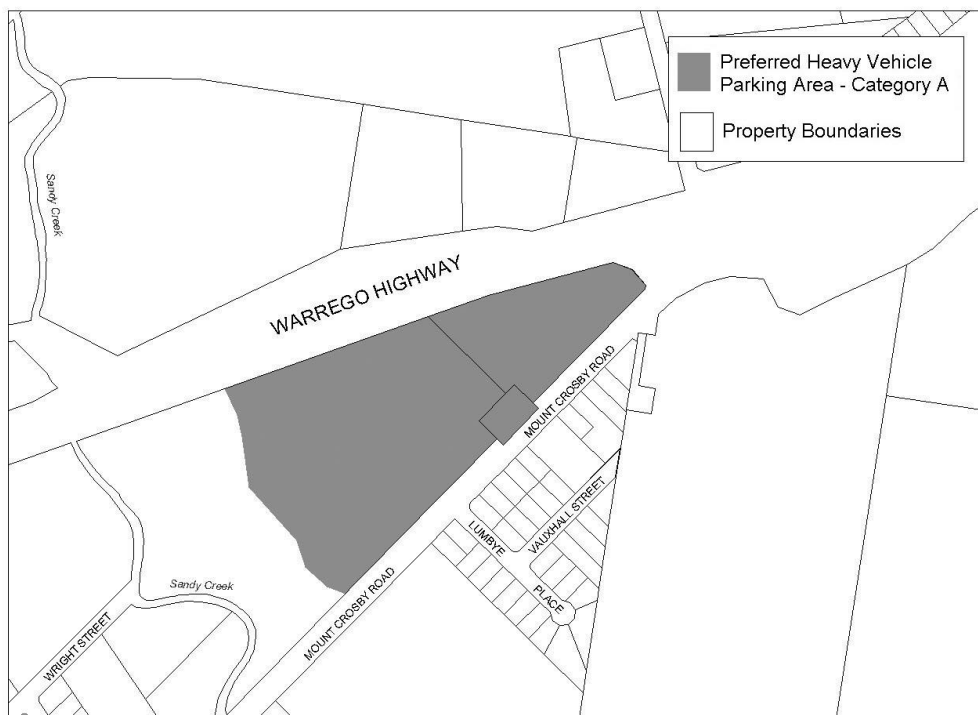


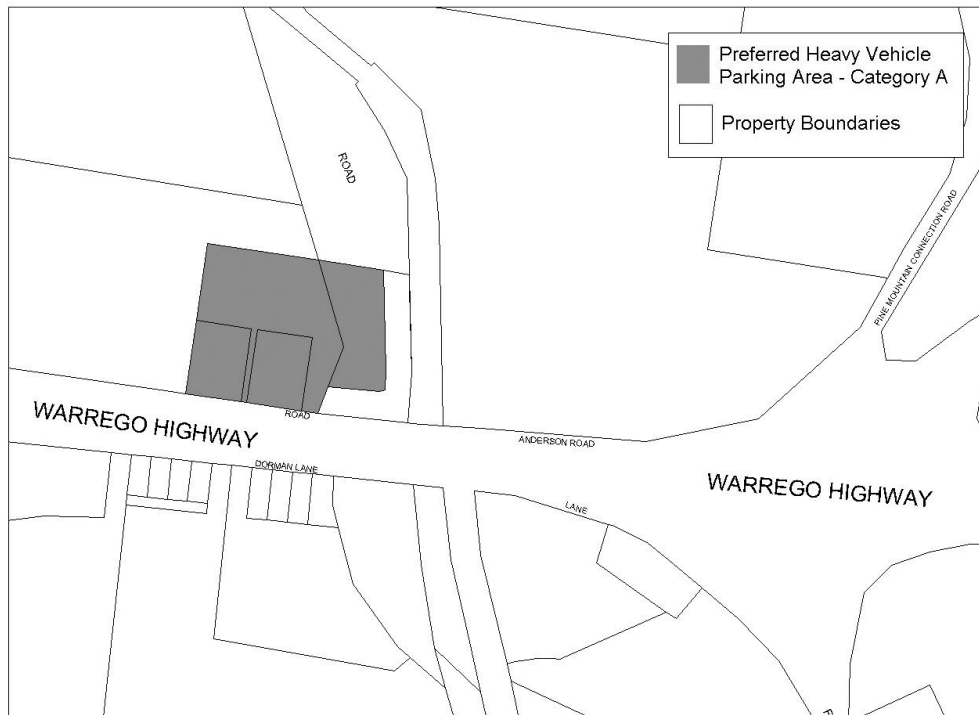
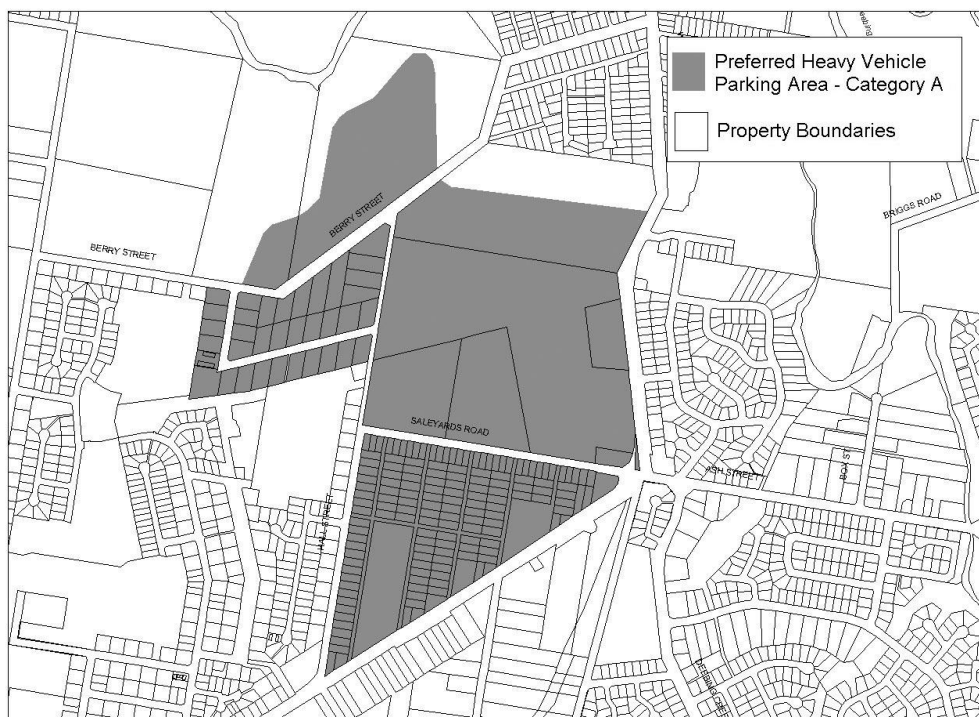
Map 1 - Regional Business and Industry Area 1 – Wulkuraka/Karrabin**Map 2 - Regional Business and Industry Area 2 – Bundamba/Riverview**

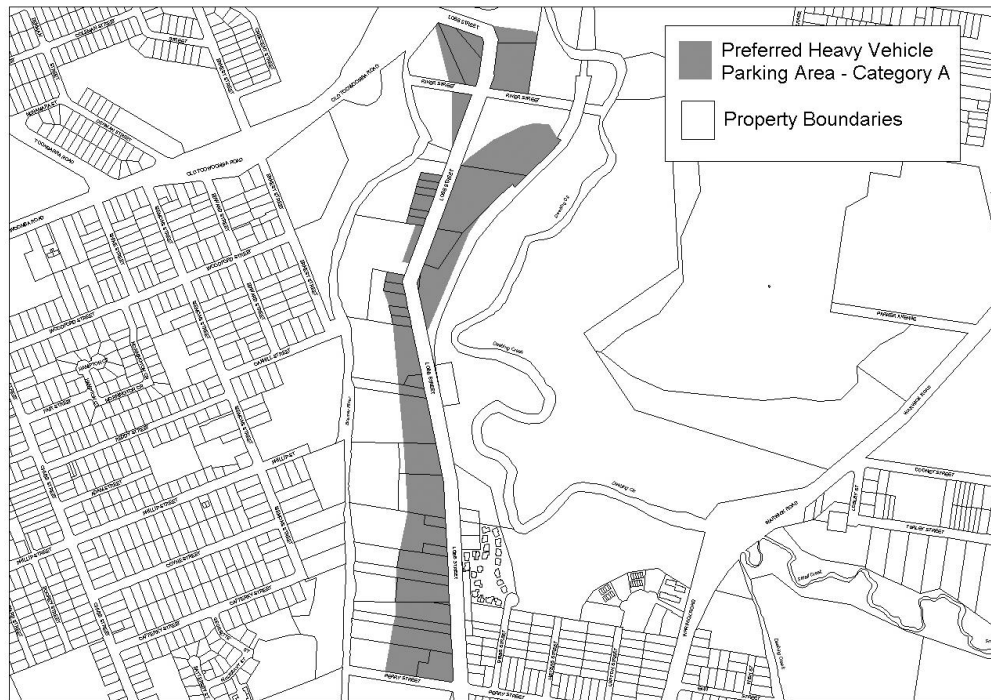
Map 3 - Regional Business and Industry Area 3 – Redbank Peninsula**Map 4 - Regional Business and Industry Area 4 – Carole Park**

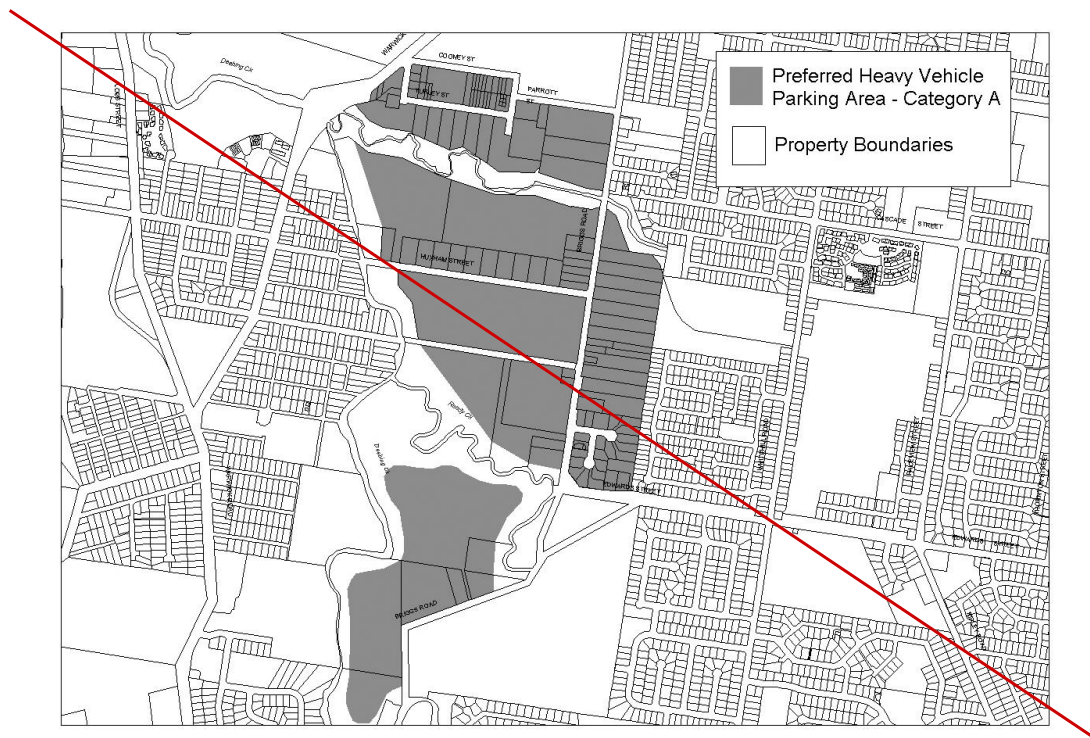
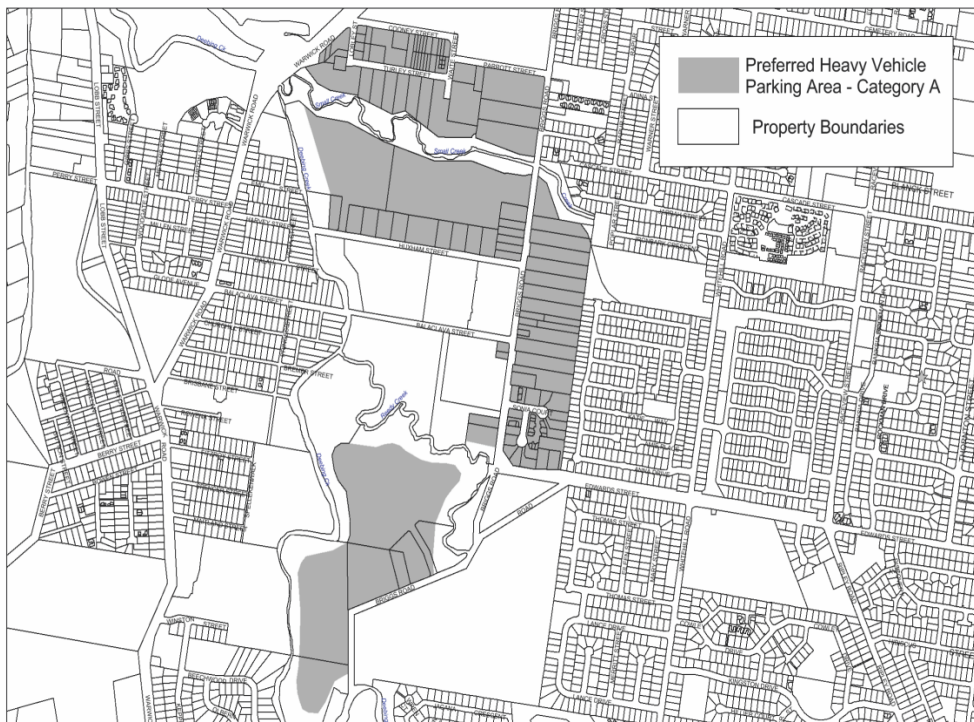
Map 5 - Local Business and Industry Area 1 – West Ipswich**Map 5 – Local Business and Industry Area 1 – West Ipswich**

