

VML:MB
Vicki Lukritz
3810 6221

SPARE

5 October 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 **2.30 pm or 10 minutes after the conclusion of the Health, Security and Community Safety Committee, whichever is the earlier** on **Tuesday, 9 October 2018.**

<u>MEMBERS OF THE PLANNING, DEVELOPMENT AND HERITAGE COMMITTEE</u>	
Greg Chemello (Interim Administrator) (Chairperson)	

Yours faithfully

CHIEF EXECUTIVE OFFICER

PLANNING DEVELOPMENT AND HERITAGE COMMITTEE AGENDA

*2.30 pm or 10 minutes after the conclusion of the Health, Security and
Community Safety Committee, whichever is the earlier on*

Tuesday, 9 October 2018

Council Chambers

Item No.	Item Title	Officer
1	Proposed Policy for Future Public Monuments and Memorials for the City	BS&SC
2	Planning Scheme Major Amendment Package 03/2017 and Consequential Amendments to Implementation Guideline No. 1	A/SPM
3	Exercise of Delegations Report	DPM
4	Court Action Status Report	DPM

** Item includes confidential papers

PLANNING, DEVELOPMENT AND HERITAGE COMMITTEE NO. 2018(10)

9 OCTOBER 2018

AGENDA

1. **PROPOSED POLICY FOR FUTURE PUBLIC MONUMENTS AND MEMORIALS FOR THE CITY**

With reference to a report by the Business Systems and Support Coordinator dated 28 August 2018 concerning a proposed policy for future monuments and memorials for the City.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That the Policy entitled 'Public Monuments and Memorials Policy' as shown in Attachment C to the report by the Business Systems and Support Coordinator dated 28 August 2018, be adopted.
 - B. That the Public Monuments and Memorials Application form as shown in Attachment D to the report by the Business Systems and Support Coordinator dated 28 August 2018, be noted.
 - C. That the Public Monuments and Memorials Procedure as shown in Attachment E to the report by the Business Systems and Support Coordinator dated 28 August 2018, be noted.
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2. **PLANNING SCHEME MAJOR AMENDMENT PACKAGE 03/2017 AND CONSEQUENTIAL AMENMENTS TO IMPLEMENTATION GUIDELINE NO. 1**

With reference to a report by the Acting Strategic Planning Manager dated 2 October 2018 concerning the final adoption of Planning Scheme Major Amendment Package 03/2017 and consequential amendments to Implementation Guideline No. 1 – Development Standards for Auxiliary Units and Dual Occupancies including those which are used to Accommodate Relatives or Aged or Infirm Persons.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Planning Scheme Major Amendment Package 03/2017 as detailed in the report by the Acting Strategic Planning Manager dated 2 October 2018, be adopted.
- B. That amendments to Implementation Guideline No. 1 - Development Standards for Auxiliary Units and Dual Occupancies including those which are used to Accommodate Relatives or Aged or Infirm Persons, as detailed in Attachment D of the report by the Acting Strategic Planning Manager dated 2 October 2018, be adopted.

- C. That the commencement date for the major planning scheme amendments and consequential amendments to Implementation Guideline No. 1 - Development Standards for Auxiliary Units and Dual Occupancies including those which are used to Accommodate Relatives or Aged or Infirm Persons be Monday, 19 October 2018 and the amendments be noted accordingly.
- D. That the Strategic Planning Manager be requested to attend to the relevant matters associated with the implementation of the proposed major planning scheme and implementation guideline amendments, including:
1. amending the relevant documents and Council databases;
 2. placement of public notices of the adoption of the amendments; and
 3. forwarding notification of the adoption to the chief executive of the Department of State Development, Manufacturing, Infrastructure and Planning, pursuant to the provisions of the *Planning Act 2016* and *Minister's Guidelines and Rules*.
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3. EXERCISE OF DELEGATIONS REPORT

With reference to a report by the Development Planning Manager dated 2 October 2018 concerning applications determined by delegated authority.

RECOMMENDATION

That the report be received and the contents noted.

4. COURT ACTION STATUS REPORT

With reference to a report by the Development Planning Manager dated 2 October 2018 concerning the status of outstanding court actions.

RECOMMENDATION

That the report be received and the contents noted.

** Item includes confidential papers

and any other items as considered necessary.

Planning, Development and Heritage Committee	
Mtg Date: 09.10.18	OAR: YES
Authorisation: Bryce Hines	

sas: sas
H:\Departmental\Committee Reports\1803sas memorial policy.docx

28 August 2018

MEMORANDUM

TO: CHIEF OPERATING OFFICER (WORKS PARKS AND RECREATION)
FROM: BUSINESS SYSTEMS AND SUPPORT COORDINATOR
RE: PROPOSED POLICY FOR FUTURE PUBLIC MONUMENTS AND MEMORIALS FOR THE CITY

INTRODUCTION:

This is a report by the Business Systems and Support Coordinator dated 28 August 2018 concerning a proposed policy for future monuments and memorials for the City.

BACKGROUND:

Council continues to receive requests for new or to expand the public monuments and memorials throughout the City.

Currently, council manages and maintains a large number of individual monuments and memorials across 55 locations in the City. These can be war memorials through to plaques dedicating openings of new facilities. Attachment A provides a list of these monuments and memorials.

As the City continues to grow it is timely to consider a policy to manage any future requests for public monuments and memorials.

It should be noted that this proposed Policy does not replace or change the current Personal Tributes in Council's Open Space and Road Network Policy.

OTHER LOCAL GOVERNMENT RESEARCH:

The management of new requests for monuments and memorials is a challenge for all local authorities.

Brisbane City, Sydney City and Melbourne City have developed guidelines and/or policies to assist in managing requests for new monuments and memorials. These have been summarised and provided below.

Brisbane City Council

Brisbane City has a long-standing guideline that has been utilised for many years to determine any requests for new monuments or memorials within the public open space.

These guidelines are currently being drafted for Council to consider adopting a formal Policy and Procedure on the matter. The draft policy and procedure includes:

- Definitions
- Objectives
- Principles
- Assessment criteria based on either a public memorial or a monument to individuals, places or events.
- Location
- Cost/Funding
- Assessment, approval and commissioning process

Further detail in relation to each of the above is shown in Attachment B. In regards to the assessment, approval and commissioning process, all applications are assessed against the criteria, with input requested from the Heritage Advisory Committee and the Department of Environment and Science with final decision by Council on the proposal.

City of Sydney

The City of Sydney include monuments and memorials within the Public Art Policy and Public Art Strategy. The guidelines and criteria for public art are:

- Relevance to the objectives and actions of Sustainable Sydney 2030, the City Public Art Strategy, Acquisition and Deaccession Guidelines, Public Art in Private Development Guidelines and the principles of this Public Art Policy
- Standards of excellence and innovation
- The integrity of the work
- Relevance and appropriateness of the work to the context of its site
- Consistency with current planning, heritage and environmental policies
- Plans of Management
- Consideration of public safety and the public's access to and use of the public domain
- Consideration of maintenance and durability requirements
- Evidence of funding source and satisfactory budget including an allocation for ongoing maintenance
- Non-duplication of monuments commemorating the same or similar events
- Consideration for a holistic approach to public art in the City.

Any new public art in Sydney is determined by the City Design Unit who will define the need and develop briefs for public art projects. These are presented to the Public Art Advisory Panel who oversee the Public Art Program and provide independent advice for consideration. Recommendations from the Public Art Advisory Panel on the development of public art projects will be approved by the CEO (or delegate) or Council as required under statutory requirements.

City of Melbourne

The City of Melbourne adopted a Plaques and Memorial Policy in September 2016. The policy outlines:

- Scope
- Definitions
- Policy and Assessment criteria
- Responsibilities

Further detail in relation to each of the above is shown in Attachment B. In regards to the assessment and approval process, all applications are assessed against the criteria by the Plaques and Memorials Committee with final decision by Council on the proposal.

PROPOSED POLICY AND PROCESS FOR IPSWICH:

Council has previously dealt with requests for public monuments and memorials on a case-by-case basis. The most recent example is the Ipswich-Rosewood Miners' Memorial in Limestone Park.

Based on the research undertaken, the draft Policy (Attachment C) is based on the City of Melbourne Policy and outlines scope, definitions, policy and assessment criteria and responsibilities to reflect Ipswich City Council requirements.

All requests will be required to submit an application on the appropriate application form. A draft application form (as shown in Attachment D) has been prepared for consideration. The application form provides advice and guidance to all applicants in regards to definitions, assessment criteria and assessment process.

To assist council officers in assessing and managing any applications, a draft procedure has been prepared, outlining the assessment process as is shown in Attachment E.

CONSULTATION:






Consultation with Planning and Development has occurred in relation to the contents of this report.

CONCLUSION:

As outlined above, Council has previously dealt with requests for public monuments and memorials on a case-by-case basis. The most recent example is the Ipswich-Rosewood Miners’ Memorial in Limestone Park.

To assist Council in managing requests for public monuments and memorials it is suggested that Council adopt the draft Policy as shown in Attachment C to provide guidance to the community.

ATTACHMENT/S:

Name of Attachment	Attachment
List of current memorials – Ipswich	 Attachment A
Detailed information – local authority research	 Attachment B
Draft Public Monuments and Memorials Policy	 Attachment C
Draft Public Monuments and Memorials Application Form	 Attachment D
Draft Public Monuments and Memorials Procedure	 Attachment E

RECOMMENDATION:

That the Interim Administrator of Ipswich City Council resolve:

- A. That the Policy entitled ‘Public Monuments and Memorials Policy’ as shown in Attachment C to the report by the Business Systems and Support Coordinator dated 28 August 2018, be adopted.
- B. That the Public Monuments and Memorials Application form as shown in Attachment D to the report by the Business Systems and Support Coordinator dated 28 August 2018, be noted.
- C. That the Public Monuments and Memorials Procedure as shown in Attachment E to the report by the Business Systems and Support Coordinator dated 28 August 2018, be noted.

Sharon Smith
BUSINESS SYSTEMS AND SUPPORT COORDINATOR

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

Bryce Hines
ACTING CHIEF OPERATING OFFICER (WORKS PARKS AND RECREATION)

	Park Name or Location			Memorial Type	Material	Detail if Known
Ipswich City Council	Alf Harris Park	Memorials	Memorial	Dedication	Steel	Memorial Flood Gauge
Ipswich City Council	Alf Harris Park	Memorials	Memorial	Dedication	Plaque	Memorial Pillar of Courage Plaque
Ipswich City Council	Alf Harris Park	Memorials	Memorial	Dedication	Plaque	Memorial Pillar of Courage Plaque
Ipswich City Council	ANZAC Park	Memorials	Memorial	War	Rock	
Ipswich City Council	ANZAC Park	Memorials	Memorial	War	Rock	
Ipswich City Council	ANZAC Park	Memorials	Memorial	War	Rock	
Ipswich City Council	ANZAC Park	Memorials	Memorial	War	Steel	
Ipswich City Council	ANZAC Park	Memorials	Memorial	War	Steel	
Ipswich City Council	Baines Park	Memorials	Memorial	War	Plaque	
Ipswich City Council	Baines Park	Hardstand	Memorial	War	Concrete	
Ipswich City Council	Baines Park	Memorials	Memorial	War	Rock	Soldier Statue
Ipswich City Council	Baines Park	Hardstand	Memorial	War	Rock	
Ipswich City Council	Baines Park	Memorials	Memorial	War	Plaque	Mounted on stone
Ipswich City Council	Bigges Camp Park	Memorials	Memorial	Dedication	Rock	Plaque set in rock
Ipswich City Council	Bigges Camp Park	Memorials	Memorial	War	Rock	
Ipswich City Council	Bigges Camp Park	Memorials	Memorial	War	Plaque	Attached to Rock Wall
Ipswich City Council	Bigges Camp Park	Memorials	Memorial	War	Plaque	Attached to Rock Wall
Ipswich City Council	Box Flat Memorial Park	Memorials	Memorial	Dedication	Rock	Box Flat Explosion, 31 July 1972
Ipswich City Council	Box Flat Memorial Park	Memorials	Memorial	Dedication	Rock	Box Flat Explosion, 31 July 1972

Ipswich City Council	Box Flat Memorial Park	Memorials	Memorial	Dedication	Rock	Box Flat Explosion, 31 July 1972
Ipswich City Council	Bremervale Park	Hardstand	Memorial	Opening	Concrete	Hardstand - Memorial
Ipswich City Council	Bremervale Park	Memorials	Memorial	Opening	Rock	Memorial - Opening
Ipswich City Council	Browns Park	Memorials	Memorial	Dedication	Rock	Constable James Sangster
Ipswich City Council	Browns Park	Memorials	Memorial	Dedication	Plaque	Constable Matthew Connelly
Ipswich City Council	Browns Park	Memorials	Memorial	Opening	Plaque	
Ipswich City Council	Browns Park	Memorials	Memorial	Dedication	Plaque	
Ipswich City Council	Bundamba Memorial Park	Hardstand	Memorial	War	Concrete	Hardstand - Memorial
Ipswich City Council	Bundamba Memorial Park	Memorials	Memorial	War	Concrete	Memorial - Plaque
Ipswich City Council	Bundamba Memorial Park	Memorials	Memorial	War	Steel	Memorial - Statue and Plaques
Ipswich City Council	Bundamba Memorial Park	Memorials	Memorial	War	Plaque	Memorial - Plaque
Ipswich City Council	Bundamba Memorial Park	Hardstand	Memorial	War	Concrete	Hardstand - Memorial
Ipswich City Council	Bundamba Memorial Park	Memorials	Memorial	War	Rock	Memorial - Statue with Plaques
Ipswich City Council	Bundamba Memorial Park	Memorials	Memorial	War	Plaque	Memorial - Plaque
Ipswich City Council	Bundamba Memorial Park	Hardstand	Memorial	War	Concrete	Hardstand - Memorial
Ipswich City Council	Bundamba Memorial Park	Memorials	Memorial	War	Plaque	Memorial - Plaque
Ipswich City Council	Bundamba Memorial Park	Memorials	Memorial	War	Steel	Memorial - Statue
Ipswich City Council	Cameron Park	Memorials	Memorial	War		Gallipoli 50th Anniversary Water Fountain
Ipswich City Council	Cameron Park	Memorials	Memorial	War		Naval Cannon
Ipswich City Council	Cameron Park	Memorials	Memorial	War	Concrete	
Ipswich City Council	Camira Recreation Reserve	Memorials	Memorial	Dedication	Plaque	Set in stone, John James Shewry