Map 6 – Local Business and Industry Area 2 – North Ipswich

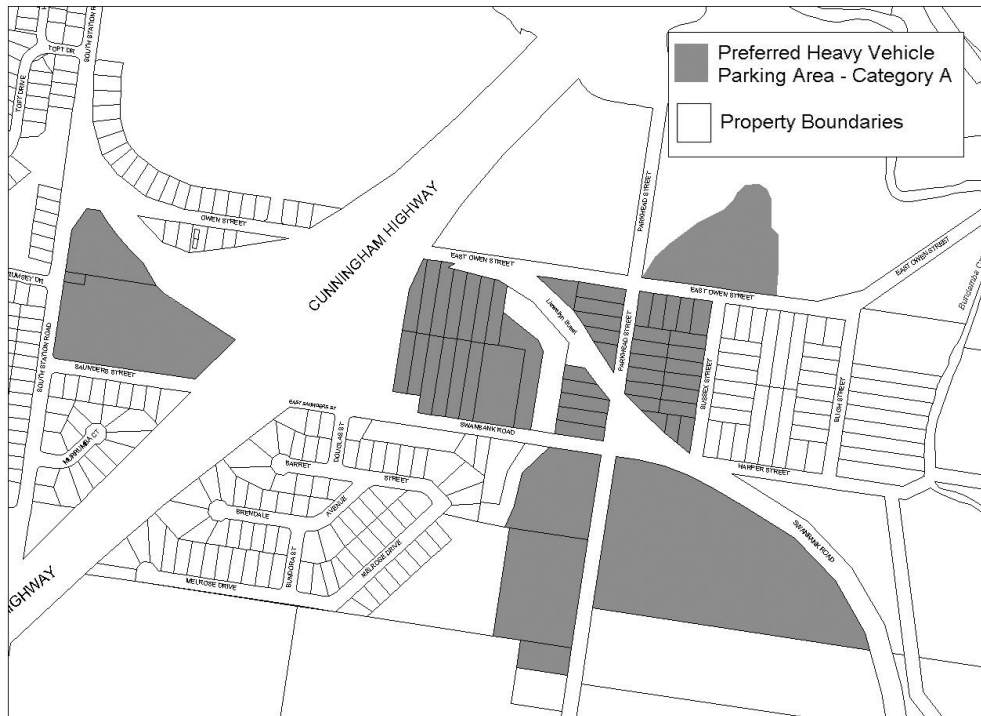
Map 7-6 - Local Business and Industry Area 3 – Karalee**Map 8-7 - Local Business and Industry Area 4 – Mt Crosby Road, Tivoli**

Map **9-8** - Local Business and Industry Area 5 - BlacksoilMap **10-9** - Local Business and Industry Area 6 - Yamanto

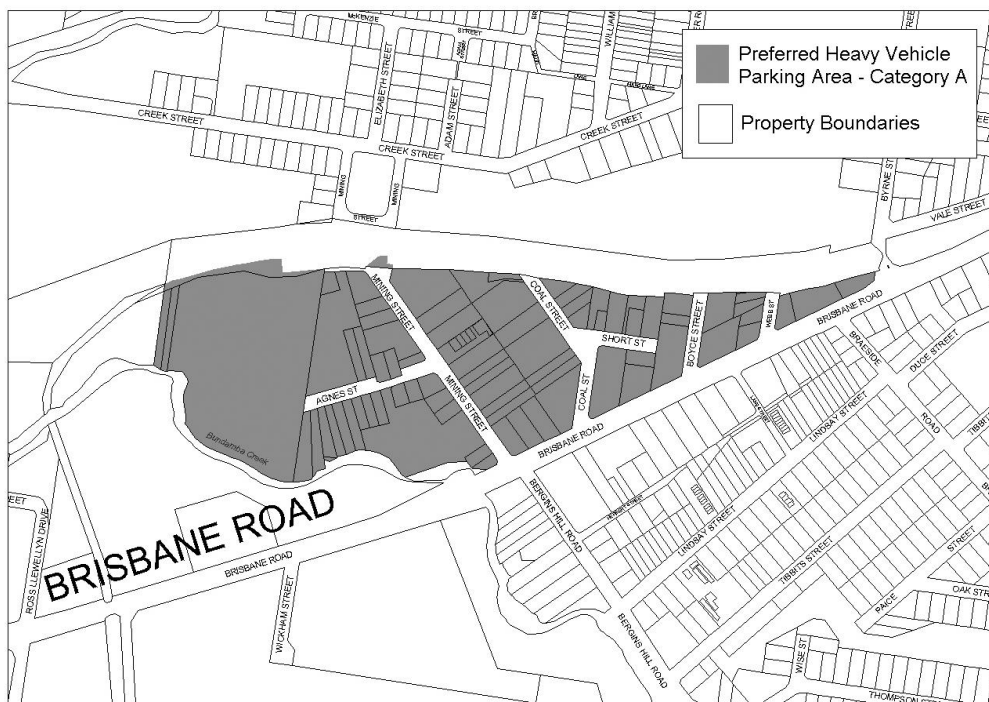
Map 44-10 - Local Business and Industry Area 7 – Lobb Street, Churchill

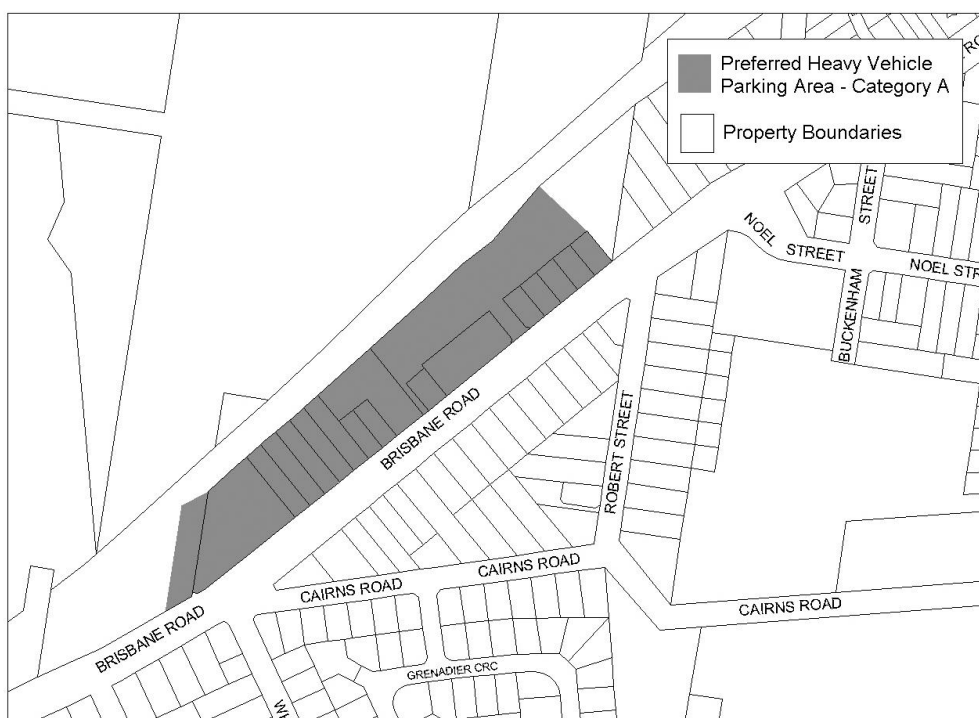
Map 12 – Local Business and Industry Area 8 – Briggs Road, Ipswich, Raceview and Flinders View**Map 11 – Local Business and Industry Area 8 – Briggs Road, Ipswich, Raceview and Flinders View**

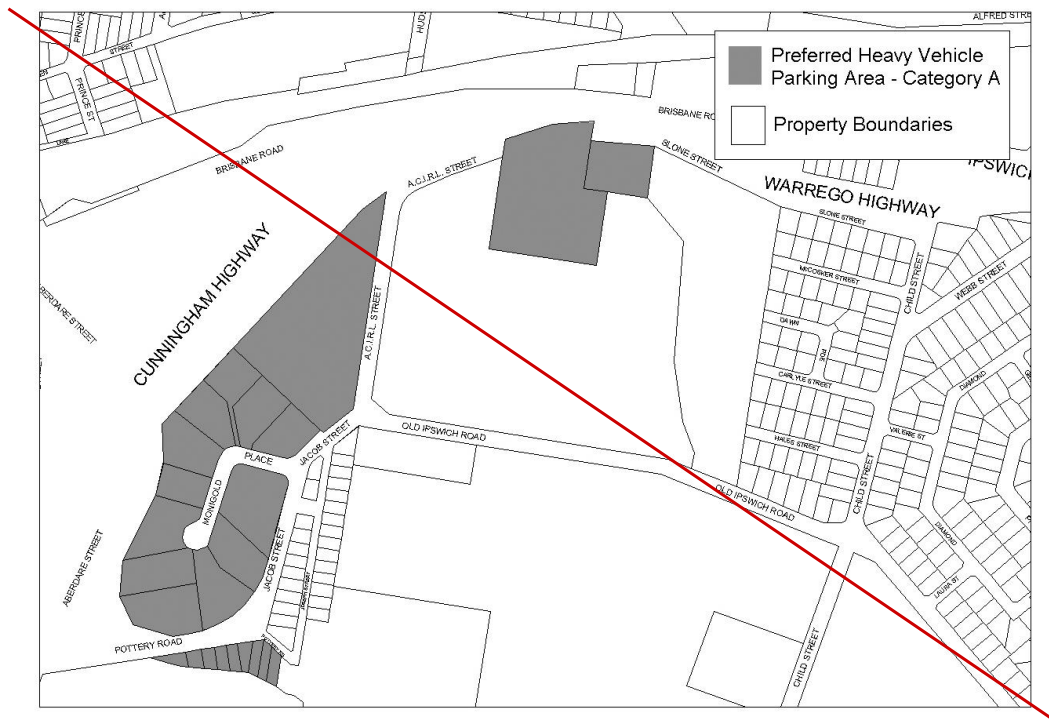
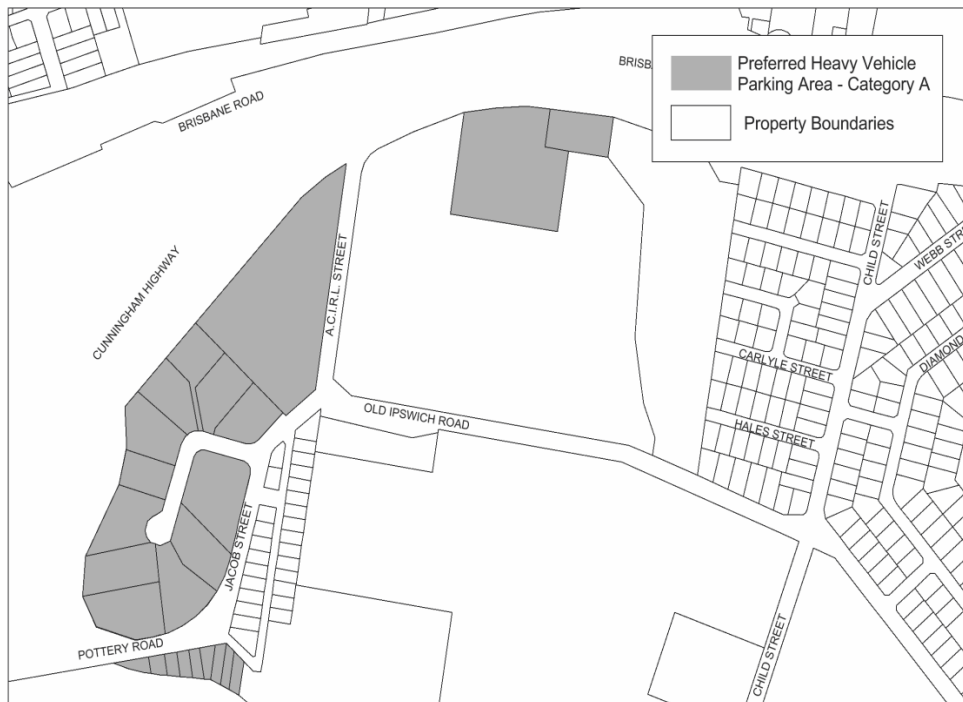
Map 13-12 - Local Business and Industry Area 9 – South Station Road, Swanbank Road, Fischer Road, Flinders View

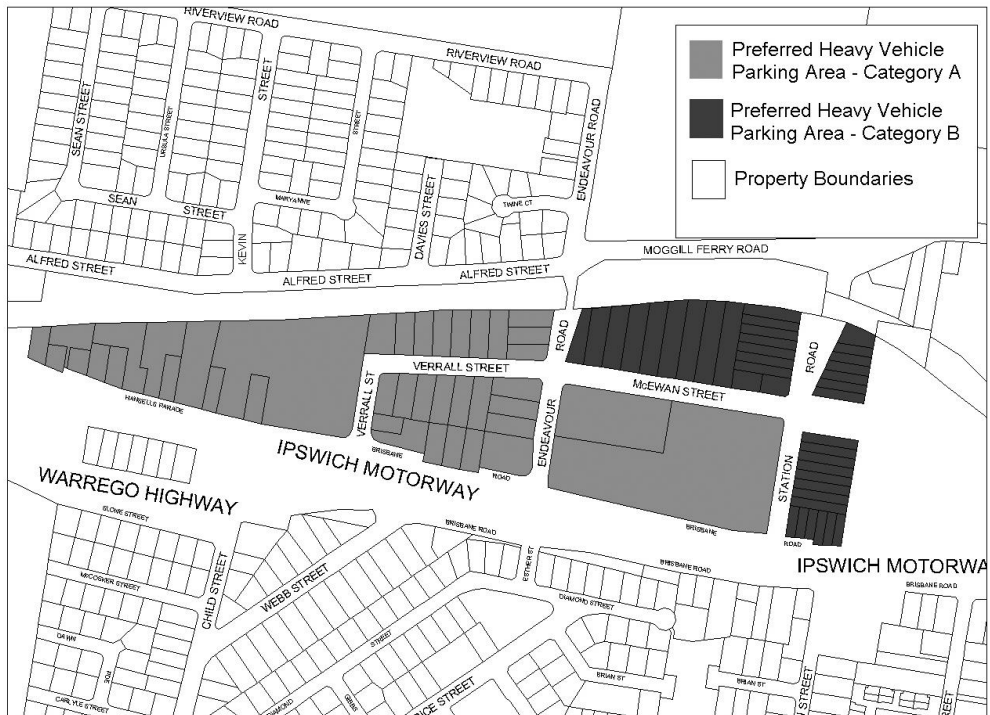
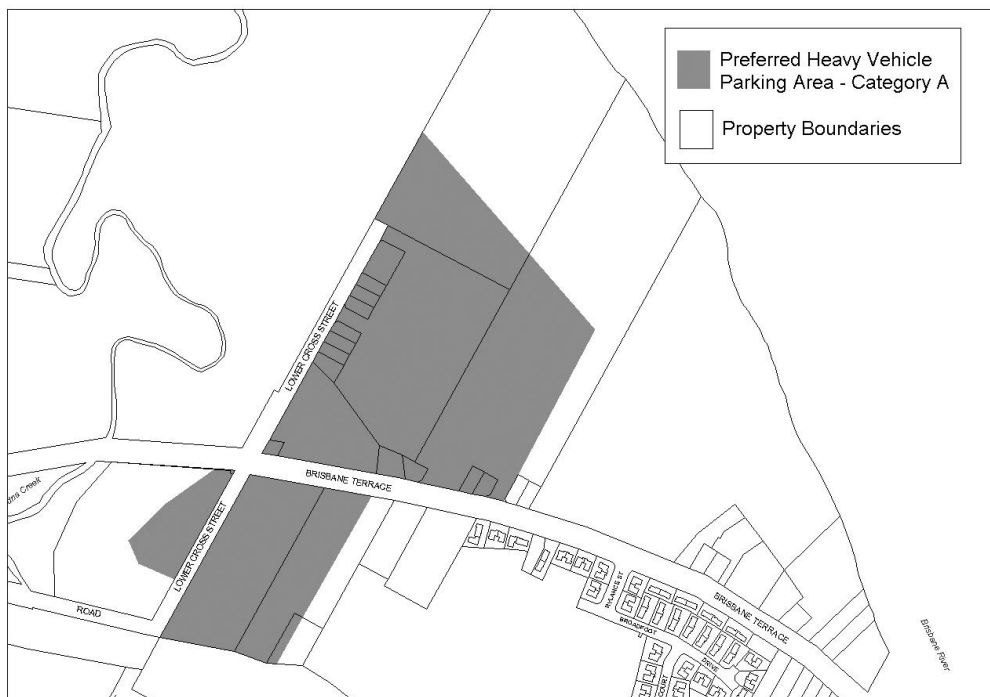


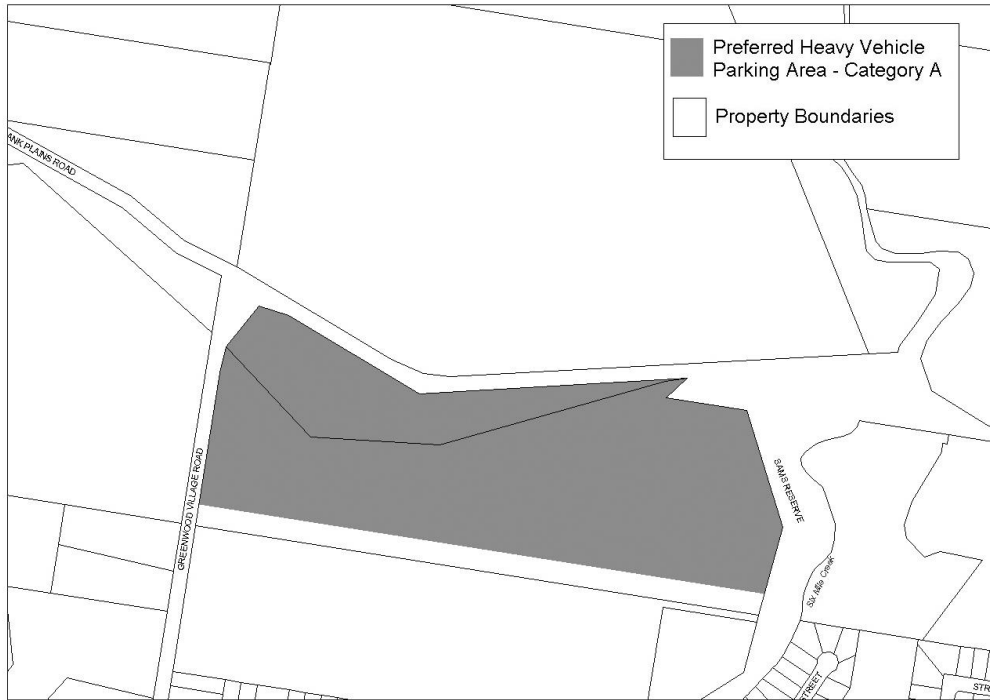
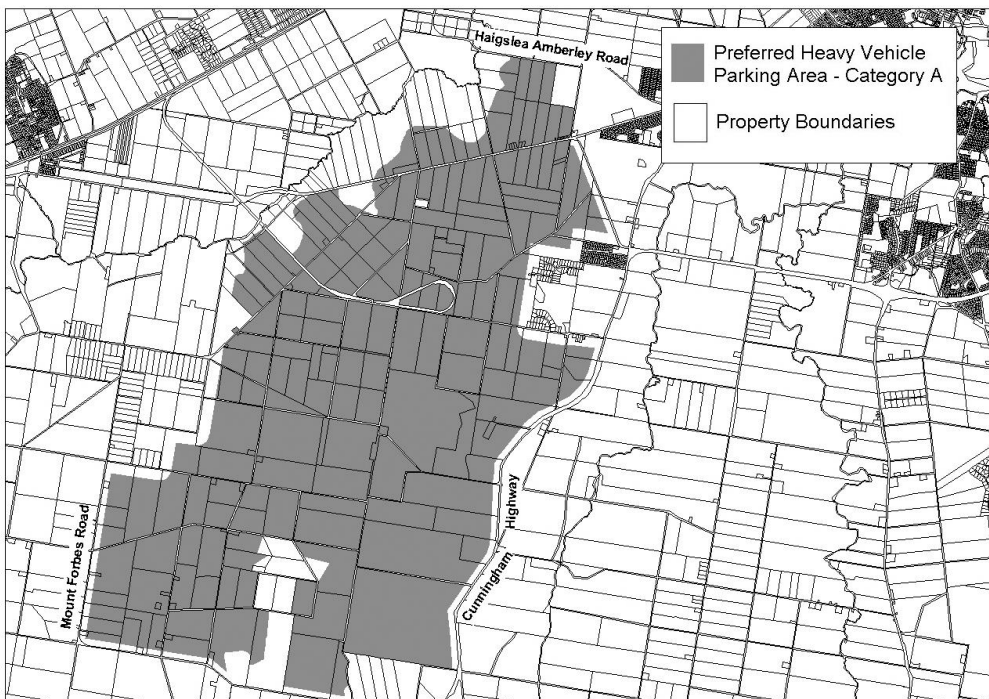
Map 14-13 - Local Business and Industry Area 10 - Bundamba

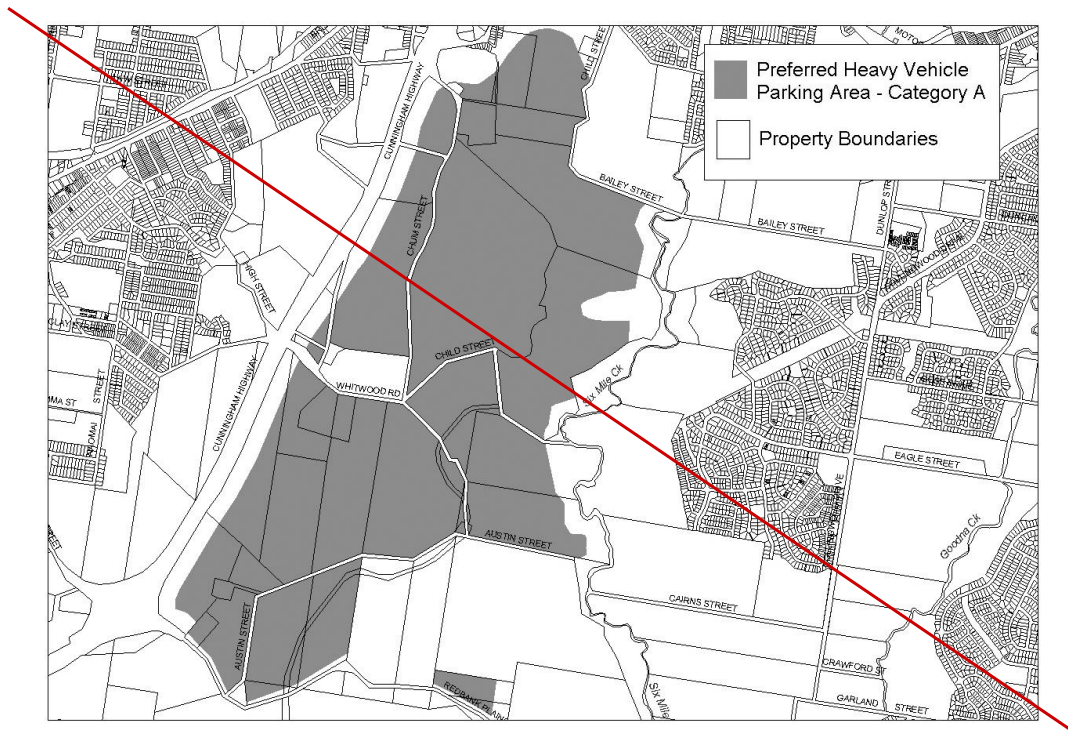
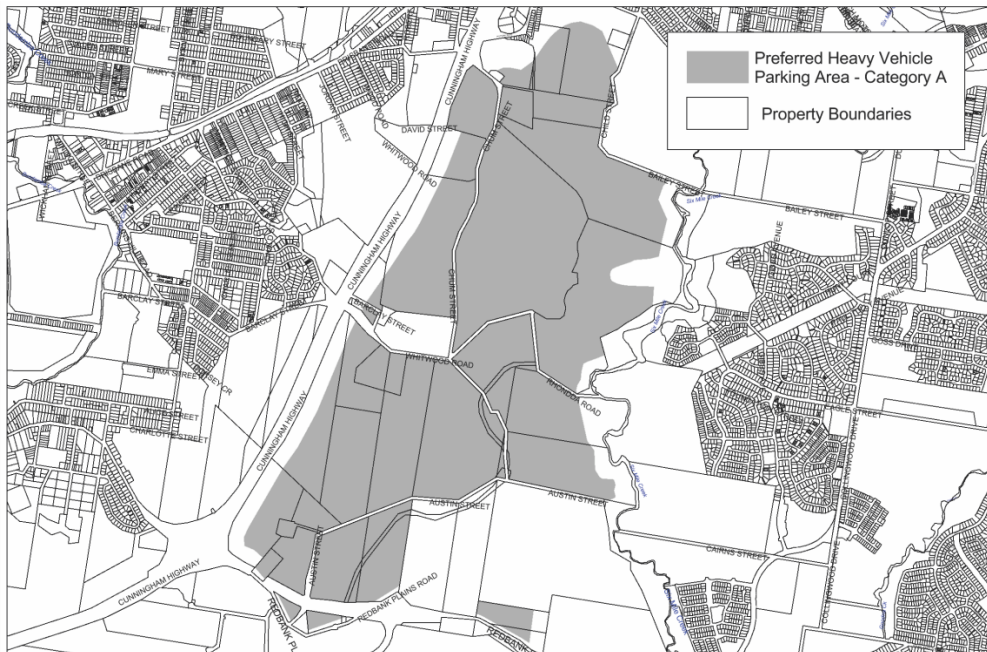


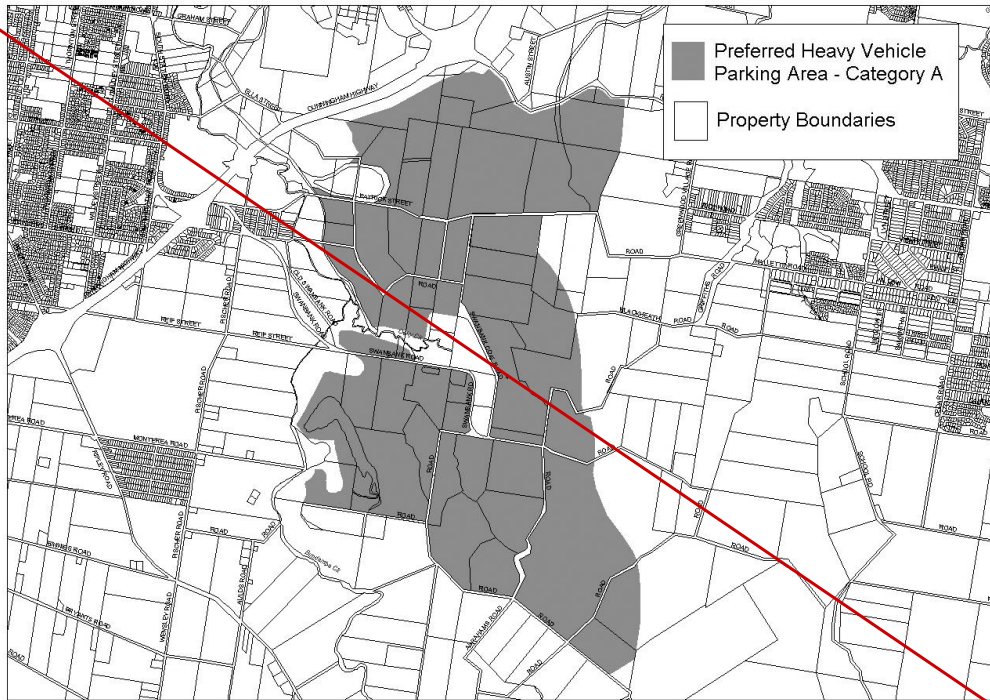
Map ~~15~~¹⁴ - Local Business and Industry Area 11 – Brisbane Road, Ebbw Vale

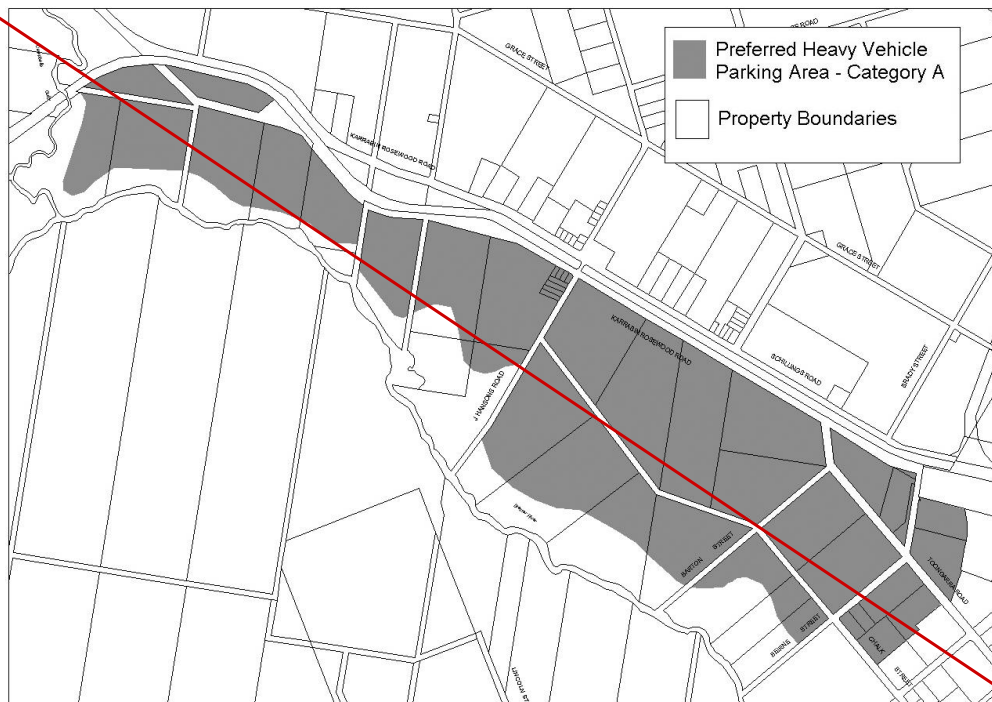
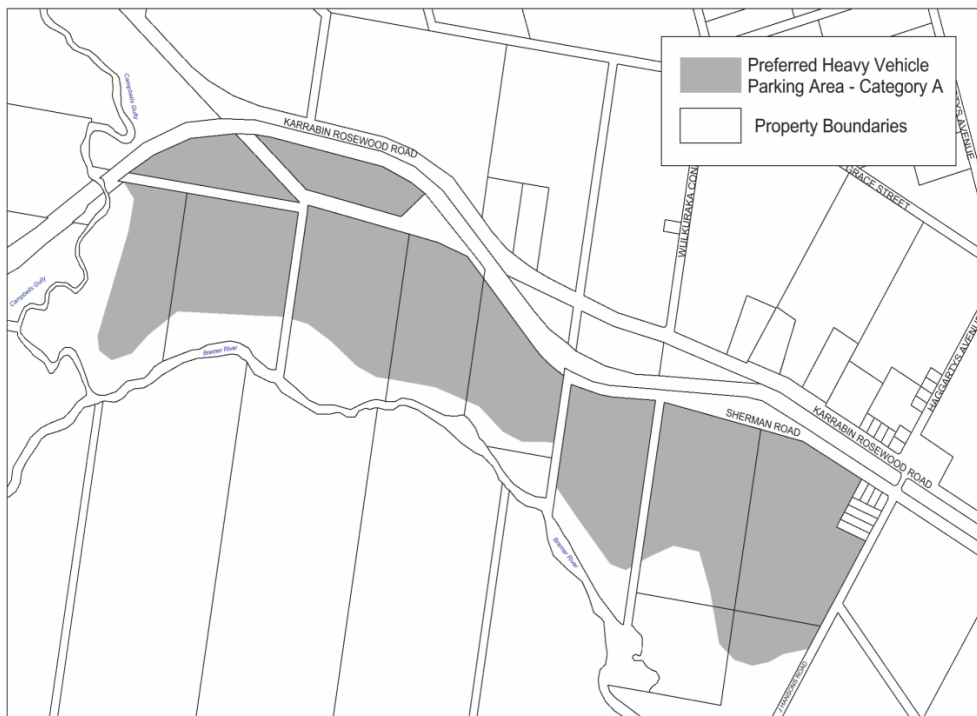
Map 16 - Local Business and Industry Area 12 – Monigold Place and ACIRL Street, Dinmore**Map 15 - Local Business and Industry Area 12 – Monigold Place and ACIRL Street, Dinmore**