Ipswich City Council	Chelmsford Avenue and Outridge Street Ipswich	Memorials	Memorial		Stone	Blackall Memorial Fountain
Ipswich City Council	Cobb & Co Heritage Park	Memorials	Memorial	Dedication	Plaque	Memorial Stone
Ipswich City Council	Cunninghams Knoll	Memorials	Memorial	Dedication	Rock	The Old Hummock Limestone Residue Memorial
Ipswich City Council	Cunninghams Knoll	Memorials	Memorial	Dedication	Rock	Allan Cunningham Memorial
Ipswich City Council	Cunninghams Knoll	Memorials	Memorial	Dedication	Rock	Thomas Glassey Memorial
Ipswich City Council	D'Arcy Doyle Place	Memorials	Memorial	Dedication	Plaque	St Paul's Young Men's Society Club
Ipswich City Council	D'Arcy Doyle Place	Memorials	Memorial	Opening	Concrete	
Ipswich City Council	D'Arcy Doyle Place	Memorials	Memorial	Dedication	Concrete	
Ipswich City Council	Doig Family Park	Memorials	Memorial	Dedication	Plaque	Memorial Plaque - Dedication
Ipswich City Council	Ebbw Vale Memorial Park	Memorials	Memorial	War	Rock	
Ipswich City Council	Eric Edwardson Park	Memorials	Memorial	Dedication	Plaque	Memorial Plaque
Ipswich City Council	George & Eileen Hastings Sports Centre	Memorials	Memorial	Dedication	Plaque	Softball In Ipswich
Ipswich City Council	George & Eileen Hastings Sports Centre	Memorials	Memorial	Opening	Plaque	George and Eileen Hastings Sports Complex
Ipswich City Council	Goupong Park	Memorials	Memorial	Dedication	Plaque	Set in stone, memorial for miners
Ipswich City Council	Goupong Park	Hardstand	Memorial	Dedication	Concrete	
Ipswich City Council	Goupong Park	Memorials	Memorial	Dedication	Plaque	Set in rock, Mr Robert Anderson
Ipswich City Council	Grande Park	Memorials	Memorial	War	Concrete	War Memorial
Ipswich City Council	Gumleaf Park	Memorials	Memorial	Opening	Rock	Memorial - Plaque on Sandstone block
Ipswich City Council	Ipswich Mall	Memorials	Memorial	Opening	Plaque	
Ipswich City Council	Ipswich Mall	Memorials	Memorial	Opening	Plaque	
Ipswich City Council	Ipswich Mall	Memorials	Memorial	Opening	Plaque	

Ipswich City Council	Joseph Brady Park	Memorials	Memorial	Opening	Plaque	Plaque on rock, opening of park
Ipswich City Council	Joseph Brady Park	Memorials	Memorial	Dedication	Rock	Plaque on rock, recognising Mt Marrow Quarries
Ipswich City Council	Josey Park	Memorials	Memorial	Dedication	Rock	Memorial Stone
Ipswich City Council	Leichhardt Park	Memorials	Memorial	War	Rock	
Ipswich City Council	Leslie Park	Memorials	Memorial	Dedication	Plaque	Crash Victims Memorial - Brass Plaque on Stone block
Ipswich City Council	Leslie Park (A)	Memorials	Memorial	War	Steel	Memorial Statue
Ipswich City Council	Limestone Park	Memorials	Memorial	Dedication	Rock	Michael Cannon
Ipswich City Council	Limestone Park	Memorials	Memorial	Dedication	Plaque	In Honour of James Jim Lancaster
Ipswich City Council	Limestone Park	Memorials	Memorial	Dedication	Plaque	Jim Gardiner The Grand Old Man of Ipswich Swimming
Ipswich City Council	Limestone Park	Hardstand	Memorial	War	Pavers	
Ipswich City Council	Lobley Park	Memorials	Memorial	Opening	Concrete	1914 - The Great War - 1920
Ipswich City Council	Lobley Park	Hardstand	Memorial	Dedication	Concrete	
Ipswich City Council	Manson Park	Memorials	Memorial	War	Plaque	Named in honour of Rose Manson
Ipswich City Council	Manson Park	Memorials	Memorial	War	Concrete	Dedicated to the United States of America Service Airmen during World War II
Ipswich City Council	Marburg Heritage Dairy	Memorials	Memorial	War	Plaque	Memorial Stone
Ipswich City Council	Market Square Park	Memorials	Memorial	Dedication	Plaque	Plaque Memorial fixed to Rock
Ipswich City Council	Memorial Gardens	Memorials	Memorial	War	Rock	RSL Memorial
Ipswich City Council	Memorial Gardens	Memorials	Memorial	War	Rock	Incapacitated Serviceman & Womens Association
Ipswich City Council	Memorial Gardens	Memorials	Memorial	War	Rock	National Servicemens Memorial
Ipswich City Council	Memorial Gardens	Memorials	Memorial	War	Rock	British Commonwealth Occupation Forces
Ipswich City Council	Mihi Junction	Memorials	Memorial	Dedication	Plaque	Ipswich to Walloon Railway Line

Ipswich City Council	Mihi Junction	Memorials	Memorial	Dedication	Steel	Rail sculpture
Ipswich City Council	Mihi Junction	Hardstand	Memorial	Dedication	Concrete	
Ipswich City Council	Morgan Park	Memorials	Memorial	Dedication	Plaque	Dawn Court Shelter
Ipswich City Council	Neumann Family Park	Memorials	Memorial	Opening	Plaque	Memorial
Ipswich City Council	Newtown Park	Memorials	Memorial	Dedication	Concrete	Centenary of the Newtown Silkstone State School
Ipswich City Council	Norma Mulvihill Park	Memorials	Memorial	Dedication	Plaque	Memorial Stone
Ipswich City Council	Pan Pacific Peace Gardens	Memorials	Memorial	Dedication	Timber	Sign post with lettering
Ipswich City Council	Peace Park	Memorials	Memorial	Dedication	Plaque	Memorial - Environmental Award
Ipswich City Council	Peace Park	Memorials	Memorial	Opening	Plaque	Memorial - Opening
Ipswich City Council	Pine Mountain Bush Reserve	Memorials	Memorial	Opening	Rock	
Ipswich City Council	Queens Park	Memorials	Memorial	Opening	Plaque	Glasshouse Opening Plaque
Ipswich City Council	Queens Park	Memorials	Memorial	Dedication	Plaque	W.B. Darker Rotunda
Ipswich City Council	Queens Park	Memorials	Memorial	Dedication	Rock	War
Ipswich City Council	Queens Park	Memorials	Memorial	War	Steel	Anchor
Ipswich City Council	Queens Park	Memorials	Memorial	War	Plaque	On retaining wall
Ipswich City Council	Queens Park	Memorials	Memorial	War	Steel	Navy gun
Ipswich City Council	Queens Park	Memorials	Memorial	Dedication	Plaque	Lions, Lions Ladies and Lionesses who passed away whilst servicing the Ipswich Community
Ipswich City Council	Queens Park	Memorials	Memorial	Dedication	Plaque	On rock, Maree Adelle Fyfe
Ipswich City Council	Queens Park	Memorials	Memorial	Opening	Plaque	Nerima Gardens Stage 2
Ipswich City Council	Queens Park	Memorials	Memorial	Opening	Plaque	On rock Nerima Gardens Teahouse
Ipswich City Council	Queens Park	Memorials	Memorial	Opening	Plaque	On rock, official opening

Ipswich City Council	Queens Park	Memorials	Memorial	Opening	Plaque	Ipswich Nature Centre opening
Ipswich City Council	Queens Park	Memorials	Memorial	Opening	Plaque	Frank Manthey Bilby Burrow, official naming
Ipswich City Council	Queens Park	Memorials	Memorial	Dedication	Plaque	Loving memory of Yolanda Elizabeth Brennan-Rowe
Ipswich City Council	Queens Park	Memorials	Memorial	Opening	Plaque	Queens Park Nature Centre opened by Mr Pat Comben
Ipswich City Council	Queens Park	Memorials	Memorial	Memorial	Rock	MacFarlane Memorial - located near the entrance of the playground of Queens Park
Ipswich City Council	Queens Park	Memorials	Memorial	Dedication	Plaque	Queens Park 150th Anniversary embedded in sandstone
Ipswich City Council	Redbank Memorial Park	Hardstand	Memorial	Dedication	Concrete	
Ipswich City Council	Redbank Memorial Park	Hardstand	Memorial	Dedication	Concrete	
Ipswich City Council	Redbank Plains Recreation Reserve	Memorials	Memorial	War	Rock	
Ipswich City Council	Regatta Walk	Memorials	Memorial	Dedication	Concrete	Memorial Stone - The Tale of Nibbles and Gnaw
Ipswich City Council	Rotary Park	Memorials	Memorial	Opening	Plaque	
Ipswich City Council	Scenic Park	Memorials	Memorial	Dedication		Tree of Knowledge Memorial, fixed to a rock.
Ipswich City Council	Simmons Road Park	Memorials	Memorial	Opening	Plaque	Memorial - Heritage Heights official Opening
Ipswich City Council	The Cricket Pitch	Memorials	Memorial	Dedication	Rock	Memorial Plaque
Ipswich City Council	The Cricket Pitch	Memorials	Memorial	Dedication	Plaque	Memorial Stone
Ipswich City Council	The Diggers Rest Goodna	Hardstand	Memorial	War	Concrete	Hardstand - Memorial
Ipswich City Council	The Diggers Rest Goodna	Memorials	Memorial	War	Concrete	Memorial Stone
Ipswich City Council	Tivoli Sporting Complex	Memorials	Memorial	Opening	Rock	Agility Dog Club of Queensland Ipswich Clubhouse Opening
Ipswich City Council	Tom Lenihan Park	Memorials	Memorial	Opening	Plaque	Plaque - Opening
Ipswich City Council	Tom Lenihan Park	Memorials	Memorial	Opening	Plaque	Plaque - Opening
Ipswich City Council	Vi Jordan Park	Memorials	Memorial	Dedication	Plaque	Labyrinth Memorial Plaque on Sandstone block

Ipswich City Council	Wallaby Ware Park	Memorials	Memorial	Dedication	Rock	Dedication to Allan H. Ware
Ipswich City Council	Woodend War Memorial	Hardstand	Memorial	War	Pavers	

ATTACHMENT B

Brisbane City Council

Brisbane City has a long-standing guideline that has been utilised for many years to determine any requests for new monuments or memorials within the public open space.

These guidelines are currently being drafted for Council to consider adopting a formal Policy and Procedure on the matter. The draft policy and procedure includes:

- Definitions
- Objectives being:
 - To acquire monuments and memorials which reflect the community's desires and expectations to commemorate people, places, events etc of significance whether to a few, to many or to all.
 - To strengthen the public realm and the urban form of the City, and the sense of identity of it's communities.
 - To deal transparently, efficiently and sensitively with proposals for new or existing memorials and monuments while delivering the most appropriate outcome for the community and for the city.
 - To ensure the form, quality, scale, utility, service and subject matter of memorials and monuments is suitable and desirable for the public realm and to a particular location.
 - To ensure the management and maintenance of memorials and monuments is appropriate.
 - To ensure memorials and monuments are retired in an appropriate manner and at an appropriate time.
- Principles being:
 - Public monuments and memorials are integral to the social, cultural, civic and physical environment of the City;
 - Private monuments and memorials are important to those individuals, families and associations close to their subject and the city will work cooperatively and in good faith to accommodate these where they enhance the social, cultural, civic and physical environment of the city;
 - Private monuments and memorials are temporary installations unless they are substantial and/or Council agrees otherwise in advance of the acceptance of a proposal,;
 - The city has established urban forms, public realm, public art and other existing frameworks that must be respected in the consideration of any proposal for a memorial or monument;

- The community is not homogeneous and it is acknowledged that values and beliefs will not align between all groups when considering impacts of proposals. This is not a significant reason to dismiss a proposal to establish, retain, embellish or retire a memorial or monument;
 - There will be many visions for the city and for its people. There are no right or wrong positions there are only differing perspectives and opinions;
 - No person, group or other entity has a right to erect a monument or a memorial on public land;
 - The erection of any monument or memorial does not create an obligation or a right to erect others either similar or dissimilar;
 - The public realm is a complex network of spaces that serves the city and the community through its function, utility and form. It is not intended that this vital component of the city becomes a memorial space or is significantly impacted by private memorials;
 - New memorials should generally not commemorate a person, or place that is already memorialised in the City. Some events may be memorialised in more than one location in the City (eg War Memorials and War Monuments) with appropriate justification.;
 - Monuments and memorials can take many forms. Memorials can be temporary or permanent but monuments are considered to have a long or indefinite lifespan. Memorials and monuments may be retired if they no longer fulfil a purpose that is meaningful to the city and its people.
 - Monuments and memorials exist as assets, art or infrastructure that is important, desirable and valuable to the city and to the community.
 - The process for the creation, placement, management and retirement of monuments and memorials by Council will be open, equitable and transparent.
 - The assessment of applications for the creation, placement, donation and stewardship of monuments and memorials will be open, equitable, transparent and culturally aware.
- Assessment criteria based on either a public memorial or public monument to individuals, places or events. This assessment criteria includes:
 - Enriches the public space consistent with existing or proposed themes, plans and strategies
 - Is relevant to the majority of the community where the monument or memorial is proposed and it can be demonstrated to the satisfaction of Council that there is significant community support and acceptance of the proposal
 - Enhances or improves the appreciation of the area through high quality and merit in design, craftsmanship and materials