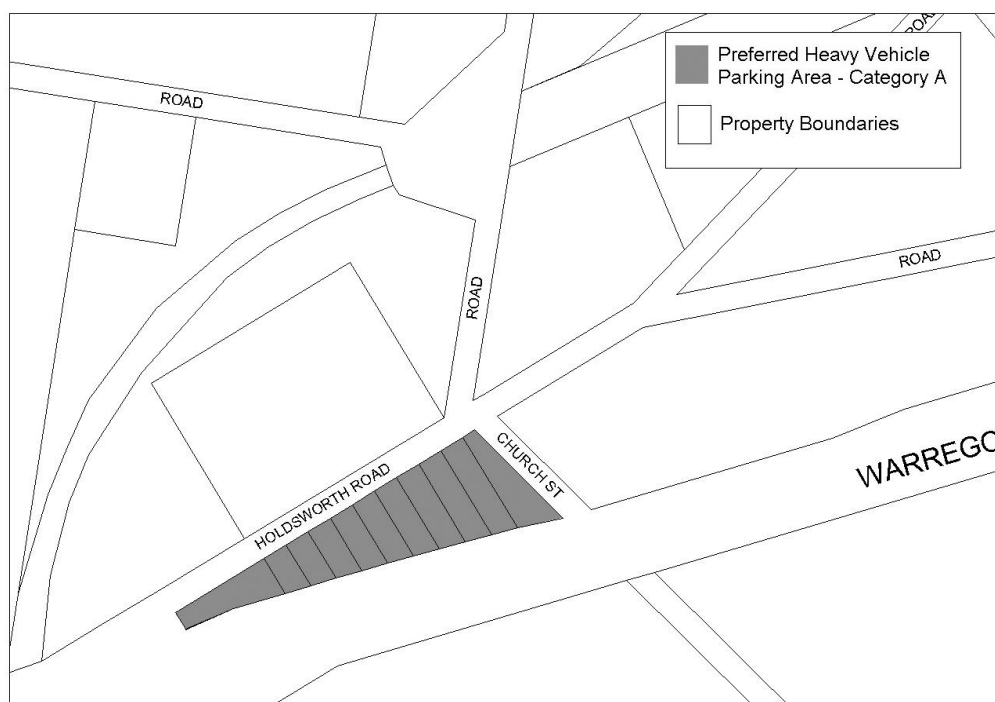
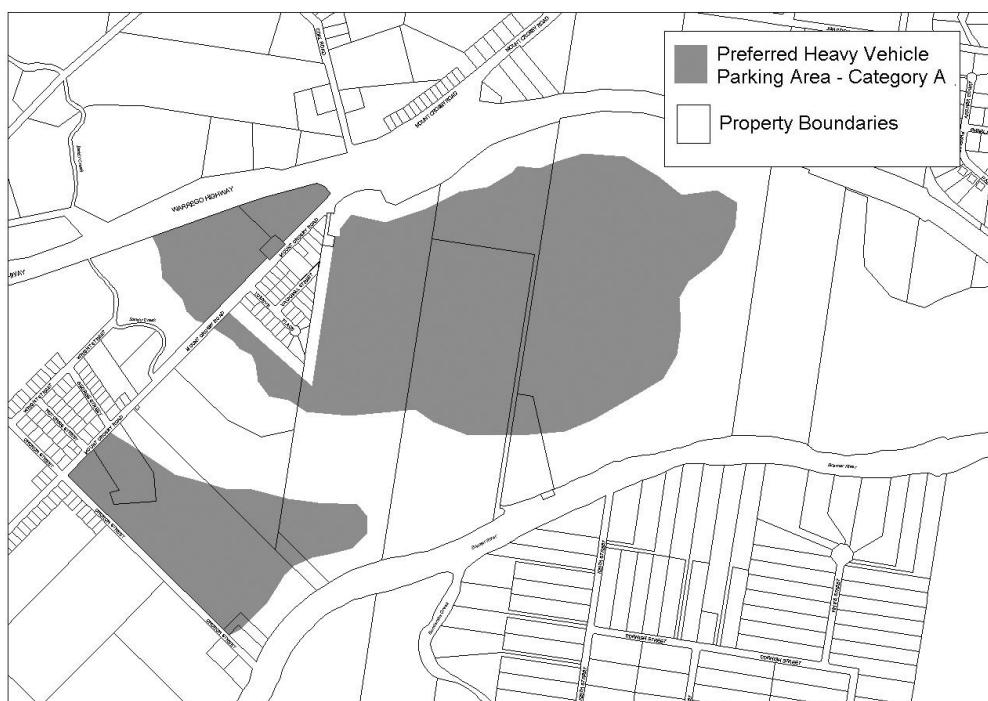
Map **47-16** - Local Business and Industry Area 13 – Hansells Parade, RiverviewMap **48-17** - Local Business and Industry Area 14 – Brisbane Terrace, Goodna

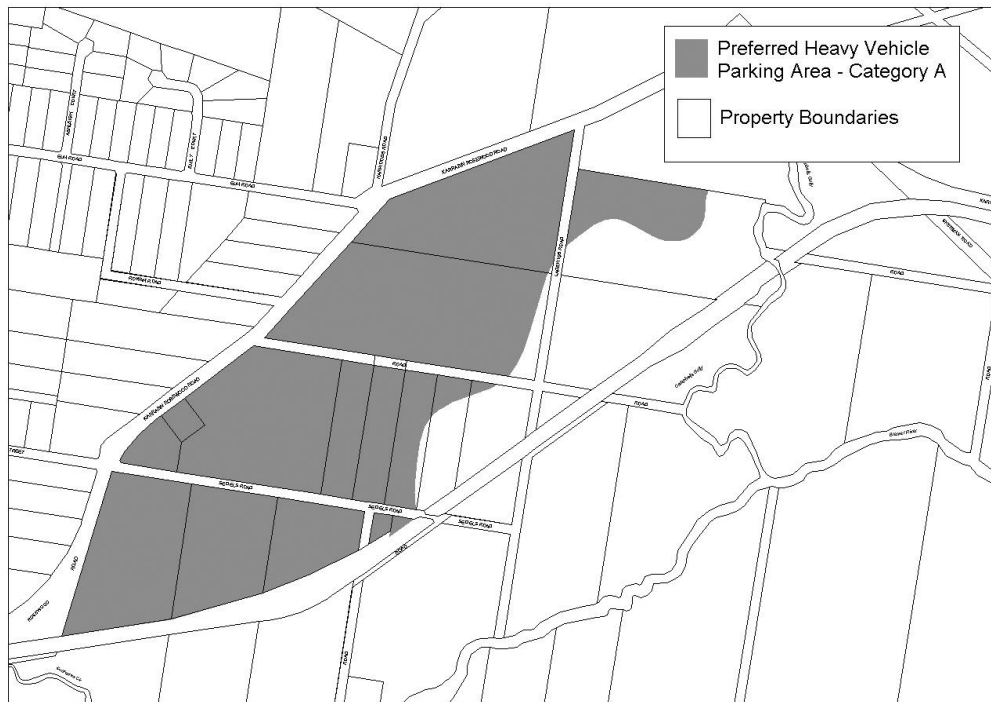
Map ~~19~~18 - Local Business and Industry Area 16 – Redbank Plains Road, Redbank PlainsMap ~~20~~19 - Regional Business and Industry Investigation Area 1 – Ebenezer/Willowbank

Map 21 - Regional Business and Industry Investigation Area 2 – New Chum**Map 20 - Regional Business and Industry Investigation Area 2 – New Chum**

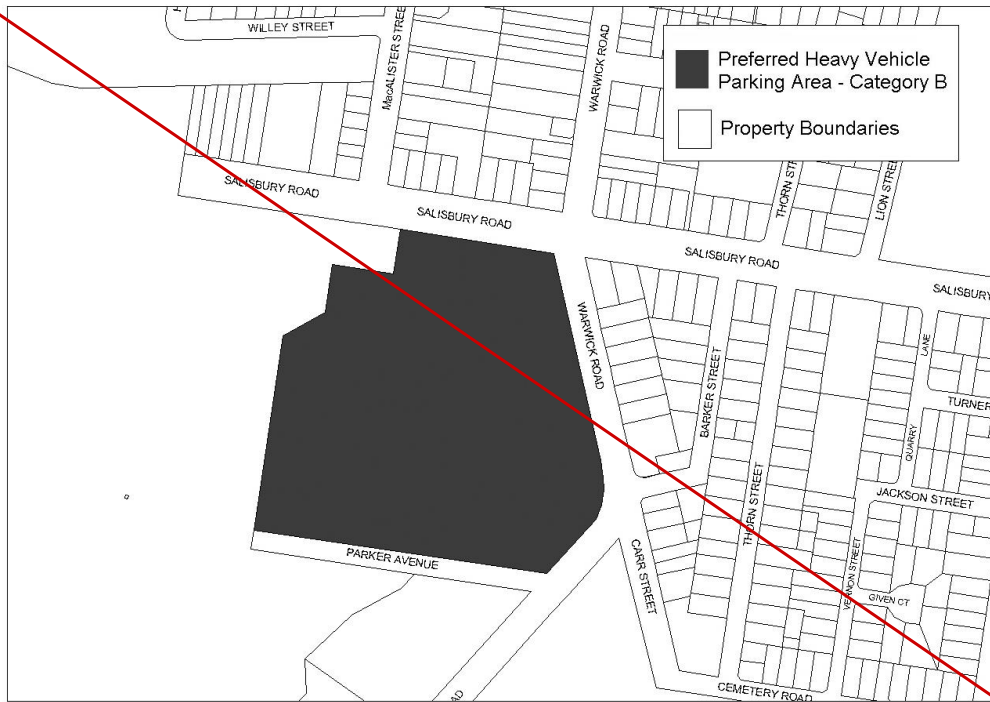
Map 22 - Regional Business and Industry Investigation Area 3 – Swanbank**Map 21 - Regional Business and Industry Investigation Area 3 – Swanbank**

Map 23 - Regional Business and Industry Investigation Area 4 - Karrabin**Map 22 - Regional Business and Industry Investigation Area 4 - Karrabin**

Map **24**23 - Local Business and Industry Investigation Area 1 – Holdsworth Road, TivoliMap **25**24 - Local Business and Industry Investigation Area 2 – North Tivoli

Map 26-25 - Local Business and Industry Investigation Area 3 – Seidels Road, Walloon**Map 27 - Brisbane Valley Highway**

Map 28 - Marburg**Map 29 - Marburg Service Trade and Showgrounds**

Map 30 - Ipswich Show Grounds**Map 31 - Mobil Service Station**

Map 32 - Rosewood Service Trades and Show Grounds

IMPLEMENTATION GUIDELINE NO. 16



Heavy Vehicle Parking

Date of Council Resolution

These guidelines were adopted by Council on 31 January 2007 and took effect from that date in accordance with section 2.3(2) of the Planning Scheme. The guidelines were amended by Council on:

- 23 July 2013 and took effect on 2 August 2013;
- 15 October 2013 and took effect on 18 October 2013; and
- **XX April 2018** and took effect on **XX April 2018**.

Purpose of the Guideline

This guideline is intended to assist with implementation of the Planning Scheme and Local Law No. 5 (Parking) and seeks to ensure that:-

- an appropriate balance is achieved between the protection of the amenity and character of local areas and the needs of the transport industry, which performs a critical role in delivering goods and services to the community;
- heavy vehicle parking is undertaken in a manner which does not cause a nuisance or disturbance to the occupiers or users of nearby land, particularly nearby residents;
- heavy vehicle parking is compatible with the physical characteristics of the site where the heavy vehicle is parked and the character of the local area; and
- the road network which provides access to the site is adequate for use by heavy vehicles without causing or exacerbating a traffic problem for other road users.

Council's Implementation Guidelines are intended to apply a standard approach to the interpretation and implementation of the relevant aspects of the Planning Scheme. They offer a degree of certainty and formality to applicants, Council and the community. Where an applicant is proposing a variation to the guidelines the onus is on the applicant to demonstrate the facts and circumstances to support the variation.

Definitions

The definition of a **heavy vehicle** (as per Local Law No. 5, below) captures a large range of vehicles, including **adjunct vehicles**.

"heavy vehicle" means any of the following—

- a vehicle or combination of vehicles (including an adjunct vehicle) that has a gross vehicle mass (GVM) of **more than 4.5 tonnes**, or has a total length in **excess of 7.5 metres**;
- a trailer or semi trailer standing alone which has a GVM of 3 or more tonnes or has a length exceeding 5 metres;
- any vehicle of whatever size equipped to carry, by whatever means, a motor vehicle;

- a tractor;
- any vessel whose length exceeds nine (9) metres; and
- any other vehicle or equipment which is consistent with those vehicles listed above.

"Adjunct Vehicle" means any of the following –

- any trailer designed or adapted for the carriage of goods with a carrying capacity in excess of two (2) tonnes tare including the trailer of an articulated vehicle;
- any trailer designed or adapted for earthmoving or road making purposes, including a vehicle or equipment designed or adapted for excavating materials or equipment such as rollers, compressors or the like designed or adapted to be drawn behind a heavy vehicle;
- any trailer containing a refrigeration unit;
- any earthmoving equipment or vehicle which is capable of being transported on the tray of a heavy vehicle; or
- any other trailer or equipment which is consistent with those trailers or equipment listed above.

"Truck Depot" means –

- the use of premises for the purposes of parking or servicing or both of two (2) or more heavy vehicles and adjunct vehicles;
- the term includes when carried on at the same site, the use of any office in connection with the premises and the use of facilities provided for the servicing of such heavy vehicles.

Examples of Heavy Vehicles



Articulated Heavy Vehicle – gross vehicle mass (GVM) of more than 4.5 tonnes, or has a total length of in excess of 7.5 metres.



Semi Trailer – a gross vehicle mass (GVM) of 3 or more tonnes or has a length exceeding 5 metres.



Car Carrying Vehicle – any vehicle of whatever size equipped to carry, by whatever means, a motor vehicle.





Medium Rigid Vehicle – a gross vehicle mass (GVM) exceeding 4.5 tonnes but less than 16.5 tonnes or nine (9) metres in length.

Example of an Adjunct Vehicle



Truck with adjunct vehicle - truck with trailer.

Applicable Laws

The applicable laws for the parking of heavy vehicles within the Ipswich Local Government Area include:-

- (a) Local Law No. 5 (Parking) which regulates (via a permit system) the parking of **single heavy vehicles** (and associated 'adjunct' vehicles, e.g. 'bob cats' and other earth moving equipment) in residential areas;
- (b) the planning scheme which regulates the development of a 'truck depot' (ie sites which involve the parking of **two or more heavy vehicles**); and
- (c) the Transport Operations (Road Use Management – Road Rules) Regulation 2009.

Truck depots fall within the definition of 'General Industry' under the planning scheme and are:-

- (a) 'consistent' uses within business and industry zones;
- (b) 'discretionary' uses within Rural B (Pastoral) and Rural E (Special Land Management) zones; and
- (c) 'inconsistent' and undesirable uses within residential, future urban, commercial, recreation, Rural A (Agricultural) and Rural C (Rural Living) zones.

Guidelines

1. The information provided below outlines:-
 - (a) preferred heavy vehicle parking areas;
 - (b) criteria for site and operational suitability, outside preferred areas; and
 - (c) recognition of Council's support for highway service centres catering to the transport industry.

2. Preferred Heavy Vehicle Parking Areas

(1) 'Category A' Areas

- (a) Table 1 below sets out 'Category A' Preferred Heavy Vehicle Parking areas in which :-

- (i) no approval or permit is required for the parking of a single heavy vehicle and associated adjunct vehicles; and
- (ii) a development permit is required under the Ipswich planning scheme for a general industry (truck depot) where the use involves the parking of two or more heavy vehicles.

- (b) The 'Category A' areas mostly comprise established business and industry zones or other 'special use' sites.

(2) 'Category B' Areas

- (a) Table 2 below sets out 'Category B' Preferred Heavy Vehicle Parking Areas in which:-
 - (i) no approval or permit is required for the parking of a single heavy vehicle and associated adjunct vehicles; and
 - (ii) a development permit is required under the Ipswich planning scheme for a general industry (truck depot) where the use involves the parking of two or more heavy vehicles.
- (b) The 'Category B' areas comprise suitable sites which are generally well separated or buffered from residential areas and are well located in respect to road transport infrastructure.

Table 1. Category A – Designated Preferred Heavy Vehicle Parking Areas

Name	Area Location	Map Reference
Regional Business and Industry Area 1	Wulkuraka / Karrabin-	1
Regional Business and Industry Area 2	Bundamba / Riverview-	2
Regional Business and Industry Area 3	Redbank Peninsula	3
Regional Business and Industry Area 4	Carole Park	4
Local Business and Industry Area 1	West Ipswich	5
Local Business and Industry Area 3	Karalee	6



Name	Area Location	Map Reference
Local Business and Industry Area 4	Mt Crosby Road, Tivoli	7
Local Business and Industry Area 5	Blacksoil	8
Local Business and Industry Area 6	Yamanto	9
Local Business and Industry Area 7	Lobb Street, Churchill	10
Local Business and Industry Area 8	Briggs Road, Ipswich, Raceview and Flinders View	11
Local Business and Industry Area 9	South Station Road, Swanbank Road, Fischer Road, Flinders View	12
Local Business and Industry Area 10	Bundamba	13
Local Business and Industry Area 11	Brisbane Road, Ebbw Vale	14
Local Business and Industry Area 12	Monigold Place and ACIRL Street, Dinmore	15
Local Business and Industry Area 13	Hansells Parade, Riverview	16
Local Business and Industry Area 14	Brisbane Terrace, Goodna	17
Local Business and Industry Area 15	Redbank Plains Road, Redbank Plains	18
Regional Business and Industry Investigation Area 1	Ebenezer / Willowbank	19
Regional Business and Industry Investigation Area 2	New Chum	20

Name	Area/Location	Map Reference
Regional Business and Industry Investigation Area 3	Swanbank	21
Regional Business and Industry Investigation Area 4	Karrabin	22
Local Business and Industry Investigation Area 1	Holdsworth Road, Tivoli	23
Local Business and Industry Investigation Area 2	North Tivoli	24
Local Business and Industry Investigation Area 3	Seidels Road, Walloon	25

Table 2. Category B – Designated Preferred Heavy Vehicle Parking Areas

Area Location / Name	RPD/Address	Map Reference
Local Business and Industry Area 1, West Ipswich	Tiger, Clay, Tudor, Darling Street West, Keogh, Warrell and Hooper Streets	5
Local Business and Industry Area 13, Riverview	McEwan Street and Station Road	16
Mobil Service Station	Lot 3 RP173813, 2487 Cunningham Hwy, Purga	26

(3) Rural Areas

- (a) No approval or permit is required for the parking of a single heavy vehicle (and any associated adjunct vehicle) on Rural zoned land, unless that land is situated within a 'residential area', such as the Rural C (Rural Living) Zone, in which case a heavy vehicle parking permit will be required to be obtained under Local Law No. 5 (Parking).
- (b) The parking of two or more heavy vehicles constitutes a general industry (truck depot) and requires a development permit in all Rural zones under the Ipswich planning scheme.



- (c) A 'general industry' is an 'inconsistent' and undesirable use in the Rural A (Agricultural) and Rural C (Rural Living) zones and is a discretionary use in other rural zones.

3. Criteria for Heavy Vehicle Parking - Site and Operational Suitability – Outside the Designated Preferred Heavy Vehicle Parking Areas.

- (1) Table 3 below sets out the Performance Objectives and Compliance Criteria to determine site and operational suitability for Heavy Vehicle Parking outside the Preferred Areas outlined in Clause 2 above.
- (2) The criteria set out in Table 3 are intended as a guide for heavy vehicle operators in determining site selection and for Council assessment officers in determining heavy vehicle parking permits under Local Law No. 4 (Permits) as required by Local Law No. 5 (Parking).
- (3) It is highly unlikely that sites and operations which do not meet the criteria set out in Column 2 of Table 3 will receive a heavy vehicle parking permit under Local Law No. 5 (Parking).
- (4) The parking of two or more heavy vehicles constitutes a general industry (truck depot) and requires a development permit under the Ipswich planning scheme.
- (5) A 'general industry' is an 'inconsistent' and undesirable use within residential, future urban, commercial and recreation zones under the Ipswich planning scheme.

4. Highway Service Centres

(1) Statement of Support

The Ipswich City Council supports the establishment of highway service centres to:-

- (a) meet the needs of the transport industry, particularly to provide for the refuelling, refreshment and rest of drivers; and
- (b) provide an opportunity for the overnight parking of heavy vehicles.

(2) Site and Operational Suitability

Highway service centres should:-

- (a) have ready and safe access to a highway or motorway;
- (b) provide adequate separation / buffering to nearby residents (either existing or proposed);
- (c) ideally provide a geographical distribution across the eastern, central and western parts of the local government area; and

- (d) provide facilities for:-

- (i) the fuelling and overnight parking of heavy vehicles; and
- (ii) the refreshment and rest of transport drivers and other members of the travelling public (eg. a restaurant, takeaway food premises, shop, toilets, showers and possibly a motel).

5. Further Information

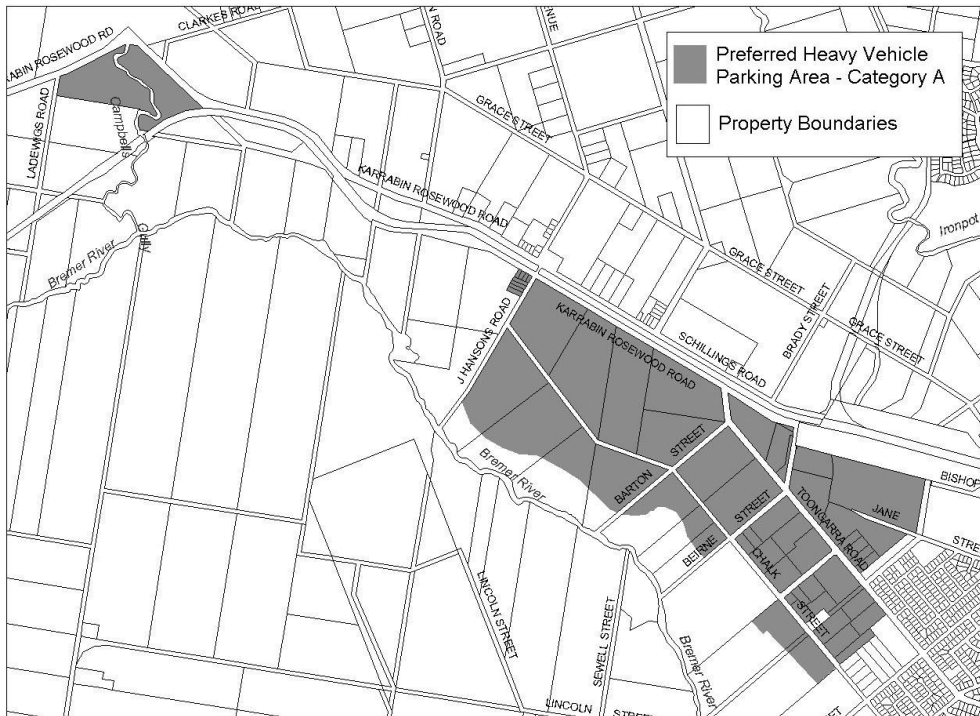
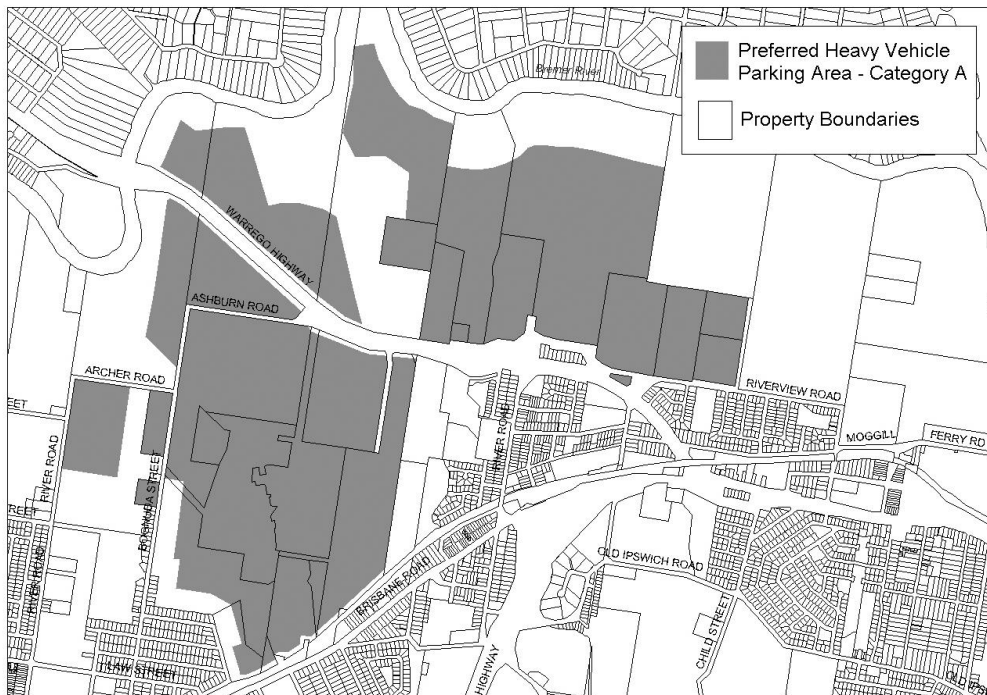
- (1) It is strongly recommended that prior to undertaking heavy vehicle parking or the commencement of a truck depot (including prior to the signing of any contracts to purchase or lease land) transport operators should contact Council's Planning and Development Department (telephone 3810 6888) to ascertain whether or not approval is required under the planning scheme.
- (2) Applicants interested in developing a Highway Service Centre should also contact Council's Planning and Development Department and the Queensland Government Department of Transport and Main Roads to arrange for a Pre-lodgement meeting to discuss site suitability and likely development conditions.