- Location:
 - CBD is to be preserved for memorials and monuments that are significant to the whole or the majority of the community or be of national or international significance
 - If there is a relationship between a proposed memorial and an existing memorial then co-location should be first choice
 - There should be a connection between the proposed location and the subject of the memorial (eg commemoration of the 1974 floods and placement of markers along the Brisbane River)
- Cost/funding – all costs to be met by applicant unless otherwise deemed by Council
- Assessment, approval and commissioning process:
 - All applications in writing
 - Assessment Criteria applied and recommendation to the relevant committee
 - Heritage Advisory Committee and the EPA are requested to provide input
 - Final decision by Council on whether proposal proceeds or not

City of Melbourne

The City of Melbourne adopted a Plaques and Memorial Policy in September 2016. The policy outlines:

- Scope:
 - Related to locations within the City and on land it manages
 - Plaques
 - Memorials
- Definitions
- Policy and Assessment criteria:
 - Funding – costs (including lifecycle costs) must be paid for the by the individuals or groups making the request
 - Location –
 - must not detract from the location or existing art works, landscape features, plaques or memorials in the area;
 - City will provide guidance on an appropriate location options early in the application process
 - Memorials require a strong connection to Melbourne and a location appropriate to their purpose
 - Gravitas, accuracy and community support –
 - Cannot relate to subjects memorialised elsewhere

- Must be significant to the civic, cultural or political life of Melbourne or Victoria
- Memorials must hold great significance and be of enduring interest to the community
- Applicants must be able to demonstrate strong community support and commit to ongoing community engagement process
- Factual information associated with the memorial must be thoroughly researched by the applicant and widely accepted by the community and endorsed by City of Melbourne
- Test of time – the request must relate to subject matter that is at least five years old
- Artistic merit and form
- Digital additions
- Removal – City may remove a plaque after five years and a memorial after ten years if required.
- Responsibilities:
 - All applications in writing on applicable form and application is responsible for all funding for the proposal
 - Plaques and Memorials Committee applies the Policy and Assessment Criteria and makes recommendations to Council
 - Council is responsible to approve or decline applications on land owned and managed by Council



PUBLIC MONUMENTS AND MEMORIALS POLICY

Version:

Document No.:

1.1 Objectives: To provide guidance on the assessment and management of requests for the installation of public monuments and memorials on Council's owned and/or managed land.

1.2 Regulatory Authority:

- *Local Government Act 2009*
- Ipswich Planning Scheme
- Public Parks Strategy
- *Queensland Heritage Act 1992*

1.3 Policy Statement: Council will assess applications from individuals or groups wishing to formally recognise local people, groups, places and events of significance to the Ipswich region. The people, groups, places and events may be of local, citywide, State or National significance with priority being given to citywide, State and National significance.

New monuments and memorials should generally not commemorate a person or persons, or a place or event that is already memorialised in the City. Some events may be memorialised in more than one location in the City (eg war memorials and war monuments) with appropriate justification. The subject of a monument or memorial must have demonstrated strong community support.

Council will assess all applications strictly applying the criteria set out in this Policy.

Council will take ownership and responsibility for the maintenance of approved monuments and memorials.

1.4 Scope: This policy only relates to requests for public monuments and memorials on Council's owned and/or managed land.

1.5 Requests for public monuments and memorials:

A request can be made by an individual, group or organisation.

All requests must be submitted on the appropriate application form and include detailed information to support the proposal. Each request must address all the relevant application requirements and assessment criteria as detailed in this Policy.

If commemorating an historical person, place or event the application should include

appropriate historical information and cite relevant sources (eg Queensland Times Newspaper date and title of article).

The applicant is to ensure that all material supplied to Council is accurate. The applicant may be required to provide additional evidence or research material to further substantiate the proposal.

Detailed design and specifications will only be required if the proposal is supported by the Ipswich Heritage and Monuments Advisory Committee.

1.6 Application requirements:

All applications must be submitted on the appropriate form and include information to support the proposal including:

Funding:

- a) All costs associated (including design, manufacture, certification, installation and 'life cycle' costs) with the monument or memorial will be the responsibility of the applicant.
- b) Monuments and memorials manufacture and installation will not occur until the funding is received by Council.
- c) Council may determine to fund the installation of a public monument and memorial through its capital budget.

Location Options:

- a) The Ipswich City Centre Memorial Gardens and Pump Yard Park is the preferred location for any proposed new public monuments and memorials reflecting Ipswich's war heritage.
- b) Any proposed new public monuments and memorials to Ipswich's mining heritage are to be placed where possible, at sites where mining memorials already exist.
- c) Any other proposed locations must not detract from any existing features within the area and must have a strong connection to the City of Ipswich and a location appropriate to their purpose – such as a place to reflect or for communities to gather.
- d) Approval for monuments and memorials on property entered on the Queensland Heritage Register is the responsibility of the Department of Environment and Science. The applicant will be responsible for obtaining approval from the Department if the request is supported by Council.

Gravitas, accuracy and community support:

- a) Any application should generally not relate to subjects memorialised elsewhere.
- b) Any application must be significant to Ipswich people, places, events or war or mining heritage.
- c) Any application must have strong community support and must demonstrate this support and commitment to ongoing community engagement.
- d) Any application must include factual sourced information associated with the monument or memorial and be accepted by the community and endorsed by

Council.

Design proposal:

- The design of a monument or memorial is to be respectful of the subject
- The monument or memorial should not cause offence to other persons or groups within the broader community.
- All information including text and images must be historically correct and verified.
- The design and materials must be of a high standard, taking into account public safety, potential for vandalism and maintenance.
- The monument or memorial should be designed with a lifespan greater than 24 years. Materials should be durable, robust and require minimal maintenance.
- Any monument or memorial must be certified by a structural engineer.
- Where images are included copyright approval may need to be obtained.

1.7 Application Assessment and Criteria:

Council will give due consideration to every proposal to install a public monument and memorial. However, approval of a proposal is only likely in instances where Council is satisfied that the proposal meets the following criteria:

1. The person, place or event is significant to the Ipswich Local Government Area, the Ipswich region, Queensland or Australia.
2. The person, place or event has not been commemorated elsewhere (excluding war memorials and war monuments).
3. Strong community support has been demonstrated.
4. The design is appropriately respectful of the subject.
5. The proposed design and materials are of a high standard and the desired design lifespan is met.
6. The proposed design is safe for a public place.
7. The monument or memorial will not cause offence to members of the broad community.
8. The historical information is correct and verified.
9. An estimate of cost including design, manufacture and installation has been provided.
10. Evidence of funding for the total project has been provided.
11. The full 'life cycle costs' and maintenance requirements are acceptable to Council.

1.8 Approval process:

The approval process will occur in two stages.

A supporting procedure titled 'Assessing Applications for Public Monuments and Memorials' will guide Council officers on how to assess any applications received.

Stage 1

Stage 1 will include the assessment of the application against the assessment criteria and, where applicable, historical information will be assessed by Council's Cultural Heritage Coordinator.

If the application is supported, the applicant will be requested to progress to Stage 2.

If the application is not supported, the applicant will be advised accordingly.

Stage 2

Following receipt of official notification that the proposal is supported, the applicant will be requested to provide further details to support the application such as:

- i. Detailed design and construction drawings, specifications and certification by a registered structural engineer.
- ii. Statement of total cost including design, manufacture, installation and full 'life cycle costs'.
- iii. The applicant may be requested to provide further detail or clarification.

The application will be further assessed following receipt of this application and a report prepared for Council consideration of the proposal.

Following Council consideration of the application, the applicant will be advised of the decision. Successful applicants will also be advised of any further statutory approvals that may be required including the Ipswich Planning Scheme, National Construction Code (building) and the *Queensland Heritage Act 1992*.

1.9 Decommissioning

Council may approve the decommissioning of a monument or memorial if it comes to the end of its design life, poses a risk to public safety, traffic conditions change or for any other relevant reason.

1.10 Roles and responsibilities:

Applicants are responsible for funding their proposal, demonstrating community support and ensuring they meet all the assessment criteria for all applications.

Cultural Heritage Coordinator will be responsible for assessing any historical information provided with an application.

Ipswich Heritage and Monuments Advisory Committee to provide guidance to **Works Parks and Recreation** in relation to proposed location and inclusion of the new public monument or memorial.

Ipswich City Council is responsible for approving or declining applications for public monuments or memorials on Council owned or managed land.

Works Parks and Recreation are responsible for applying the Policy and Assessment Criteria to each application in consultation with the **Ipswich Heritage and Monuments Advisory Committee** and preparing committee reports for Council's consideration on each application.

1.11 Definitions:

‘gravitas’ – dignity, seriousness or solemnity of manner.

‘life cycle costs’ – sum of all recurring and one-time (non-recurring) costs over the full life span or a specified period of a structure. It includes purchase price, installation cost, operating costs, maintenance and upgrade costs and remaining (residual or salvage) value at the end of ownership or its useful life.

‘plaque’ – is a flat piece of metal, stone or other durable material with a two-dimensional face that can be fixed to an object, pavement or building. A plaque includes text and/or images to recognise a place or event or to interpret the history of a public place.

‘memorial’ – is a plaque, structure, statue or a building built to honour some notable person or event.

‘monument’ – is a plaque, structure, statue or building built to remember a person or persons who have died.

1.12 Policy Author: Works Parks and Recreation

Date of Council resolution:

Committee Reference and date: THIS WILL BE FILLED IN ONCE THE POLICY HAS
No of resolution: BEEN ADOPTED AT FULL COUNCIL BY THE CORPORATE

Date to be reviewed: GOVERNANCE ADMIN TEAM



Public Monuments and Memorials Application Form

BEFORE COMPLETING THIS FORM PLEASE ENSURE YOU HAVE DONE THE FOLLOWING:

- I have read the Public Monuments and Memorials Policy **Yes**
- I/my organisation understand the funding requirements associated with my proposal **Yes**
- I have discussed my proposal (including the location) with an officer of Ipswich City Council **Yes**

APPLICANT DETAILS

Title		First name		Surname	
Company name					
Unit/Level/Number		Street			
Suburb			Postcode		
Postal address (if different to above)					
			Postcode		
Phone number during business hours					
Email address					

1. MY ORGANISATION'S PROPOSAL IS FOR THE FOLLOWING:

(If you require more room, please attach a separate sheet)

2. LOCATION:

The characteristics I require of the location for my proposal are:
(Refer to the Public Monuments and Memorials Policy)

3. GRAVITAS, ACCURACY AND COMMUNITY SUPPORT:

I/we believe that the subject that this proposal relates to is the only one in Ipswich. **Yes**

This proposal is significant to the civic or cultural life of Ipswich and is of enduring interest to the people of Ipswich for the following reasons: *(Refer to the Public Monuments and Memorials Policy)*

This proposal is of particular significance to the following communities within Ipswich:
(Refer to the Public Monuments and Memorials Policy)

I/my organisation can demonstrate the support and significance of these communities in the following ways:
(Refer to the Public Monuments and Memorials Policy)

I/my organisation provides the following historical information relating to the proposal: *(this may include but not limited to photos, newspaper articles, book excerpts and may require the obtaining of copyright permission/s)*

I/my organisation will commit to ongoing engagement with relevant communities until this project is complete.

Yes

I/we believe the factual content associated with this/these memorial/plaque/s has been thoroughly researched and understand the facts may require community and Ipswich City Council endorsement for the proposal to proceed. **Yes**

4. BUSINESS

For those applications that relate to a business, I/my organisation believe this business has had an enduring social impact and plays a significant role within Ipswich for the following reasons:

I/we acknowledge that logos and brandings are not permitted on plaques and memorials in the City of Ipswich. **Yes**

5. FUNDING

Do you have the funds to pay for this proposal or can you raise the funds **Yes**

If your application relates to memorials, please outline your funding sources below (e.g. grants, community donations etc).

6. TEST OF TIME

The subject of my proposal (except for clusters of plaques) has been deceased at least five years and/or the event occurred more than five years ago **Yes**

I understand it may take some time for my proposal to be considered and actioned by Ipswich City Council; and that delivery of memorial can take several years **Yes**

7. ARTISTIC MERIT AND FORM

I/my organisation will collaborate with Ipswich City Council on my proposal as required. I understand that memorials require concept, artist selection, design, durability, environmental sustainability and maintenance; plaques require collaboration on texts only. **Yes**

8. DIGITAL ADDITIONS (FOR PLAQUE AND MEMORIALS CLUSTERS ONLY)

Should the proposed plaque or memorial proceed to installation, I/my organisation will provide any additional material required to enable accurate information to be placed on Ipswich City Council's digital maps. **Yes**

(Optional) To supplement my proposal, I/my organisation are considering the following digital enhancements:

9. POLICY

Are you aware that local and state government policies and legislation can relate to new memorials? **Yes**

Please list relevant polices and legislations relating to your application (this applies to memorial applications only).