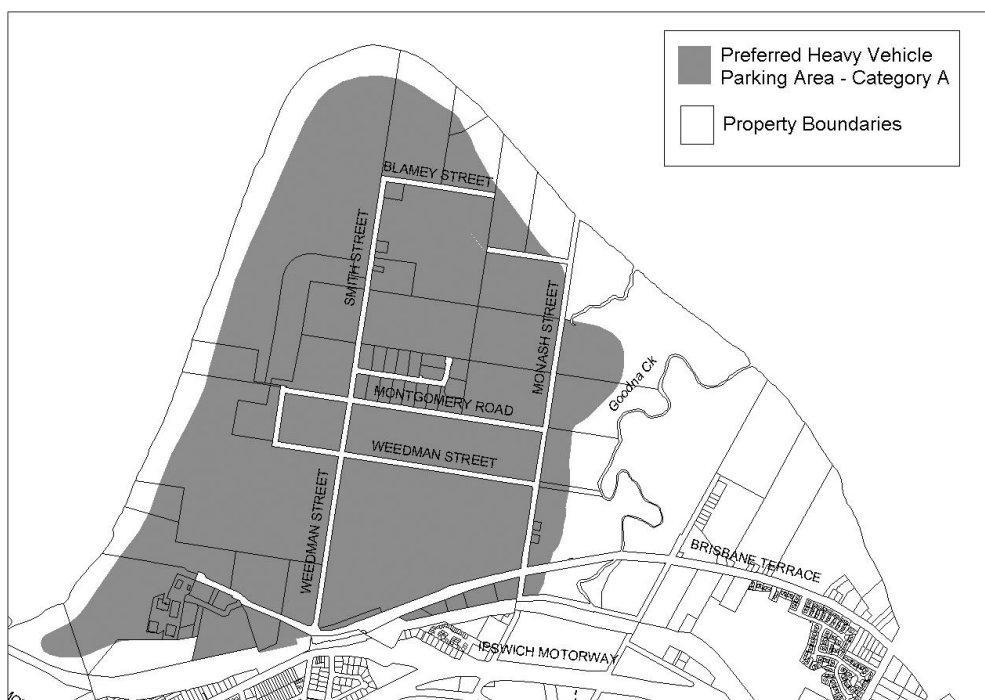
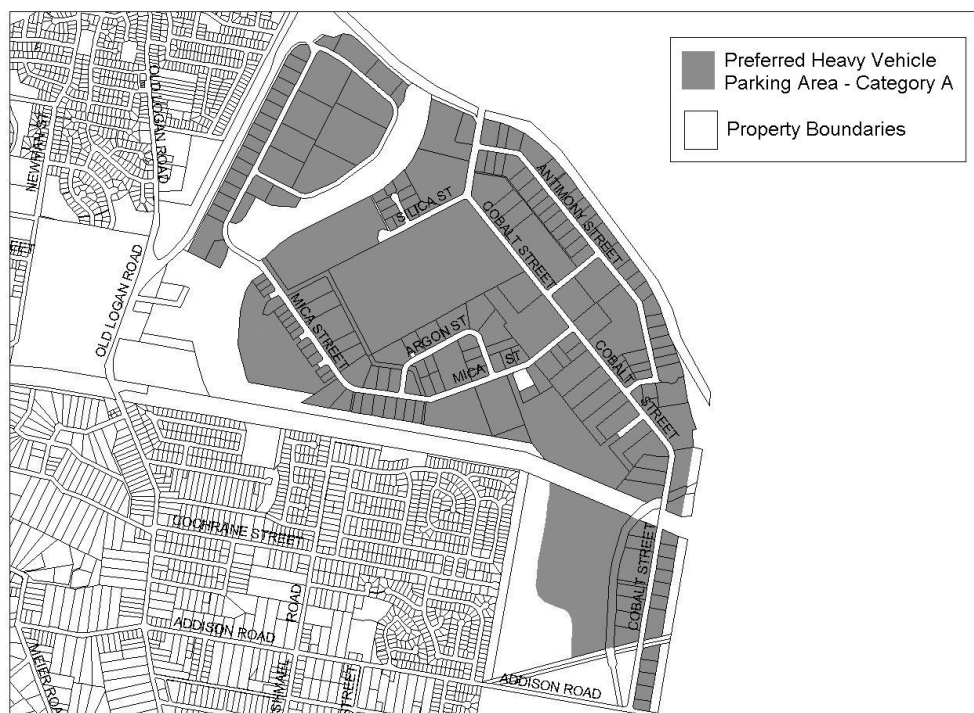


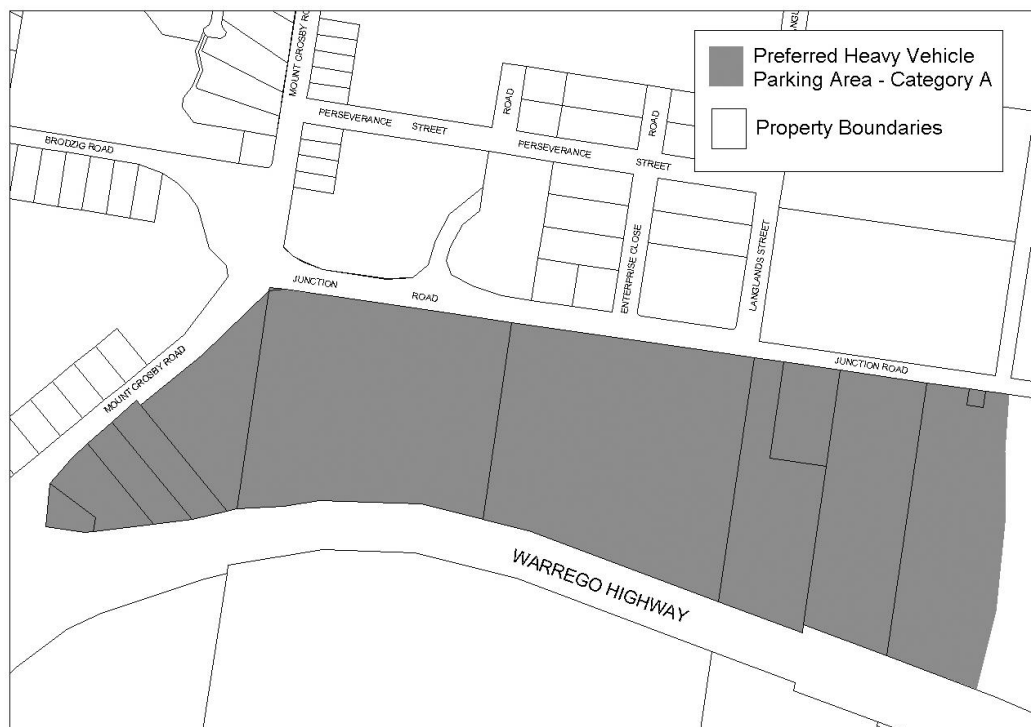
Table 3 – Criteria for Heavy Vehicle Parking – Site and Operational Suitability – Outside the Designated Preferred Heavy Vehicle Parking Areas (see item 3, page 4).

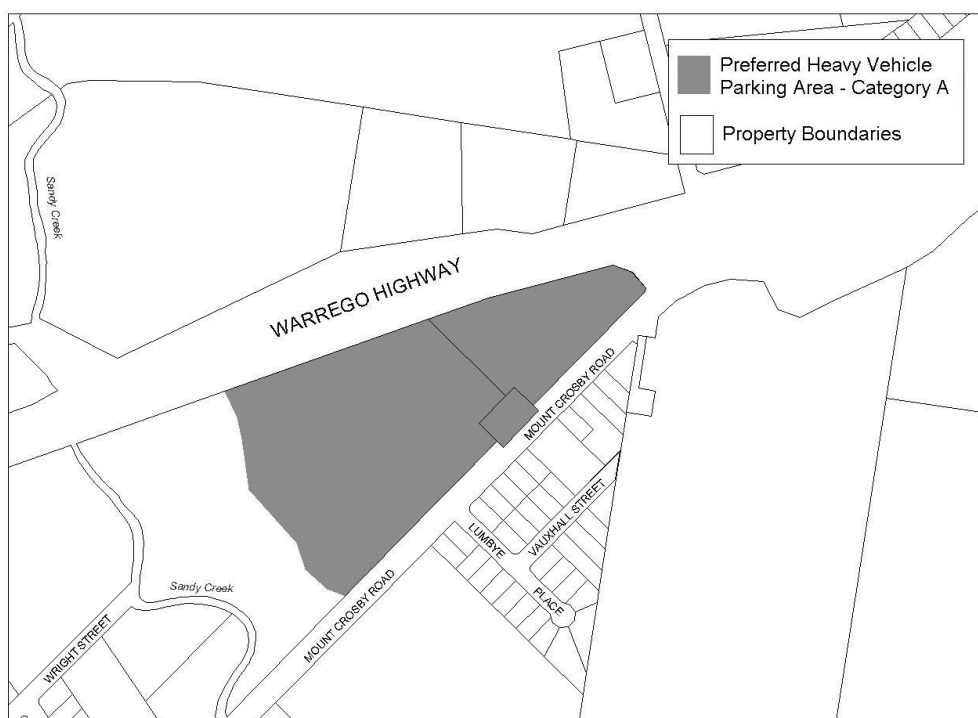
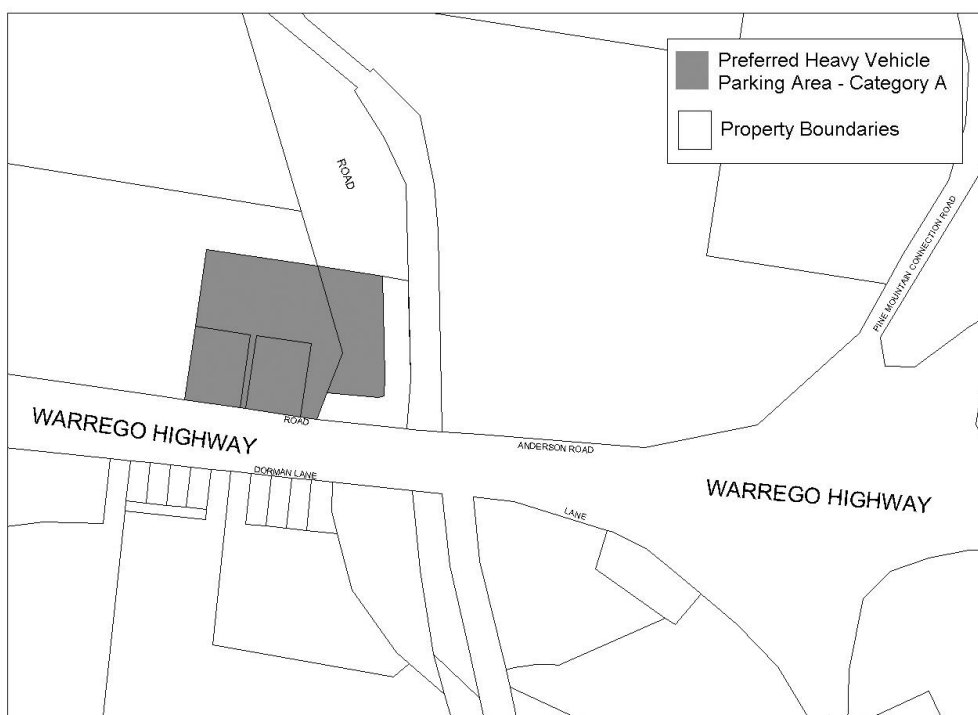
Column 1 Performance Objectives	Column 2 Compliance Criteria
Lot Size (1) The lot is of sufficient size and dimensions to accommodate the parking of the heavy vehicle.	Lot Size (1) (a) The lot is a minimum of 1000m ² and is preferably 4000m ² or greater in area. (b) The vehicle is parked wholly within the lot and does not extend onto adjoining land or within the dedicated road.
Roads and Carriageways (2) The street / road network which provides access to the site is adequate for use by heavy vehicles, without causing or exacerbating a traffic problem for other road users.	Roads and Carriageways (2) (a) The carriageway which provides access to the site is at least 6.0 and preferably more than 7.5 metres in width. (b) The street network providing access to the site offers good connectivity to the highway / strategic road network and avoids quiet residential access streets, particularly culs-de-sac. (c) It is preferable that all roads and streets used to access the site are sealed or alternatively it can be demonstrated that the use of unsealed carriageways will not cause a dust nuisance for the occupants of other lands. (d) Wherever possible, heavy vehicles are to enter and leave the site in forward gear. (e) Areas on which vehicles are parked or driven are located or constructed so as not to cause damage to public infrastructure such as drainage and sewer pipes and kerb and channel.
Amenity (3) The activity does not cause disturbance, annoyance or danger to neighbours or persons not connected with the activity.	Amenity (3) (a) There is no operation of refrigeration motors or repair or servicing activities on Sundays or Public Holidays or outside the hours of 7.00 a.m. to 6.00 p.m., Monday to Saturday. (b) Repair and servicing activities in respect of a heavy vehicle or an adjunct vehicle are— (i) generally of a minor nature and a type which do not immobilise the vehicle for a period longer than four (4) hours; and (ii) conducted in a manner such that there is no significant impact on nearby occupants or users of land in terms of noise, odour or electrical interference. (c) (i) Wherever possible heavy vehicles and adjunct vehicles are parked within an enclosed garage. (ii) Alternatively, the vehicles are parked away from nearby dwellings and are screened from view from such dwellings by way of a screen fence or landscaping. (d) Heavy vehicles and adjunct vehicles, if parked in the open, are parked no closer than 20m to a dwelling on an adjoining lot, or where there is no dwelling on an adjoining lot, 20m from an existing or likely building envelope. (e) Heavy vehicle parking is not undertaken in association with the use of premises for Dual Occupancy or Multiple Residential use. (f) The heavy vehicle parked on the site does not contain a load comprising materials which either by themselves or in combination (eg. explosives, flammable fuels, chemicals or fertilisers) present a danger or hazard to nearby occupants or users of land. (g) The heavy vehicle parked on the site does not contain a load or the remains of a load which is likely to cause a nuisance or disturbance to nearby occupants or users of land by way of emitting odours or noise (eg. through carrying livestock, manure, putrescible waste, chemicals or fertilisers). (h) It is preferable that all areas on which vehicles are parked or driven are sealed or at least treated in a manner which ensures there is no dust nuisance for occupants or users on nearby land.

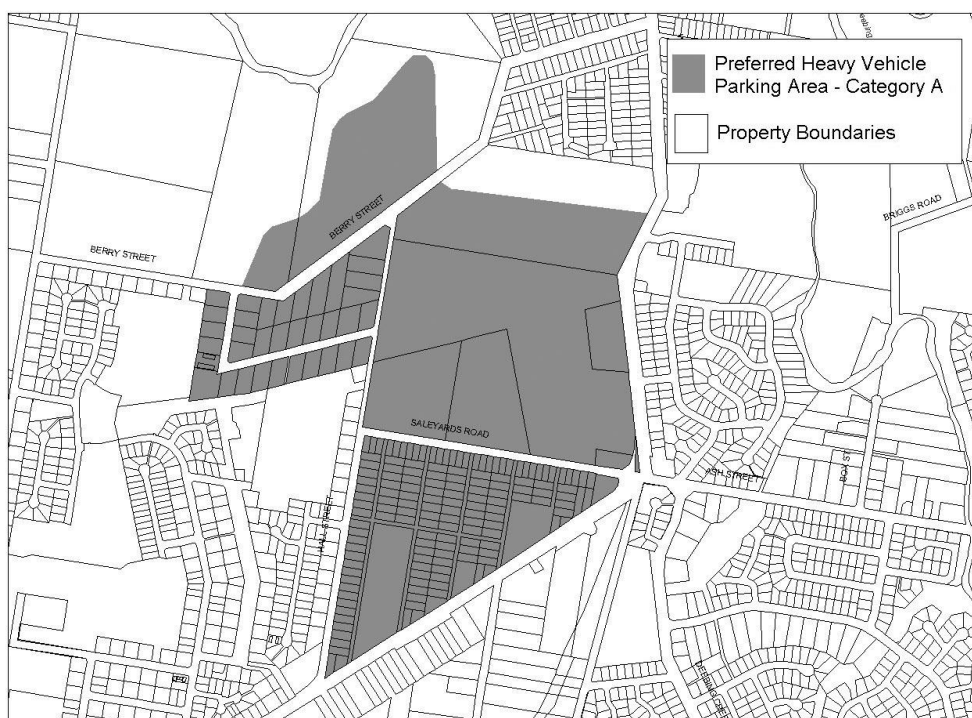


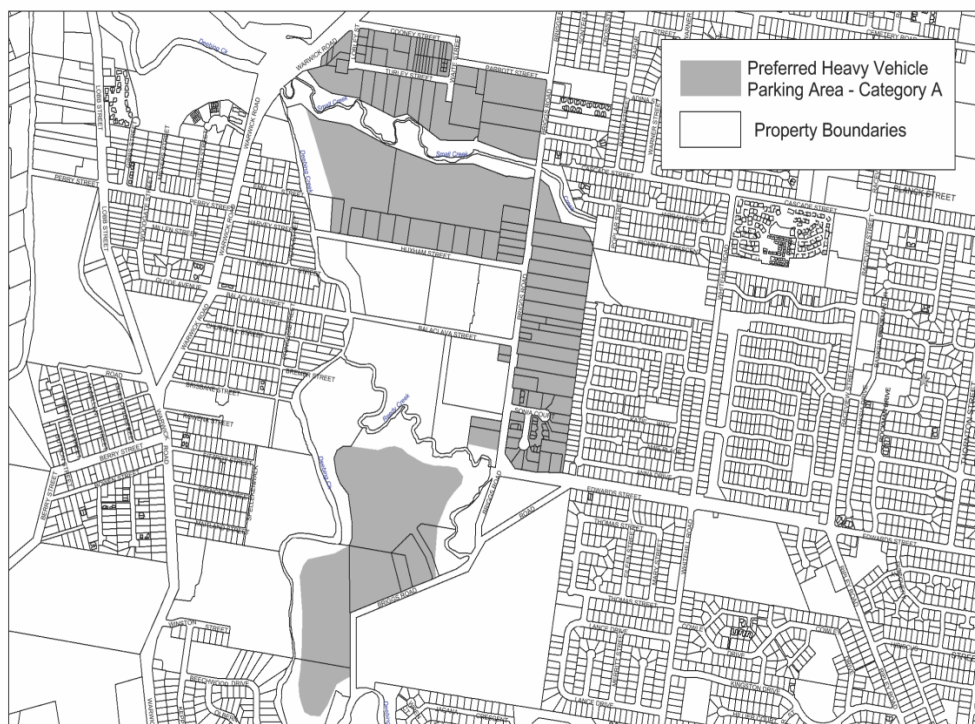
Map 1 - Regional Business and Industry Area 1 – Wulkuraka/Karrabin**Map 2 - Regional Business and Industry Area 2 – Bundamba/Riverview**