10. RELOCATION AND DECOMMISSIONING

I/my organisation acknowledges that, if circumstances require it, Ipswich City Council may need to relocate plaques and memorials. After 10 years, if circumstances require it, Ipswich City Council may need to remove or transfer ownership of plaques and memorials. **Yes**

11. APPLICANT DECLARATION

I/my organisation acknowledges that by completing and submitting this application form does not guarantee immediate approval and only completes Stage 1 of the assessment/application process (*Refer to the Public Monuments and Memorials Policy*) **Yes**

I/my organisation acknowledges that by completing and submitting this application form that the responsibility for construction, supervision and certification of the proposed monument or memorial may lay with myself/my organisation (*Refer to the Public Monuments and Memorials Policy*) **Yes**

I declare that the information I have provided is true and correct and that I have read the Public Monuments and Memorials Policy and am familiar with the information relevant to my application.


Applicant signature		Date	
Organisation (if applicable)		Date	

Privacy Policy

Ipswich City Council is committed to protecting your privacy. The personal information you provide on this application is being collected by Ipswich City Council for the primary purpose of assessing your eligibility for a Monument or Memorial only. We may also need to contact you from time to time for directly related purposes. Your personal information will not be disclosed to any external party without your consent, unless required or authorised by law. Failure to provide the information requested, means your application cannot be processed. If you wish to gain access to, or alter any personal information you have supplied to Ipswich City Council whilst completing this application, please contact us on 07 3810 6666. Access our statement at <http://www.ipswich.qld.gov.au>

HOW TO APPLY

Please submit the completed form and attachments by:

 Mail Ipswich City Council PO Box 191 IPSWICH QLD 4305	In Person Ipswich City Council Customer Service Centre 143 Brisbane Street, Ipswich (top of mall)
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ASSESSING APPLICATIONS FOR PUBLIC MONUMENTS AND MEMORIALS

Version:

Document No.:

1.1 Objectives: The objective of this procedure is to provide Council employees guidance in assessing applications for the installation of public monuments and memorials on Council owned or managed land.

1.2 Regulatory Authority:

- *Local Government Act 2009*
- Ipswich Planning Scheme
- Public Parks Strategy
- *Queensland Heritage Act 1992*
- Public Monuments and Memorials Policy

1.3 Scope: This procedure will outline the steps in assessing applications received for the installation of public monuments and memorials on Council owned or managed land.

1.4 Application and Approval Process:

All requests for a public monument and memorial on Council owned or managed land is to be submitted on the approved application form and include all relevant details as outlined within the application form.

The application and approval process will occur in two stages.

Stage 1

- All relevant information as detailed on the application form has been provided and must be accompanied by artist impression, materials list, environmental sustainability and maintenance statement and estimate of cost.
- Assessment of request against the assessment criteria will be undertaken by the Works Parks and Recreation Department in consultation with the Ipswich Heritage and Monuments Advisory Committee.
- The applicant may be requested to provide further detail or clarification to support the application.
- Historical information provided with the application will be assessed by the Council's Cultural Heritage Coordinator.
- If the application is supported by Council, the applicant will be notified to progress to Stage 2.
- If the application is not supported the applicant will be notified accordingly.

Stage 2

Following receipt of official notification that the proposal is supported, the applicant will supply the following additional information to enable the application to be progressed.

- Detailed design and construction drawings, specifications and certification by a registered

- structural engineer.
- ii. Statement of total cost including design, manufacture, installation and full 'life cycle costs'.
 - iii. The applicant may be requested to provide further detail or clarification.

The final application detail will be assessed by the Works Parks and Recreation Department in consultation with the Ipswich Heritage and Monuments Advisory Committee.

Works Parks and Recreation will prepare a report on the application for consideration by Council.

Following Council consideration of the application, the applicant will be advised of the decision. Successful applicants will also be advised of any further statutory approvals that may be required including the Ipswich Planning Scheme, National Construction Code (building) and the *Queensland Heritage Act 1992*.

1.5 Roles and responsibilities:

Applicants are responsible for funding their proposal, demonstrating community support and ensuring they meet all the assessment criteria for all applications.

Cultural Heritage Coordinator will be responsible for assessing any historical information provided with an application.

Ipswich Heritage and Monuments Advisory Committee to provide guidance to **Works Parks and Recreation** in relation to proposed location and inclusion of the new public monument or memorial.

Ipswich City Council is responsible for approving or declining applications for public monuments or memorials on Council owned or managed land.

Works Parks and Recreation are responsible for applying the Policy and Assessment Criteria to each application in consultation with the **Ipswich Heritage and Monuments Advisory Committee** and preparing committee reports for Council's consideration on each application.

1.6 Procedure Author: Works Parks and Recreation Department

Date of approval:

Title of Manager:

**THIS WILL BE FILLED IN ONCE THE PROCEDURE HAS BEEN APPROVED
BY THE DEPARTMENT HEAD BY THE CORPORATE GOVERNANCE
ADMIN TEAM**

Date to be reviewed: (two years after this procedure has been approved)

DO:DO

H:\IPA Planning Scheme Draft Amendments\2017 - 03 Major Amendment Package\7. Adoption\Committee Report

Planning, Development and Heritage Committee	
Mtg Date: 9/10/18	OAR: YES
Authorisation: John Adams	

2 October 2018

MEMORANDUM

TO: CITY PLANNER

FROM: ACTING STRATEGIC PLANNING MANAGER

RE: PLANNING SCHEME MAJOR AMENDMENT PACKAGE 03/2017 AND CONSEQUENTIAL AMENDMENTS TO IMPLEMENTATION GUIDELINE NO. 1 – DEVELOPMENT STANDARDS FOR AUXILIARY UNITS AND DUAL OCCUPANCIES INCLUDING THOSE WHICH ARE USED TO ACCOMMODATE RELATIVES OR AGED OR INFIRM PERSONS

INTRODUCTION:

This is a report by the Acting Strategic Planning Manager dated 2 October 2018 concerning the final adoption of Planning Scheme Major Amendment Package 03/2017 and consequential amendments to Implementation Guideline No. 1 – Development Standards for Auxiliary Units and Dual Occupancies including those which are used to Accommodate Relatives or Aged or Infirm Persons.

BACKGROUND:

Council at its meeting of 22 August 2017, resolved to amend the Ipswich Planning Scheme by adopting the proposed amendments outlined in the Team Coordinator (Strategic Planning) report dated 7 August 2017. Council also resolved that the proposed amendments be forwarded to the Minister for consideration of State interests in accordance with the provisions of the *Planning Act 2016* (the Act) and Minister's Guidelines and Rules (MGR).

Planning Scheme Major Amendments

The proposed major planning scheme amendments relate to the following matters which are further detailed below and in Attachment A:

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

1. Auxiliary Unit Criteria Amendments

Council at its meeting on 25 July 2017 considered options to amend the provisions for a Single Residential (Auxiliary Unit) to promote an appropriate distribution of Auxiliary Units to deliver a diversity of housing types, particularly in greenfield areas and avoid over concentrations. As a consequence, it is proposed to amend the following:

- Table 12.6.1 and Table 12.6.2 of the Residential Code to clarify the accepted development triggers for the location of an Auxiliary Unit; and
- Appendix A of the Reconfiguring a Lot Code to include the 'Auxiliary Unit Lot' type similar to that of the 'Dual Occupancy Lot' type to support the above amendment (ie nomination of Auxiliary Unit Lots as part of a reconfiguration approval) and include probable solution criteria for the location of Auxiliary Unit Lots.

The proposed amendments are detailed in Attachment A – Proposed Major Planning Scheme Amendments Summary Table, Amendments A1.1 – A1.2.

Consequential amendments will be required to *Implementation Guideline No. 1 – Development Standards for Auxiliary Units and Dual Occupancies, including those which are Used to Accommodate Relatives or Aged or Infirm Persons* to reflect the abovementioned amendments.

2. Operational Planning Scheme Amendments

Three (3) operational amendments are proposed to resolve inconsistencies in the planning scheme as outlined below:

- The Special Opportunity Zone's Sub Area SA15 – Powells Road, Yamanto identifies that "future uses of land may include a motel, restaurant and caretakers residence or low-medium density housing". However 'restaurant' is an inconsistent use in Sub Area SA15 under Section 4.21.5: Consistent and Inconsistent Uses, Use Classes and Other Development, and Table 4.21.1: Assessment Categories and Relevant Assessment Criteria for Special Opportunity Zone – Making a Material Change of Use. It is proposed to amend Section 4.21.5 and Table 4.21.1 to ensure consistency with the intent of Sub Area SA15 by making 'restaurant' a consistent use in the sub area.
- It is proposed to amend Table 12.9.1: Provisions of Parking Spaces in the Parking Code to remove duplication and ensure consistency between the planning scheme and recently incorporated amendments to include Queensland Development Code (QDC) requirements for the provision of parking spaces for Single Residential (incorporates detached house) uses.
- It is proposed to amend Appendix D: Residential Streets 'Summary of Probable Solutions' in the Reconfiguring a Lot Code to provide clarity regarding when a footpath is and isn't required on both sides of collector streets and to ensure consistency with Standard Drawing SR.02: Typical Cross Sections - Residential Streets.

The proposed amendments are detailed in Attachment A – Proposed Major Planning Scheme Amendments Summary Table, Amendments A2.1 – A2.3.

3. Planning Scheme Mapping Amendments

It is proposed to amend one (1) zoning map and one (1) overlay map as outlined below:

- 25 Kendall Street, East Ipswich is proposed to be amended from part Character Areas – Housing Zone (Sub Area CHM – Character Housing Mixed Density) and part Special Uses Zone (Sub Area SU4 – Place of Worship) to be wholly located in the Special Uses Zone (Sub Area SU4 – Place of Worship) to reflect the amalgamation of two (2) lots into one (1) lot and use of the site for a place of worship; and
- The Key Resource Area known as Kholo Sands is proposed to be removed from Overlay Map OV2 – Key Resource Areas, Buffers & Haul Routes to reflect the removal of the Key Resource Area from the State Planning Policy Interactive Mapping.

The proposed amendments are detailed in Attachment A – Proposed Major Planning Scheme Amendments Summary Table, Amendments A3.1 – A3.2.

4. Schedule 2 – Character Places Amendments

It is proposed to remove one (1) listing and include one (1) new listing in Schedule 2 – Character Places as outlined below:

- The listing of ‘Kraatz Farm’ located at Kraatzs Road, Tallegalla is proposed to be removed following a recent site assessment that identified that the ‘main house’ is significantly modified and demonstrates little character significance, and that the ‘elevated barn’ has collapsed and is beyond repair; and
- Council at its meeting on 28 February 2017 determined that the Macadam constructed road and stone culverts on Grandchester Mt Mort Road, Grandchester be entered permanently into Schedule 2 – Character Places in the next available planning scheme amendment package. It is proposed to include the listing in Schedule 2 – Character Places as part of the current amendment package.

The proposed amendments are detailed in Attachment A – Proposed Major Planning Scheme Amendments Summary Table, Amendments A4.1 – A4.2.

STATE INTEREST REVIEW AND PUBLIC CONSULTATION:

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

During the state interest review officers of the former Department of Infrastructure, Local Government and Planning (DILGP) met with Council officers to clarify the intent of the amendments relating to Auxiliary Units, with further clarifying changes to the wording of the amendments provided to DILGP on 11 October 2017.

The ‘State interest review’ was completed on 30 January 2018, with the granting of Ministerial approval (by correspondence on this date) for Council to publicly consult the proposed amendments without any Minister’s conditions and approval of the communications strategy Council must

implement for the amendment package. DILGP advised that the proposed amendments to be consulted on should include the changes submitted on 11 October 2017.

The public consultation period for the Planning Scheme amendment package commenced on 5 March 2018 and concluded on 4 April 2018. The proposed amendment package included the changes requested by the Department prior to consultation. Two (2) properly made submissions were received in relation to the amendment package. A consultation report was prepared in accordance with the Act and MGR and outlined the consultation undertaken with the public, the issues raised in properly made submissions and the outcomes reached.

On 29 May 2018, Council resolved to proceed with the proposed amendments to the Ipswich Planning Scheme as detailed in the report by the Team Coordinator (Strategic Planning) dated 7 August 2017 inclusive of the further amendments provided to DILGP on 11 October 2017 without further modification.

On 1 June 2018, Council forwarded a notice of a request to adopt the proposed amendments to the Minister in accordance with section 21.1 of the MGR including a copy of the proposed planning scheme amendments and the consultation report. A copy of the documentation was concurrently forwarded to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) on the same date.

By correspondence dated 20 September 2018, the Minister for State Development, Manufacturing, Infrastructure and Planning, Cameron Dick MP, advised that Council may adopt the proposed amendment package as submitted to the DSDMIP on 1 June 2018 and that there were no Minister's conditions that apply to the proposed amendments (refer to Attachment B).

CONSEQUENTIAL AMENDMENTS TO IMPLEMENTATION GUIDELINE NO.1 – DEVELOPMENT STANDARDS FOR AUXILIARY UNITS AND DUAL OCCUPANCIES, INCLUDING THOSE WHICH ARE USED TO ACCOMMODATE RELATIVES OR AGED OR INFIRM PERSONS:

As a consequence of the adoption of the Auxiliary Unit amendments proposed by the amendment package, consequential amendments to Implementation Guideline No. 1 – Development Standards for Auxiliary Units and Dual Occupancies including those which are used to Accommodate Relatives or Aged or Infirm Persons will be required.

The proposed consequential amendments to the implementation guideline are provided in Attachment C ('track change' version) and Attachment D ('clean skin' version for adoption).

COMMENCEMENT DATE:

In accordance with the requirements of Section 9 of the Act, the proposed major planning scheme amendments have effect on the effective day. Section 9 of the Act states that the *effective day* is -





- (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.

There are a number of logistical elements which are yet to be finalised in relation to the proposed major planning scheme amendments. These include the logistics associated with printing the documents, preparation and placing the public notices and changes to Council databases.

A notice is required to be placed in the gazette (Queensland Government Gazette), in a newspaper circulating in the local government area (Queensland Times) and on Council's website in accordance with the Act and the MGR.

Accordingly, it is proposed that the commencement date for the proposed Major Planning Scheme amendments and consequential amendments to Implementation Guideline No. 1 - Development Standards for Auxiliary Units and Dual Occupancies including those which are used to Accommodate Relatives or Aged or Infirm Persons be Monday, 19 October 2018.

ATTACHMENTS:

Name of Attachment	Attachment
<p>Proposed Major Planning Scheme Amendments Summary Table</p> <p><i>(Please note as the sub-attachments in Attachment A were released for public consultation the icons in Attachment A are not active. However the full content is provided at the end of the table).</i></p>	 Attachment A
<p>Correspondence from the Minister for State Development, Manufacturing, Infrastructure and Planning</p>	 Attachment B
<p>Proposed amendments to Implementation Guideline No. 1 - Development Standards for Auxiliary Units and Dual Occupancies including those which are used to Accommodate Relatives or Aged or Infirm Persons ('track change')</p>	 Attachment C
<p>Proposed amendments to Implementation Guideline No. 1 - Development Standards for Auxiliary Units and Dual Occupancies including those which are used to Accommodate Relatives or Aged or Infirm Persons ('clean skin' version for adoption)</p>	 Attachment D

RECOMMENDATIONS:

That the Interim Administrator of Ipswich City Council resolve:

- A. That Planning Scheme Major Amendment Package 03/2017 as detailed in the report by the Acting Strategic Planning Manager dated 2 October 2018, be adopted.
- B. That amendments to Implementation Guideline No. 1 - Development Standards for Auxiliary Units and Dual Occupancies including those which are used to Accommodate Relatives or Aged or Infirm Persons, as detailed in Attachment D of the report by the Acting Strategic Planning Manager dated 2 October 2018, be adopted.

- C. That the commencement date for the major planning scheme amendments and consequential amendments to Implementation Guideline No. 1 - Development Standards for Auxiliary Units and Dual Occupancies including those which are used to Accommodate Relatives or Aged or Infirm Persons be Monday, 19 October 2018 and the amendments be noted accordingly.
- D. That the Strategic Planning Manager be requested to attend to the relevant matters associated with the implementation of the proposed major planning scheme and implementation guideline amendments, including:
1. amending the relevant documents and Council databases;
 2. placement of public notices of the adoption of the amendments; and
 3. forwarding notification of the adoption to the chief executive of the Department of State Development, Manufacturing, Infrastructure and Planning, pursuant to the provisions of the *Planning Act 2016* and *Minister's Guidelines and Rules*.

Garth Moore

ACTING STRATEGIC PLANNING MANAGER


I concur with the recommendations contained in this report.


John Adams

CITY PLANNER



Proposed Planning Scheme Major Amendments Summary Table


1. Auxiliary Unit Amendments

	Section/Clause No.	Key Issue	Explanation No	Recommended Amendments	Attachment
1.1	Part 12 – Assessment Criteria for Development for a Stated Purpose or of a Stated Type, Division 6 – Residential Code	Amendment to Auxiliary Unit assessment trigger	<p>Council at its meeting on 25 July 2017 considered options to amend the provisions for a Single Residential (Auxiliary Unit) to promote an appropriate distribution of Auxiliary Units to deliver a diversity of housing types, particularly in greenfield areas and avoid over concentrations.</p> <p>As a consequence, it is proposed to modify the accepted development triggers for Single Residential (Auxiliary Unit) by amending the Auxiliary Unit Location provisions under Column 2 – Acceptable Solutions of Table 12.6.1 and Table 12.6.2 in the Residential Code. Consequential amendments are also proposed to renumber subsequent provisions as an outcome of the proposed amendment.</p>	That the acceptable solutions in Table 12.6.1 and 12.6.2 be amended to clarify accepted development triggers for Auxiliary Unit Locations as detailed in Attachment A1.1.	 Attachment A1.1



	Section/Clause No.	Key Issue	Explanation No	Recommended Amendments	Attachment
1.2	Part 12 – Assessment Criteria for Development for a Stated Purpose or of a Stated Type, Division 5 – Reconfiguring a Lot Code	Amendment to Auxiliary Unit provisions	<p>Council at its meeting on 25 July 2017 considered options to amend the provisions for a Single Residential (Auxiliary Unit) to promote an appropriate distribution of Auxiliary Units to deliver a diversity of housing types, particularly in greenfield areas and avoid over concentrations.</p> <p>It is proposed to amend Appendix A: Residential Lot Size, Frontage and Special Characteristics of the Reconfiguring a Lot Code to include the ‘Auxiliary Unit Lot’ type, being similar to that of the ‘Dual Occupancy Lot’ type. The inclusion of the ‘Auxiliary Unit Lot’ type clarifies that Auxiliary Unit Lots are to be nominated the time of reconfiguration approval to support Amendment 1.1 (above) and include probable solution criteria for location of Auxiliary Unit Lots.</p> <p>Consequential amendments are also proposed to renumber subsequent lot types as an outcome of the proposed amendment.</p>	That Appendix A be amended to include the Auxiliary Unit Lot type as detailed in Attachment A1.2.	 Attachment A1.2

2. Operational Planning Scheme Amendments

	Section/Clause No.	Key Issue	Explanation No	Recommended Amendments	Attachment
2.1	Part 4 – Urban Areas, Division 21 – Special Opportunity Zone	Amendment to ensure consistency	<p>The Special Opportunity Zone’s Sub Area SA15 – Powells Road, Yamanto identifies in the Specific Outcomes that “future uses of land may include a motel, <i>restaurant</i> and caretakers residence or low-medium density housing”. However ‘restaurant’ is an inconsistent use in Sub Area SA15 under Section 4.21.5: Consistent and Inconsistent Uses, Use Classes and Other Development, and Table 4.21.1: Assessment Categories and Relevant Assessment Criteria for Special Opportunity Zone – Making a Material Change of Use.</p> <p>It is proposed to amend Section 4.21.5 and Table 4.21.1 to ensure consistency with the Specific Outcomes of Sub Area SA15.</p>	That Section 4.21.5 and Table 4.21.1 be amended to ensure the use class ‘restaurant’ is a consistent use in Sub Area SA15 as detailed in Attachment A2.1	 Attachment A2.1
2.2	Part 12 – Assessment Criteria for Development for a Stated Purpose or of a Stated Type, Division 9 – Parking Code	Amendment to ensure consistency with the QDC	<p>An amendment is required to Table 12.9.1: Provision of Parking Spaces of the Parking Code to remove duplication and ensure consistency between the Ipswich Planning Scheme and the QDC in relation to the provision of parking spaces for Single Residential (incorporates detached house) use.</p>	That Table 12.9.1 be amended to refer to the Elements containing the Performance Requirements and Acceptable Solutions in the QDC as detailed in Attachment A2.2.	 Attachment A2.2

	Section/Clause No.	Key Issue	Explanation No	Recommended Amendments	Attachment
2.3	Part 12 – Assessment Criteria for Development for a Stated Purpose or of a Stated Type, Division 5 – Reconfiguring a Lot Code	Amendment to ensure consistency with the standard drawings	An amendment is required to Appendix D: Residential Streets ‘Summary of Probable Solutions’ in the Reconfiguring a Lot Code to provide clarity regarding when a footpath is required for Collector Streets and to ensure consistency with Standard Drawing SR.02: Typical Cross Sections - Residential Streets.	That Appendix D be amended to provide clarity regarding when a footpath is required for Collector Streets as detailed in Attachment A2.3.	 Attachment A2.3

3. Planning Scheme Mapping Amendments

	Section/Clause No.	Key Issue	Explanation No	Recommended Amendments	Attachment
3.1	Zoning Map Z15	Amendment to zoning map	An amendment is required to the zoning of 25 Kendall Street, East Ipswich from part Character Areas – Housing Zone (Sub Area CHM – Character Housing Mixed Density) and part Special Uses Zone (Sub Area SU4 – Place of Worship) to be wholly located in the Special Uses Zone (Sub Area SU4 – Place of Worship) to reflect the amalgamation of lots and use of the site for a place of worship.	That the zoning map be amended to wholly include 25 Kendall Street, East Ipswich in the Special Uses Zone (Sub Area SU4 – Place of Worship) as detailed in Attachment A3.1.	 Attachment A3.1
3.2	Overlay Map OV2 – Key Resource Areas, Buffers & Haul Routes	Amendment to overlay map	An amendment is proposed to remove the Key Resource Area referred to as Kholo Sands from Overlay Map OV2 – Key Resource Areas, Buffers & Haul Routes to reflect the removal of the Key Resource Area from the State Planning Policy Interactive Mapping.	That Overlay Map OV2 – Key Resource Areas, Buffers & Haul Routes be amended to remove the Key Resource Area referred to as Kholo Sands from the overlay as detailed in Attachment A3.2.	 Attachment A3.2

4. Schedule 2 – Character Places Amendments



No.	Section/Clause No.	Key Issue	Explanation	Recommended Amendments	Attachment
4.1	Schedule 2 – Character Places, Part 1 – Historic and Miscellaneous Places	Amendment to a listing	<p>The listing of ‘Kraatz Farm’ located at Kraatzs Road, Tallegalla is proposed to be removed following a recent site assessment that identified that the ‘main house’ is significantly modified and demonstrates little character significance, and that the ‘elevated barn’ has collapsed and is beyond repair.</p>	<p>That the Schedule 2 listing for ‘Kraatz Farm’ at Kraatzs Road, Tallegalla be removed from Schedule 2 as detailed in Attachment 4.1.</p>	 Attachment A4.1
4.2	Schedule 2 – Character Places, Part 1 – Historic and Miscellaneous Places	Amendment to include a listing	<p>Council at its meeting of 28 February 2017 determined that the ‘Macadam constructed road and stone culverts on Grandchester Mt Mort Road, Grandchester’:</p> <ol style="list-style-type: none"> 1. is of cultural heritage significance; and 2. satisfies the following criterion from Planning Scheme Policy 4 – Nominations for Character Places for entry in Schedule 2 – Character Places of the 2006 Ipswich Planning Scheme: <ol style="list-style-type: none"> (a) the place is important in demonstrating the evolution or pattern of the City’s history; (b) the place demonstrates rare, uncommon or endangered aspects of the City’s cultural heritage; and <p>that the Macadam constructed road and stone culverts are entered permanently into Schedule 2 – Character Places of the Ipswich Planning Scheme in the next available planning scheme amendments package. It is proposed to include the listing as part of this current amendment package.</p>	<p>That the Macadam constructed road and stone culverts on Grandchester Mt Mort Road, Grandchester be listed in Schedule 2 – Character Places as detailed in Attachment A4.2.</p>	 Attachment A4.2

Table 12.6.1: Specific Outcomes, Acceptable Solutions and Probable Solutions for Single Residential Uses on Lots 450m² or more in area.

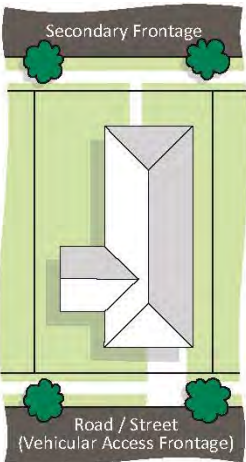
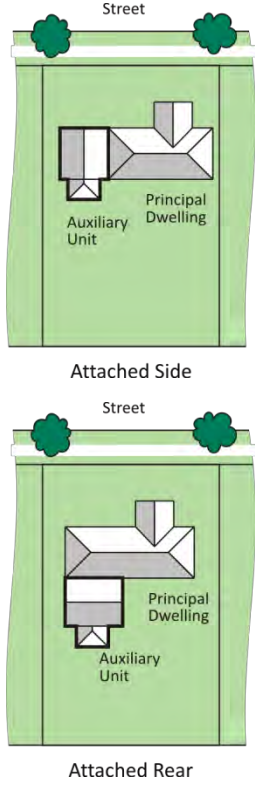
<p>Column 1 Specific Outcomes</p>	<p>Column 2 Acceptable/Probable Solutions</p>
<p>Design and Siting of Buildings and Structures</p> <p>(1) (a) In accordance with the Performance Criteria specified in Element 1 of MP 1.2 of the Queensland Development Code.</p> <p>(b) The location and orientation of a building supports appropriate pedestrian access and casual surveillance of the secondary road frontage.</p> <p style="text-align: center;">DIAGRAM A</p> 	<p>Design and Siting of Buildings and Structures</p> <p>(1) (a) In accordance with the Acceptable Solutions specified in Element 1 of MP 1.2 of the Queensland Development Code.</p> <p>(b) Where a site is configured as per Diagram A and an acoustic fence or barrier is not required to the secondary frontage:</p> <ul style="list-style-type: none"> (i) the dwelling has a formal and legible front entry from the secondary frontage; and (ii) windows are provided which address the secondary frontage and enable casual surveillance of the road; and (iii) a formalised pedestrian gateway is provided to the secondary frontage to enable access from the road to the dwelling; and (iv) a mail box is provided adjacent to the pedestrian access to the site.
<p>Car Parking</p> <p>(2) In accordance with the Performance Criteria specified in Element 2 of MP 1.2 of the Queensland Development Code.</p>	<p>Car Parking</p> <p>(2) (a) In accordance with the Acceptable Solutions specified in Element 2 of MP 1.2 of the Queensland Development Code.</p> <p>(b) For lots with a frontage of 9m to 12m, provision is made on-street for at least one visitor car parking space in front of each lot.</p>