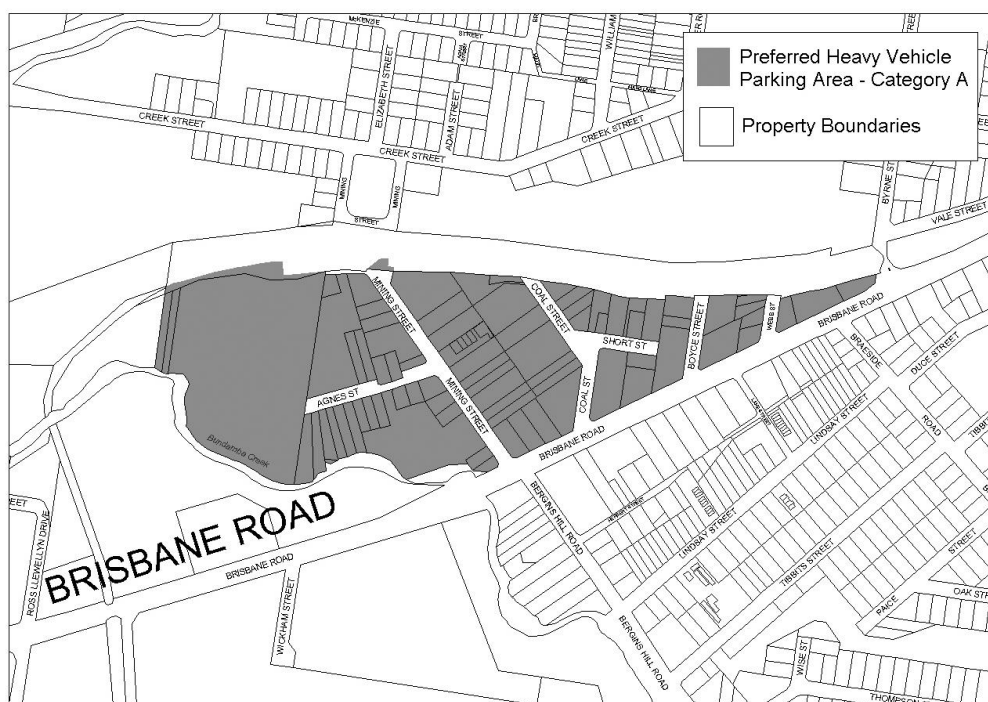
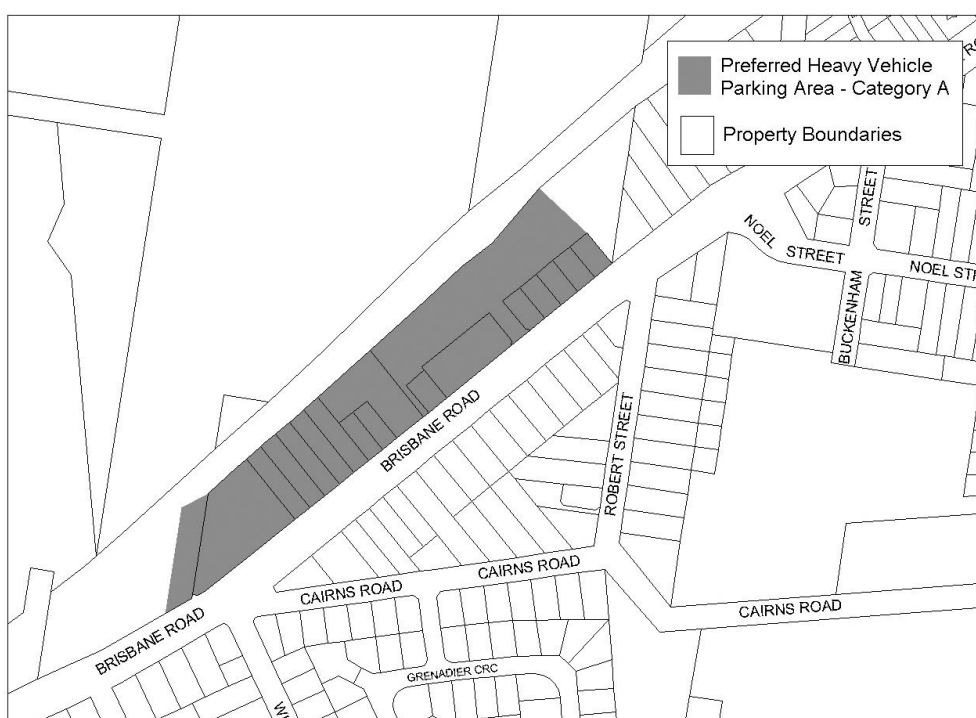
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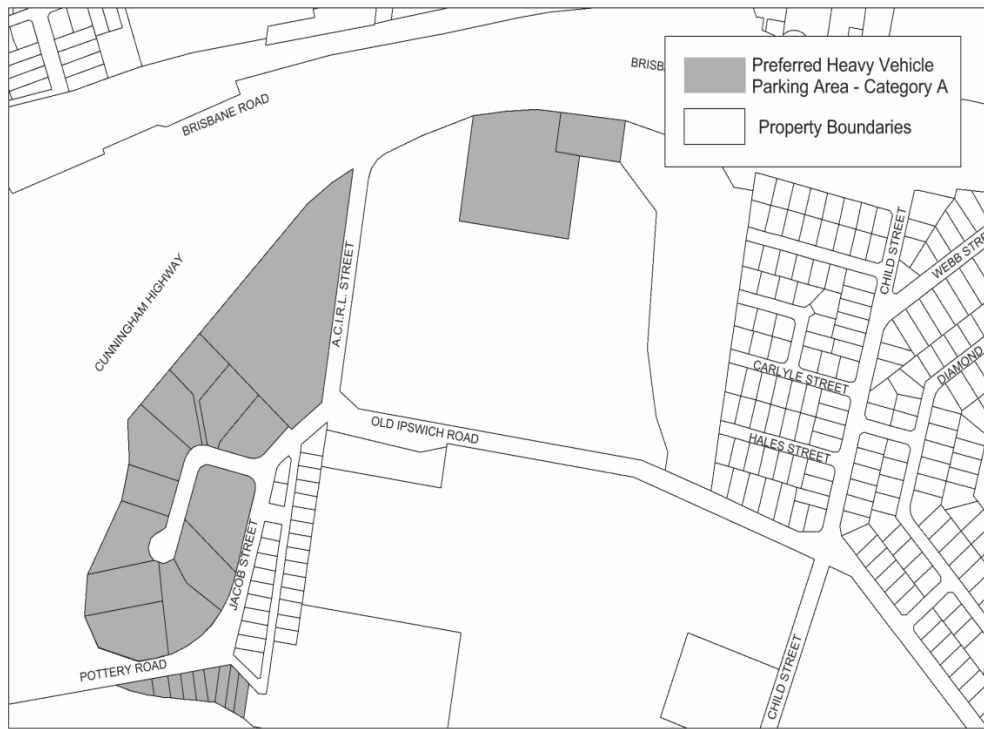
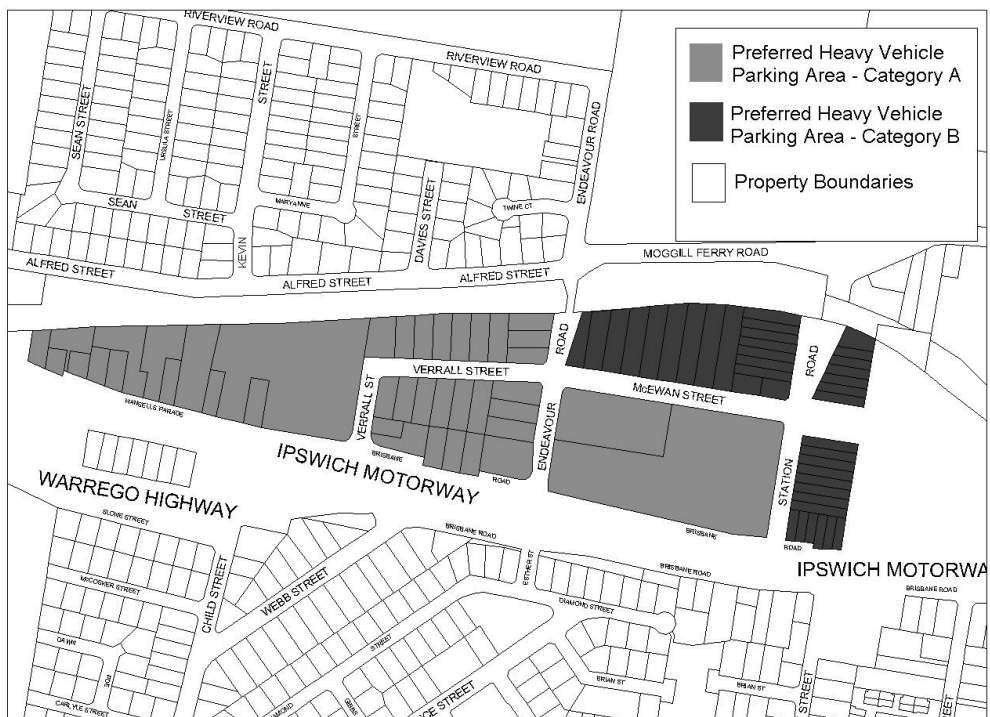
Map 5 – Local Business and Industry Area 1 – West Ipswich**Map 6 - Local Business and Industry Area 3 – Karalee**

Map 7 - Local Business and Industry Area 4 – Mt Crosby Road, Tivoli**Map 8 - Local Business and Industry Area 5 - Blacksoil**

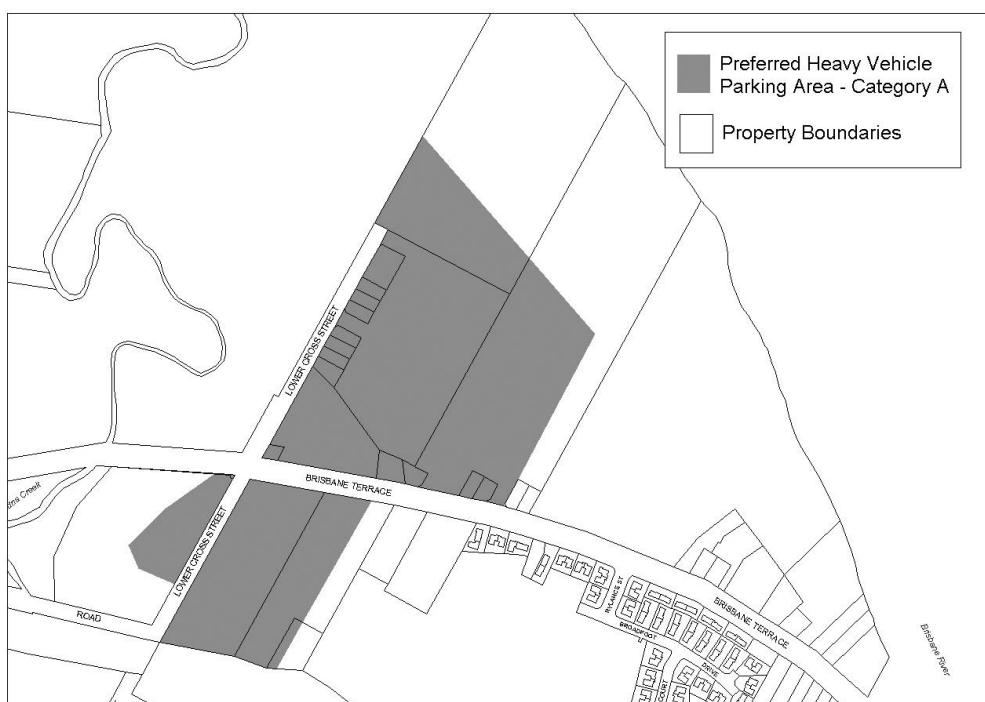
Map 9 - Local Business and Industry Area 6 - Yamanto**Map 10 - Local Business and Industry Area 7 – Lobb Street, Churchill**