Table 12.6.1 continued

Column 1 Specific Outcomes	Column 2 Acceptable/Probable Solutions
<p>Auxiliary Unit Location</p> <p>(3) Auxiliary Units –</p> <p>(a) are designed and located to provide high quality, attractive streetscapes; and</p> <p>(b) <u>are dispersed and avoid concentrations to ensure amenity and streetscape character is consistent with the intent of the zone; and</u></p> <p>(c) are not easily distinguishable from the principal dwelling within the streetscape.</p>	<p>Auxiliary Unit Location</p> <p>(3) (a) <u>Auxiliary Units are located on lots:</u></p> <p>(i) <u>nominated as an Auxiliary Unit Lot as part of a reconfiguration approval; or</u></p> <p>(ii) <u>created in 2006 or before with a minimum area of 800m²; and</u></p> <p>(iii) <u>are not a hatchet lot.</u></p> <p>(b) Auxiliary Units are located adjoining, below, above or at the side or rear of the principal dwelling (Refer to Diagram B, C and D).</p> <p>DIAGRAM B - Layout options of an Auxiliary Unit located attached to, or to the rear of the Principal Dwelling</p>  <p>The diagram consists of two parts. The top part is labeled 'Attached Side' and shows a lot with a 'Street' at the top. Inside the lot, a 'Principal Dwelling' and an 'Auxiliary Unit' are shown sharing a side wall. The bottom part is labeled 'Attached Rear' and shows a similar lot with a 'Street' at the top. Here, the 'Principal Dwelling' and 'Auxiliary Unit' share a rear wall. Trees are depicted on both sides of the lot boundary.</p>



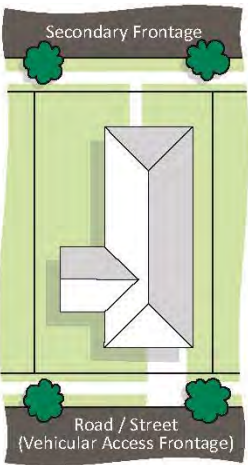
Column 1 Specific Outcomes	Column 2 Acceptable/Probable Solutions
	<div data-bbox="970 349 1225 698" data-label="Diagram"> </div> <p data-bbox="1034 712 1161 734">Detached Rear</p> <p data-bbox="826 748 1362 806">DIAGRAM C - Layout of an Auxiliary Unit located above a garage</p> <div data-bbox="880 842 1321 945" data-label="Diagram"> </div> <div data-bbox="900 958 1302 1205" data-label="Diagram"> </div> <p data-bbox="826 1236 1362 1294">DIAGRAM D - Layout of an Auxiliary Unit located above the Principal Dwelling</p> <div data-bbox="938 1330 1264 1442" data-label="Diagram"> </div> <div data-bbox="963 1456 1264 1675" data-label="Diagram"> </div> <p data-bbox="868 1711 1369 1966"> (bc) Auxiliary Units are compatible with the design of the principal dwelling, particularly in terms of materials, detailing, colours and roof form, so as to appear as an extension to the existing residence; or the design reflects the existing character, materials, roof form, colours, scale and construction techniques of surrounding dwellings so as to appear consistent with the rhythm of the streetscape. </p>



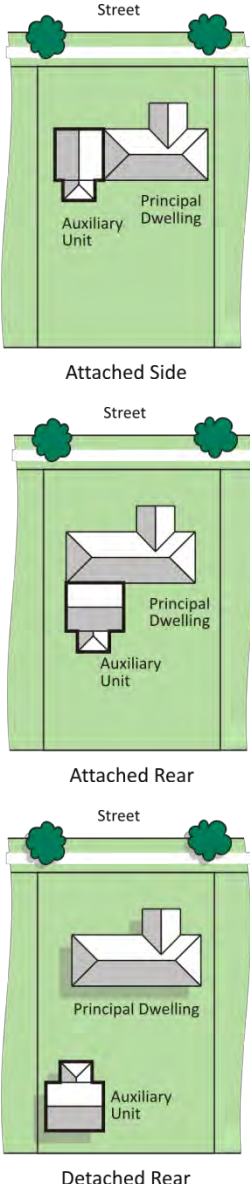
Column 1 Specific Outcomes	Column 2 Acceptable/Probable Solutions
	<p>NOTE 12.6.5F</p> <p>(1) Where an Auxiliary Unit is proposed to be attached or located above another structure, the construction may require Fire Resistant Construction under the Building Code of Australia.</p> <p>(2) The preferred location for an Auxiliary Unit is to the rear of the principal dwelling.</p>
(4) Dwellings are provided with physical access and connection to a constructed road.	(4) The lot has physical access to a sealed road or a 'constructed road on the maintenance list'.
<p>(5) Dwellings are provided with, either on site, or via connection to an external network—</p> <ul style="list-style-type: none"> (a) a potable water supply; (b) effluent treatment and disposal; (c) solid waste storage and disposal; (d) stormwater drainage; and (e) power generation. 	<p>(5) (a) The lot is connected to a reticulated sewerage network or is capable of providing for on site effluent treatment and disposal in accordance with the Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.</p> <p>(b) Where the land is situated within a Residential Zone, the lot is connected to a reticulated water supply network.</p> <p>(c) The lot is connected to a reticulated electricity network.</p>



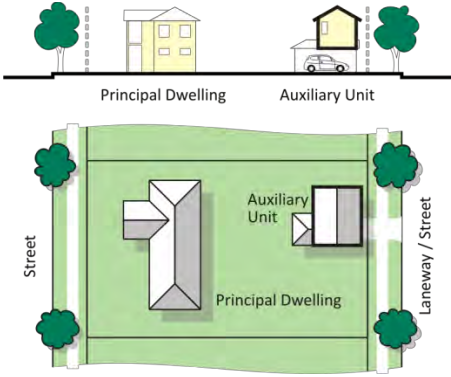
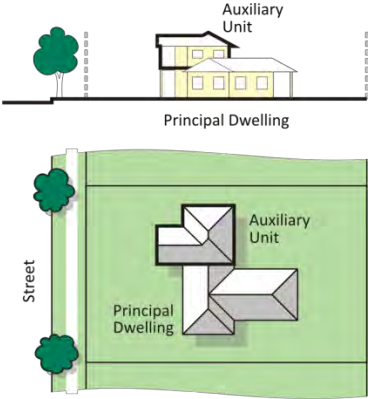
Table 12.6.2: Specific Outcomes, Acceptable Solutions and Probable Solutions for Single Residential Uses on Lots under 450m² in area.

Column 1 Specific Outcomes	Column 2 Acceptable/Probable Solutions
<p>Design and Siting of Buildings and Structures</p> <p>(1) (a) In accordance with the Performance Criteria specified in Element 1 of MP 1.1 of the Queensland Development Code.</p> <p>(b) The location and orientation of a building supports appropriate pedestrian access and casual surveillance of the secondary road frontage.</p> <p style="text-align: center;">DIAGRAM A</p> 	<p>Design and Siting of Buildings and Structures</p> <p>(1) (a) In accordance with the Acceptable Solutions specified in Element 1 of MP 1.1 of the Queensland Development Code.</p> <p>(b) Where a site is configured as per Diagram A and an acoustic fence or barrier is not required to the secondary frontage:</p> <ul style="list-style-type: none"> (i) the dwelling has a formal and legible front entry from the secondary frontage; and (ii) windows are provided which address the secondary frontage and enable casual surveillance of the road; and (iii) a formalised pedestrian gateway is provided to the secondary frontage to enable access from the road to the dwelling; and (iv) a mail box is provided adjacent to the pedestrian access to the site.
<p>(2) The frontage of dwellings and their entries are to address the street.</p>	<p>(2) (a) Dwellings address the street by presenting front doors and living rooms windows to the street.</p> <p>(b) Street Frontage elevations are articulated by use of verandahs, balconies, bay windows, window hoods or wall offsets (minimum 1m deep).</p>
<p>Car Parking</p> <p>(3) In accordance with the Performance Criteria specified in Element 2 of MP 1.1 of the Queensland Development Code.</p>	<p>Car Parking</p> <p>(3) (a) In accordance with the Acceptable Solutions specified in Element 2 of MP 1.1 of the Queensland Development Code.</p> <p>(b) For lots with a frontage of 9m to 12m, provision is made on-street for at least one visitor car parking space in front of each lot.</p>
<p>(4) Garages and carports are sited and designed so as not to dominate the street frontage.</p>	<p>(4) (a) Garages and carports are setback behind the main building facade.</p> <p>(b) Garages and carports are compatible with the design of the dwelling, particularly in terms of materials, detailing, colours and roof form.+</p>
<p>Outdoor Living Space</p> <p>(5) In accordance with the Performance Criteria specified in Element 3 of MP 1.1 of the Queensland Development Code.</p>	<p>Outdoor Living Space</p> <p>(5) In accordance with the Acceptable Solutions specified in Element 3 of MP 1.1 of the Queensland Development Code.</p>



Column 1 Specific Outcomes	Column 2 Acceptable/Probable Solutions
<p>Auxiliary Unit Location</p> <p>(6) Auxiliary Units -</p> <p>(a) are designed and located to provide high quality, attractive streetscapes; and</p> <p>(b) <u>are dispersed and avoid concentrations to ensure amenity and streetscape character is consistent with the intent of the zone; and</u></p> <p>(c) are not easily distinguishable from the principal dwelling within the streetscape.</p>	<p>Auxiliary Unit Location</p> <p>(6) (a) <u>Auxiliary Units are located on lots nominated as an Auxiliary Unit Lot as part of a reconfiguration approval.</u></p> <p>(b) Auxiliary Units are located adjoining, below, above or at the side or rear of the principal dwelling (Refer to Diagram B, C and D).</p> <p>DIAGRAM B - Layout options of an Auxiliary Unit located attached to, or to the rear of the Principal Dwelling</p>  <p>The diagram illustrates three layout options for an Auxiliary Unit relative to a Principal Dwelling on a lot adjacent to a Street:</p> <ul style="list-style-type: none"> Attached Side: The Auxiliary Unit is attached to the side of the Principal Dwelling. Attached Rear: The Auxiliary Unit is attached to the rear of the Principal Dwelling. Detached Rear: The Auxiliary Unit is a separate structure located at the rear of the lot, behind the Principal Dwelling.



Column 1 Specific Outcomes	Column 2 Acceptable/Probable Solutions
	<p>DIAGRAM C - Layout of an Auxiliary Unit located above a garage</p>  <p>DIAGRAM D - Layout of an Auxiliary Unit located above the Principal Dwelling</p>  <p>(bc) Auxiliary Units are compatible with the design of the principal dwelling, particularly in terms of materials, detailing, colours and roof form, so as to appear as an extension to the existing residence; or the design reflects the existing character, materials, roof form, colours, scale and construction techniques of surrounding dwellings so as to appear consistent with the rhythm of the streetscape.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>NOTE 12.6.5G</p> <p>(1) Where an Auxiliary Unit is proposed to be attached or located above another structure, the construction may require Fire Resistant Construction under the Building Code of Australia.</p> <p>(2) The preferred location for an Auxiliary Unit is to the rear of the principal dwelling.</p> </div>
(7) Dwellings are provided with physical access and connection to a constructed road.	(7) The lot has physical access to a sealed road.



Column 1 Specific Outcomes	Column 2 Acceptable/Probable Solutions
<p>(8) Dwellings are provided with, either on site, or via connection to an external network—</p> <ul style="list-style-type: none"> (a) a potable water supply; (b) effluent treatment and disposal; (c) solid waste storage and disposal; (d) stormwater drainage; and (e) power generation. 	<p>(8) (a) The lot is connected to a reticulated sewerage network.</p> <p>(b) The lot is connected to a reticulated water supply network.</p> <p>(c) The lot is connected to a reticulated electricity network.</p> <p>(d) The lot drains directly to the street or is connected to an inter allotment drainage network.</p>



Appendix A continued

Lot Type	Lot Size	Frontage	Special Characteristics
(4) Hillside Lots	Above 800m ²	20m-25m for lot sizes between 800m ² – 1250m ² having a slope less than 15%. 25m-30m for lot sizes between 1250m ² – 2000m ² having a slope less than 20%.	<p>(a) Hillside Lots are expected to be created on land with slopes in excess of 10%.</p> <p>(b) Lot size is in the 800-2000m² range, dependent on the correlation between lot area, frontage and slope.</p> <p>(c) All lots are capable of containing a rectangle (suitable for building purposes) beyond the standard (i.e. 6m) front boundary setback, measuring 10m by 15m on a ground slope not exceeding 20%, although the balance of the lot may be steeper.</p> <p>(d) Land steeper than 20% may be accepted for the building envelope if supporting geotechnical information is supplied and sewerage is feasible.</p> <p>NOTE 1</p> <p>(1) Sites requiring more than domestic type foundation preparation and construction will not normally be approved.</p> <p>(2) Building design for houses on Hillside Lots should incorporate provisions to avoid slab on ground techniques (e.g. utilise post supported structures).</p> <p>(e) Access for on-site parking (which should be beyond the standard, 6m, front boundary setback) is feasible without involving the future purchasers in major earthworks or engineering structures (e.g. bridges or retaining walls).</p> <p>(f) These lots are undesirable within Township Areas as sewerage is not available.</p>
(5) Homestead or Township Lots	4000m ² or greater	40m	<p>(a) All lots are capable of disposing sewage and domestic waste.</p> <p>(b) Where the proposed lot has slopes in excess of 10%—</p> <p>(i) at least 600m² of each lot is to be suitable for a building platform (measuring 10m by 15m) beyond the standard (i.e. 6m) front boundary setback plus ancillary buildings, the provision of private outdoor recreation space and convenient vehicle access and parking; and</p> <p>(ii) an additional area is to be available on each lot that is suitable to treat and dispose of effluent on-site in compliance with the Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.</p> <p>NOTE 2</p> <p>(1) Sites requiring more than domestic type foundation preparation and construction will not normally be approved.</p> <p>(2) Building design for houses on lots with slopes in excess of 10% should incorporate provisions to avoid slab on ground techniques (e.g. utilise post supported structures).</p> <p>(3) For further information about requirements for on-site effluent treatment and disposal, refer to Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.</p> <p>(c) Access for on-site parking (which should be beyond the standard, 6m, front boundary setback) is feasible without involving the future purchasers in major earthworks or engineering structures (e.g. bridges or retaining walls).</p>
(6) <u>Auxiliary Unit Lot</u>	800m ²		<p><u>(a) Auxiliary unit lots are to be nominated at the time of reconfiguration approval.</u></p> <p><u>(b) Auxiliary unit lots are undesirable as hatchet lots.</u></p> <p><u>(c) For any stage of a reconfiguration, auxiliary unit lots:</u></p> <p><u>(i) do not dominate the reconfiguration pattern;</u></p> <p><u>(ii) are dispersed throughout, rather than concentrated in, any stage of a reconfiguration;</u></p> <p><u>(iii) do not occupy more than twenty percent (20%) of the total number of lots;</u></p> <p><u>(iv) provide for a maximum of two auxiliary unit lots adjoining or within 20m of each other, and provide a minimum 100m separation to any other auxiliary unit lot in the same street; and</u></p> <p><u>(v) are provided to ensure that the overall residential density within the reconfiguration is consistent with that intended for the locality.</u></p>



(76) Dual Occupancy Lot	800m ²	20m	<p>(a) All dual occupancy lots are to have frontage and dimensions taking into account setback requirements, landscaping, carparking, recreation areas and other design criteria outlined in the applicable Zone Code and the Residential Code.</p> <p>(b) These lots are undesirable within Township Areas as sewerage is not available.</p> <p>(c) Dual Occupancy lots are desirable as corner lots.</p> <p>(d) Dual Occupancy lots are to be nominated at the time of reconfiguration approval.</p> <p>(e) For any stage of a reconfiguration in the Large Lot Residential Zone, Residential Low Density Zone, Character Areas - Housing Zone (Sub Area CHL), Future Urban Zone, Special Opportunity Zone, Township Residential Zone and the Township Character Housing Zone, Dual Occupancy lots -</p> <ul style="list-style-type: none"> (i) do not dominate the reconfiguration pattern; (ii) are dispersed throughout, rather than concentrated in, any stage of a reconfiguration; (iii) do not occupy more than twenty percent (20%) of the total number of lots; (iv) provide for a maximum of two dual occupancy lots adjoining or within 20m of each other, and provide a minimum 100m separation to any other dual occupancy lot in the same street; and (v) are provided to ensure that the overall residential density within the reconfiguration is consistent with that intended for the locality.
(78) Multiple Residential Lot	1500m ²	25m	<p>(a) Lot size and dimensions are to be commensurate with the anticipated density of development taking into account height and setback requirements, landscaping, carparking, recreation areas and other like design criteria outlined in the applicable Zone Code and the Residential Code.</p> <p>(b) These lots are undesirable within Township Areas as sewerage is not available.</p>



- (ii) SA5 and involving the use of land and buildings for purposes associated with the Ipswich City Council Pound;
 - (h) earthworks, not associated with a material change of use and which complies with the Earthworks Code;
 - (i) entertainment use, if—
 - (i) conducted as part of the operations of the Ipswich Showgrounds (SA1) or the Workshops Rail Museum (SA2), or a club within SA22; and
 - (ii) operating between the hours of 6.00 p.m. and 10.00 p.m.; and
 - (iii) involving the use of existing land and buildings only;
 - (j) general industry, if within SA4, SA5 or SA18 and used for Ipswich City Council Purposes;
 - (k) home based activity, if complying with the Home Based Activities Code;
 - (l) intensive animal husbandry, if—
 - (i) conducted as part of the operations of the Ipswich Showgrounds (SA1); or
 - (ii) conducted as part of the operations of the Ipswich Pound (SA5); and
 - (iii) involving the use of existing land and buildings only;
 - (m) minor building work;
 - (n) minor utility;
 - (o) park, if not involving illuminated sporting activities;
 - (p) placing an advertising device on premises which complies with the Advertising Devices Code;
 - (q) plant nursery (wholesale), if within SA4, SA26, SA30, SA32 or SA46;
 - (r) recreation use, if—
 - (i) equestrian and coursing sports, indoor recreation or outdoor recreation conducted as part of the operations of the Ipswich Showgrounds (SA1); or
 - (ii) indoor recreation within SA2; or
 - (iii) indoor or outdoor recreation within SA22; and
 - (iv) operating between the hours of 6.00 a.m. and 10.00 p.m.; and
 - (v) involving the use of existing land and buildings only;
 - (s) temporary accommodation, if within SA1 and—
 - (i) camping ground or caravan park and conducted as part of the operations of the Ipswich Showgrounds; and
 - (ii) involving the use of existing land and buildings only.
- (2) The following defined uses, use classes and other development categories are consistent with the outcomes sought for the Special Opportunity Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- (a) agriculture, unless within SA16, SA17, SA26, SA30, SA31 or SA32 or if turf farming or fruit farming within 8km of RAAF Base Amberley;
 - (b) animal husbandry, unless within—
 - (i) SA1 and conducted as part of the operations of the Ipswich Showgrounds; or
 - (ii) SA5, SA16, SA17, SA21, SA26, SA30, SA31 or SA32;
 - (c) aviation use, if a helipad;
 - (d) business use—
 - (i) unless within ~~SA15~~, SA35 or SA41;
 - (ii) if within SA22 and part of a mixed residential and commercial development;
 - (iii) if within SA26 and a garden centre;
 - (iv) if within SA15 or SA43 and a restaurant;
 - (v) if within SA45, unless a funeral premises, veterinary clinic or hotel (where includes associated short term accommodation);
 - (vi) if within SA46 and a farm supply outlet or a garden centre.
 - (e) carpark;
 - (f) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (g) clearing of vegetation, unless within SA1, SA2, SA3, SA4, SA5, SA6, SA7, SA8, SA10, SA19, SA20, SA22, SA23, SA25, SA28, SA33, SA34 or SA37;
 - (h) community use, unless listed—
 - (i) as consistent in section (1) above; or
 - (ii) as inconsistent in section (3) below;



- (i) display housing, unless involving more than one dwelling within SA45 or SA46;
 - (j) dual occupancy, unless within SA5, SA26, SA39, SA43, SA44, SA45 or SA46;
 - (k) entertainment use—
 - (i) if within SA7, SA33, SA35 or SA36 and a club; or
 - (ii) within SA8, SA32, SA34, unless a cinema; or
 - (iii) within SA45 unless a cinema, night club or amusement parlour;
 unless listed—
 - (i) as consistent in section (1) above; or
 - (ii) as inconsistent in section (3) below;
 - (l) extractive industry, if within SA30;
 - (m) forestry;
 - (n) general industry—
 - (i) if within SA1, SA2, SA3, SA4, SA5, SA9, SA18, SA19, SA24, SA25, SA28, SA29, SA30, SA31, SA32, SA34, SA36, SA37, SA42, SA45 or SA46;
 - (ii) unless listed as consistent in section (1) above;
 - (o) general store;
 - (p) institutional residential, if within SA31;
 - (q) intensive animal husbandry, unless listed—
 - (i) as consistent in section (1) above; or
 - (ii) as inconsistent in section (3) below;
 - (r) major utility;
 - (s) multiple residential, unless within SA5, SA12, SA20, SA26, SA28, SA34, SA39, SA43, SA44, SA45 or SA46;
 - (t) night court;
 - (u) park, if involving illuminated sporting activities;
 - (v) plant nursery (wholesale), unless within SA4, SA26, SA30, SA32 or SA40;
 - (w) reconfiguring a lot;
 - (x) recreation use, unless listed—
 - (i) as consistent in section (1) above; or
 - (ii) as inconsistent in section (3) below;
 - (y) service trades use, unless within—
 - (i) SA12, SA17, SA21, SA22, SA23, SA26, SA27, SA33, SA35, SA41 or SA43; or
 - (ii) SA38 and warehouse or storage; or
 - (iii) SA45 or SA46 and warehouse or self-storage;
 - (z) shopping centre, if within—
 - (i) if within SA13, SA19, SA24, SA31, SA39 or SA45 and less than 2000m² in gross floor area;
 - (ii) if within SA14 or SA16 and less than 6000m² in gross floor area;
 - (iii) SA22 and part of a mixed use residential and commercial development;
 - (aa) single residential, unless within SA5 or SA28
 - (bb) temporary accommodation, unless—
 - (i) within SA5, SA12, SA26, SA45 or SA46;
 - (ii) listed as consistent in section (1) above;
 - (cc) temporary use;
 - (dd) temporary sales office;
 - (ee) tourist facility, unless within SA45 or SA46 and includes associated short term accommodation;
 - (ff) wine making.
- (3) The following defined uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Special Opportunity Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use, unless a helipad;
 - (b) business use, if within—
 - (i) ~~SA15~~, SA35 or SA41;
 - (ii) SA22, unless part of a mixed use residential and commercial development; or
 - (iii) SA26, unless a garden centre; or
 - (iv) ~~SA15 or~~ SA43, unless a restaurant;
 - (c) community use if—
 - (i) cemetery or crematorium; or
 - (ii) emergency services depot, unless within SA4, SA7, SA8, SA10, SA16, SA17, SA19, SA20, SA26, SA28, SA29, SA31, SA33, SA34, SA35, SA36, SA37 or SA38; or



Column 1 Defined use or use class ¹⁸⁵	Column 2 Assessment category ¹⁸⁶	Column 3 Relevant assessment criteria ¹⁸⁷ —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation—inconsistent use class if within SA5, SA12 or SA26 [refer s 4.21.5(3)]	Exempt, if— (a) camping ground or caravan park conducted as part of the operations of the Ipswich Showgrounds, (SA1); and (b) involving the use of existing land and buildings only. Code Assessable if— (a) within SA1 and— (i) a boarding house or motel and where carried out in association with an educational establishment (university); or (ii) if as per exempt, but involving the use of additional land or the erection of new buildings; (b) within SA4, SA6, SA22, SA28, SA34 or SA37 and a boarding house or motel; or (c) within SA32 and farm stay accommodation or motel. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class if— (a) within SA15, SA35 or SA41; or (b) within SA22 unless part of a mixed use residential and commercial development; or (c) within SA26 unless a garden centre; or (d) within SA15 or SA43 unless a restaurant; or (e) a funeral premises, or veterinary clinic within SA45 or SA46. [refer s 4.21.5(3)]	Exempt if within SA45 or SA46 and — (a) a business use located within an existing building approved or lawfully used for a business use; and (b) operating between the hours of 6.00 a.m. and 10.00 p.m.; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable if— (a) within SA1 and not bulky goods sales, farm supply outlet, funeral premises, garden centre, hotel, service station or vehicle sales premises and where carried out in association with an educational establishment (university) or conducted as part of the operations of the Ipswich Showgrounds; or (b) within SA2 or SA3 and a broadcasting station, cafe, cake shop, food delivery service, hot bread shop, restaurant, snack bar, or takeaway food premises; or (c) within SA7 and a garden centre, medical centre, office, or professional office; or	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Table 12.9.1 continued

Use	Probable Solutions	Notes
(d) nursing home or similar residential care facility;	1 space per staff member (FTE); plus 0.2 space per nursing home bed; or 1.5 spaces per self-contained unit; plus 1 ambulance space.	Special attention should be given to accommodate people with disabilities, elderly people and people with walking frames who require wider carparking spaces. Provision should also be made for— (a) the parking of any community buses; and (b) service vehicle parking and loading/unloading.
(e) retirement community;	0.25 space per hostel type unit; plus 0.2 space per nursing home bed; plus 1.5 spaces per self-contained unit; plus 1 space per staff member (FTE).	Special attention should be given to accommodate people with disabilities, elderly people and people with walking frames who require wider carparking spaces. Provision should also be made for— (a) the parking of any community buses; and (b) service vehicle parking and loading/unloading.
(f) student accommodation;	0.5 space per dwelling or rented bedroom; 0.5 bicycle space per dwelling or rented bedroom.	Student accommodation should be located with good access to public transport.
(g) townhouse.	1 covered space per dwelling for exclusive resident use; 0.5 spaces per dwelling for visitor parking; 0.5 spaces per dwelling (to be located in the common area) for use by both residents or visitors.	Any development with a long driveway (e.g. in excess of 50 metres) is to provide for access (which may include a passing bay) by furniture removal vans, refuse collection and emergency vehicles.
Single Residential (incorporates detached house)	2 spaces	1 covered space per dwelling. The driveway can be used to provide for one of the spaces, provided there is a 6 metre setback between the garage/carport and the street alignment. (a) For Single Residential Uses on Lots 450m² or more in area to be in accordance with the Acceptable Solutions specified in Element 2 of MP1.2 of the Queensland Development Code. (b) For Single Residential Uses on Lots under 450m² in area to be in accordance with the Acceptable Solutions specified in Element 2 of MP1.1 of the Queensland Development Code. (c) For lots with a frontage of 9m to 12m, provision is made on-street for at least one visitor car parking space in front of each lot.
Temporary Accommodation (incorporates the following uses)— (a) boarding house; (b) camping ground; (c) caravan park; (d) farm stay accommodation; (e) motel.	0.25 space per dwelling or rented bedroom; plus 0.75 bicycle space per dwelling or rented bedroom. 1 space per site; plus visitors space: 1 per 10 sites; plus a queuing/standby area sufficient to accommodate two vehicles with trailers at the entry to the site. 1 space for the resident manager; plus 1 space per staff member (FTE); plus 1.1 space per short term occupancy site; plus a queuing/standby area sufficient to accommodate two vehicles towing caravans at the entry to the site. Parking as per “Single Residential”; plus 1 space per dwelling or rented bedroom. 1 space per unit; plus 1 space per resident manager; plus 1 space per staff member (FTE); plus a queuing/standby area, sufficient to accommodate 2 vehicles at the entry to the site.	Minimum 4 visitors carparking spaces. If the development includes a boat launching ramp, then provision for trailer parking is made. A minimum of 1 space is provided on each short term occupancy site. Where the motel includes a restaurant which is available for the use of persons other than motel occupants, additional parking at the applicable restaurant rate is also provided.