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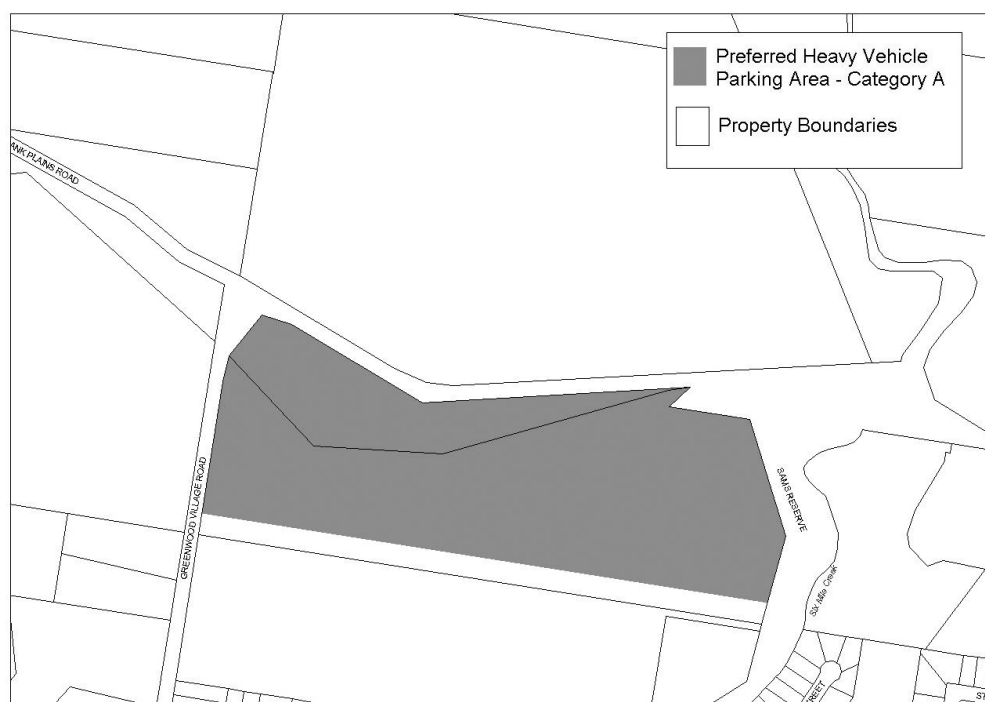
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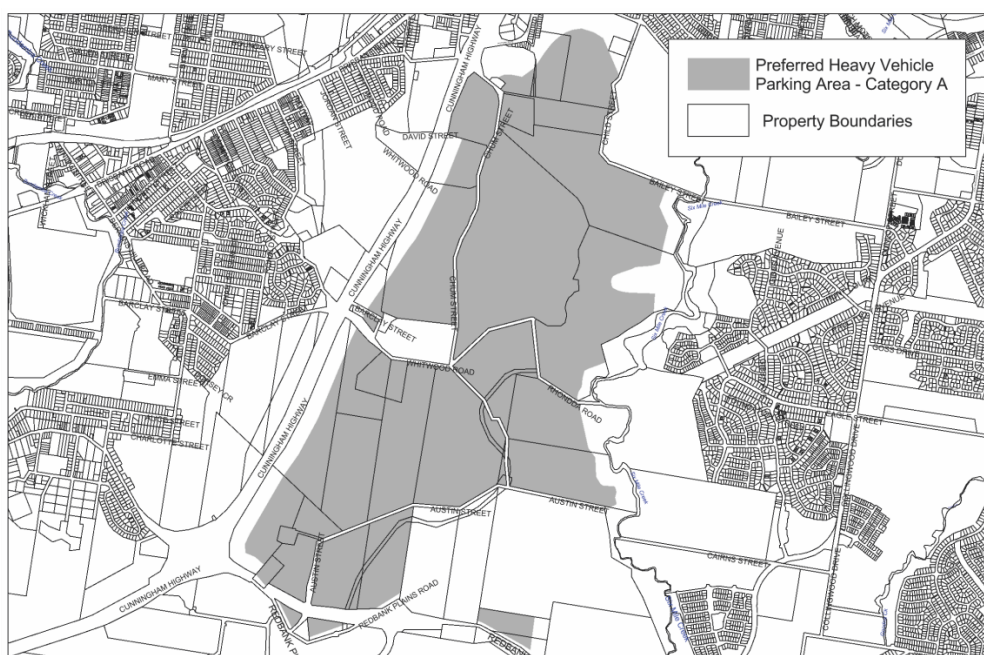
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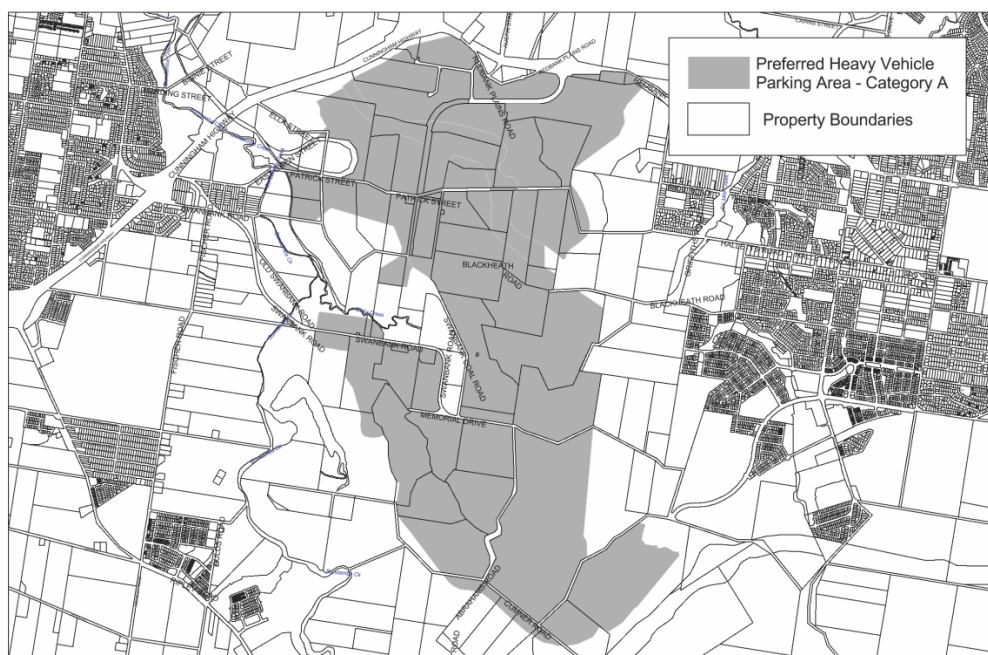
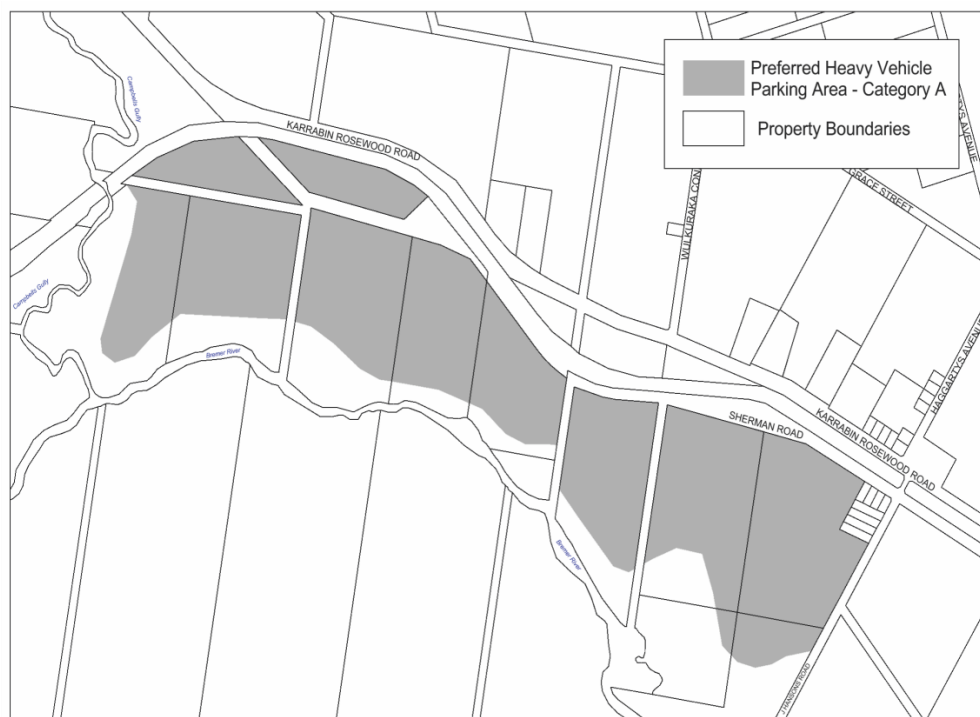
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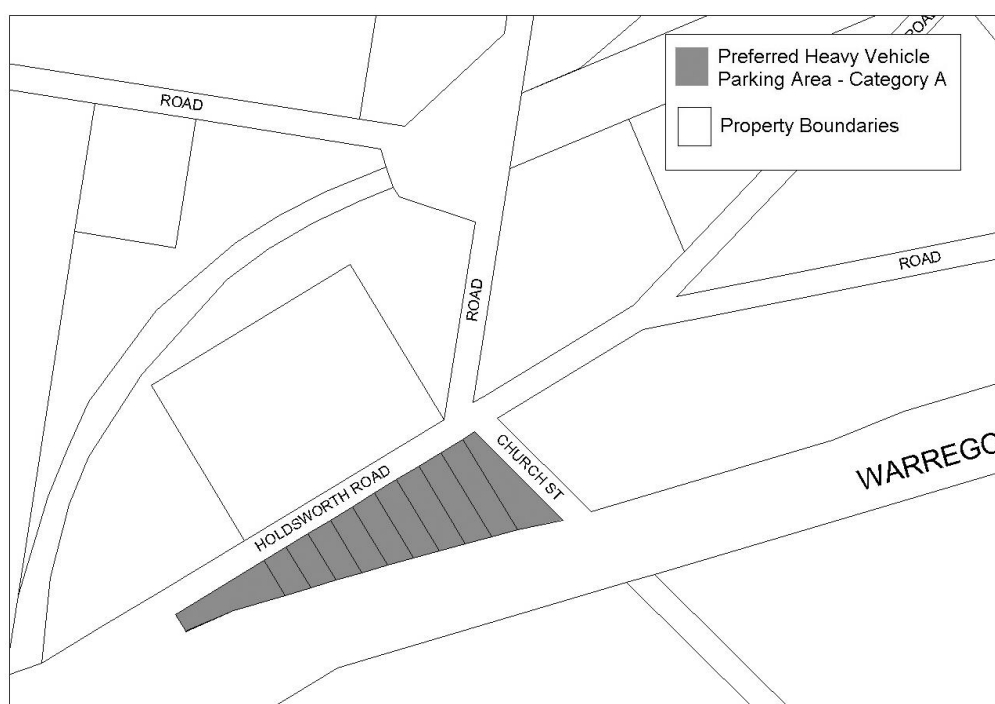
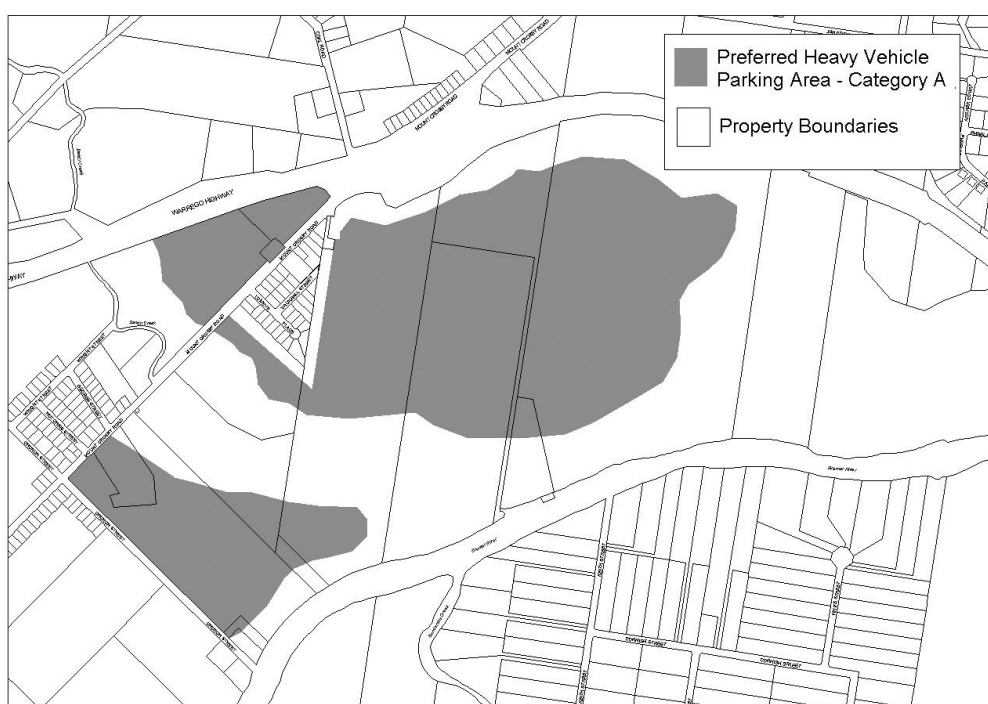


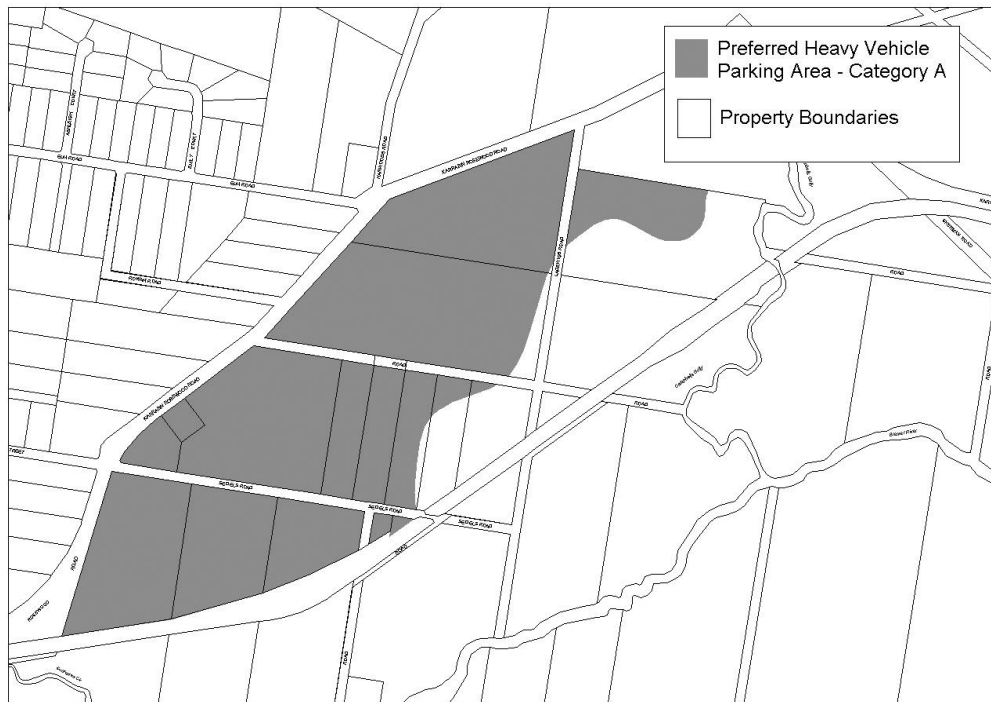
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Map 25 - Local Business and Industry Investigation Area 3 – Seidels Road, Walloon**Map 26 - Mobil Service Station**

BD: MG
A4759091

Planning, Development and Heritage Committee	
Mtg Date: 17.04.2018	OAR: YES
Authorisation: John Adams	

5 April 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 5 April 2018 concerning the status of outstanding court actions.

ATTACHMENTS:

Name of Attachment	Attachment
Attachment A - Court Action Status Report	 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
5 April 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: 94 Sharpless Road, Springfield
7001 Mur Boulevard, 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: Court hearing set for 10 May 2018.

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: Adjourned to 6 April 2018.

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.		
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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.		
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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.		
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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: Awaiting directions.		

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