APPENDIX D: RESIDENTIAL STREETS
'SUMMARY OF PROBABLE SOLUTIONS'

Street Design Criteria	Lot Frontage Laneway	Access Place / Access Street ⁽¹⁾	Collector Street	Major Collector Street				
Primary Function	access			mobility				
Maximum Traffic Catchment (lots) ⁽²⁾	5	75	300	500		1,000		
Maximum Traffic Usage (vpd) ⁽³⁾	50	750	3,000	5,000		10,000		
Maximum Speed Environment ⁽⁴⁾	30	40	40	60 ⁽⁶⁾				
Geometric Design Speed & Sight Distances (km/h) ^(4&5)	40	50	50	60 ⁽⁶⁾				
Direct Driveway Access	yes			yes		no		
Reserve Width (metres) ⁽⁷⁾	10.0	16.0	17.0	21.0	25.5	19.0	24.5	
Carriageway Width (metres) ⁽⁸⁾	5.5	8.0	8.5	12.0	2 x 6.0		9.0	2 x 5.0
Marked Traffic Lane Width (metres)	na			3.2		3.0	3.5	
Median Width (metres)	na			na	4.5	na	4.5	
Parking Lane Width ⁽⁹⁾	na			2.8m		na		
Cycle Lane	na			2.8m ⁽¹⁰⁾		1.5		
Bus Stops ⁽¹¹⁾	no		yes	yes				
Bus Shelters ⁽¹¹⁾	no		no	yes				
Indented Bus Bays ⁽¹¹⁾	na		yes	no		yes		
Minimum Verge Width (metres) ⁽¹²⁾	1.5	4.25	4.25	4.5		5.0		
Kerb Type ⁽¹⁴⁾	barrier	mountable ⁽¹³⁾⁽¹⁴⁾	mountable ⁽¹⁴⁾	mountable ⁽¹⁴⁾		barrier		
Pathway Provision ⁽¹⁵⁾	no	one-side	both-sides one-side ⁽²⁰⁾	both sides				
Pathway Width (metres)	na	1.5	2.0	2.0				
Pedestrian Refuge Islands	no	no	no	yes				
Maximum Grade (%) ⁽¹⁶⁾⁽¹⁹⁾	na	12% ⁽¹⁷⁾	12% ⁽¹⁷⁾ (6% if bus route) ⁽¹⁷⁾	6% ⁽¹⁸⁾				
Carriageway Crossfall	One Way Min 2.5% Max 4%	Two Way 3%	Two Way 3%	Two Way 3%				

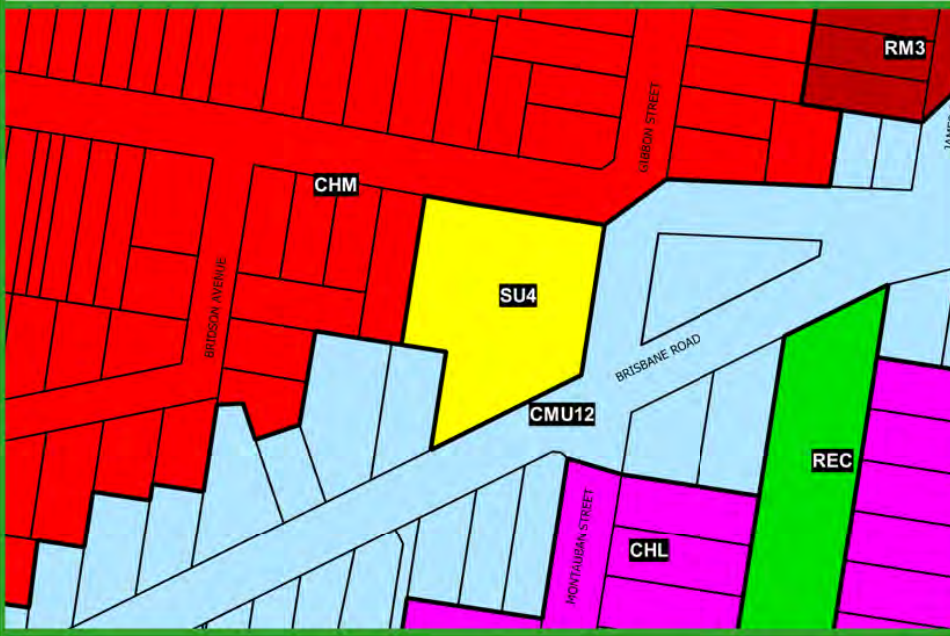
Notes:

- Difference is in 'form' rather than 'function' and the design criteria are the same for both streets (e.g. an access place is a single cul-de-sac whereas an access street is a 'stem' from which branches two or more culs-de-sac or a 'loop' street).
- Based on a traffic generation rate of ten vehicles per day per single residential lot.
- Traffic volumes for other land uses are to be calculated in accordance with the latest version of the NSW Roads & Traffic Authority's Guide to Traffic Generating Developments.
- The desired maximum speed environment shall be maintained by limiting the length of straight roads. Straight lengths of road shall be separated with appropriately designed intersections, horizontal curves or speed control devices, such as roundabouts or local area traffic management measures.
- The design speed is a selected speed used to determine the design parameters for a new road or street including vertical alignment, sight distances and the location of intersections and major access driveways. The Austroads Publications are to be used as the reference in determining these design parameters.
- Posted / signed speed limit.
- Road reserves may need to be wider at and on the approach and departure of intersections and wider where indented bus bays are provided to ensure adequate average verge widths are met.
- The carriageway width is measured between channel inverts.
- Where lot frontages are 17m or above, parking can be accommodated on carriageway. Where lot frontages are less than 12m special design measures (e.g. off-carriageway parking, rear garages, widening carriageway to three lanes) are required to provide for adequate parking, passing and lot access.
- Shared with the parking lane ('Bicycle Awareness Zone'). Involves the placement of a yellow bicycle symbols on the edge line at regular intervals.

- Bus stops and associated infrastructure including indented bus bays are to meet the design requirements of Translink. Bus stops are to be generally located to ensure 90% of lots are within 400 metres walking distance of a bus stop.
- Each verge must be of sufficient width to accommodate relevant services, landscaping and, unless other noise attenuation methods are used, to ensure a total setback to residential dwellings that satisfies the traffic noise exposure levels. At least one verge must address the minimum width (4.25m). The verge on the opposite side of the carriageway may be narrower in width (ie 3.75m).
- Council may consider an alternative kerb type profile to M1 where the road reserve width is sufficient to achieve the minimum verge width and carriageway width, (eg within an existing road reserve which exceeds 16m in width in the Large Lot Residential Zone).
- The kerb type for infill development is to match the existing connecting road kerb profile, unless another kerb type is required for a particular purpose. Barrier kerbs are preferred adjacent to public reserves and when needed for drainage. Concrete kerb and channel shall be provided on both sides of all residential streets.
- Street lighting and other appropriate community facilities (e.g. bus stops) are to be coordinated with footpaths. Footpaths are to be located in the position determined by Ipswich City Council.
- The desirable maximum grades are to be considered the maximum for normal design purposes. Water shedding from pavement surfaces on steep straight grades shall be examined in the design process.
- Short lengths (maximum 125 metres) of roadway with a grade between 12% and 16% are acceptable (on non-bus routes).
- Short lengths (maximum 125 metres) of roadways located on a bus route with a grade between 6% and 10% are acceptable.
- Grades greater than 12% require special design considerations for pedestrians, cyclists, refuse vehicles and street layout (e.g. grade on curves, grade for turning vehicles at the street turning head).
- A 1.5 metre wide pathway may also be required on the other side of the street (in addition to the 2.0 metre wide pathway) in areas of high pedestrian demand.



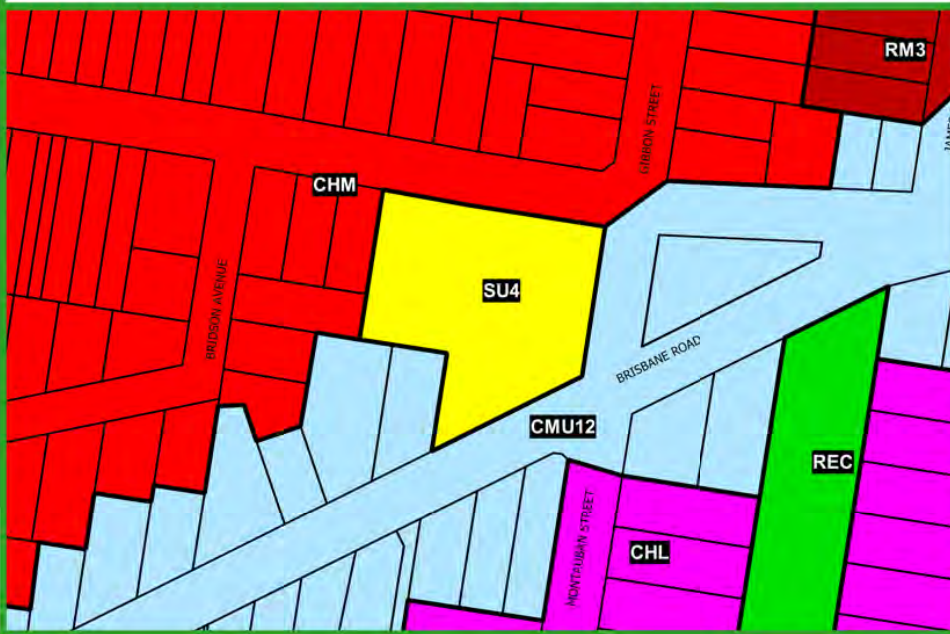
Existing Zoning Map Z15 Excerpt



Existing Zoning

- Character Housing Low Density - CHL
- Character Housing Mixed Density - CHM
- Character Mixed Use - CMU
- Recreation - REC
- Residential Medium Density - RM
- Special Uses - SU

Proposed Zoning Map Z15 Excerpt



Proposed Zoning

- Character Housing Low Density - CHL
- Character Housing Mixed Density - CHM
- Character Mixed Use - CMU
- Recreation - REC
- Residential Medium Density - RM
- Special Uses - SU

Designation of Land for Community Infrastructure

For information on designations (DL) refer to the List of Amendments and Notations in the Ipswich Planning Scheme.

Recorded Approvals

(Pursuant to section 391 of the Sustainable Planning Act 2009 and section 3.5.27 of the repealed Integrated Planning Act 1997). For information on recorded approvals (IA) refer to the List of Amendments and Notations in the Ipswich Planning Scheme.

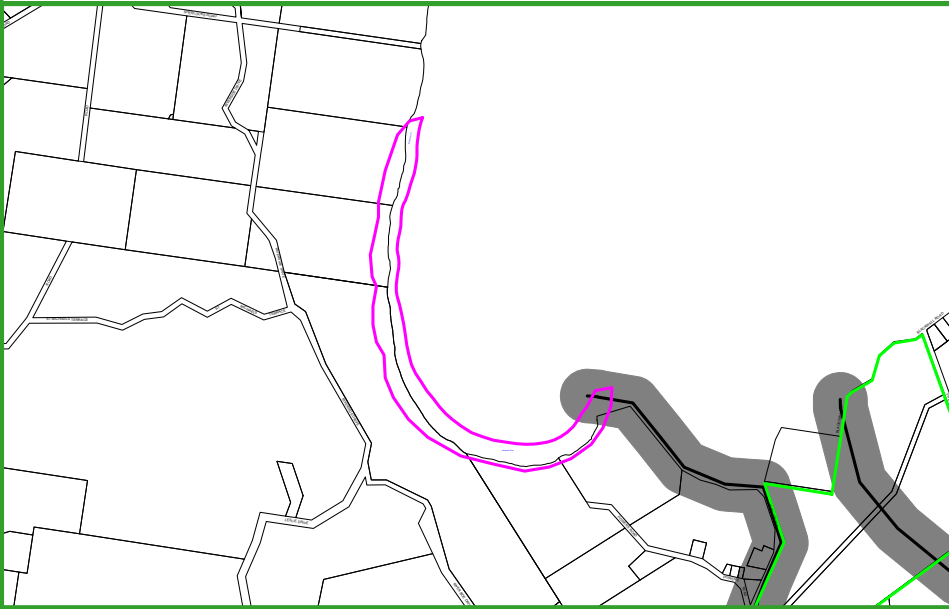
- Existing Approval - EA
- Indicative Boundary, subject to further detailed assessment.

				Z1	Z2		Z3	
		Z4	Z5	Z6	Z7	Z8	Z9	
	Z10	Z11	Z12	Z13	Z14	Z15	Z16	Z17
Z18	Z19	Z20	Z21	Z22	Z23	Z24	Z25	Z26
Z27	Z28	Z29	Z30	Z31	Z32	Z33	Z34	Z35
Z36	Z37	Z38	Z39	Z40	Z41	Z42	Z43	
Z44	Z45		Z46	Z47	Z48	Z49		
Z50	Z51							



Amendment Location

Existing OV2 Key Resource Areas, Buffers & Haul Routes Excerpt



Existing Overlay

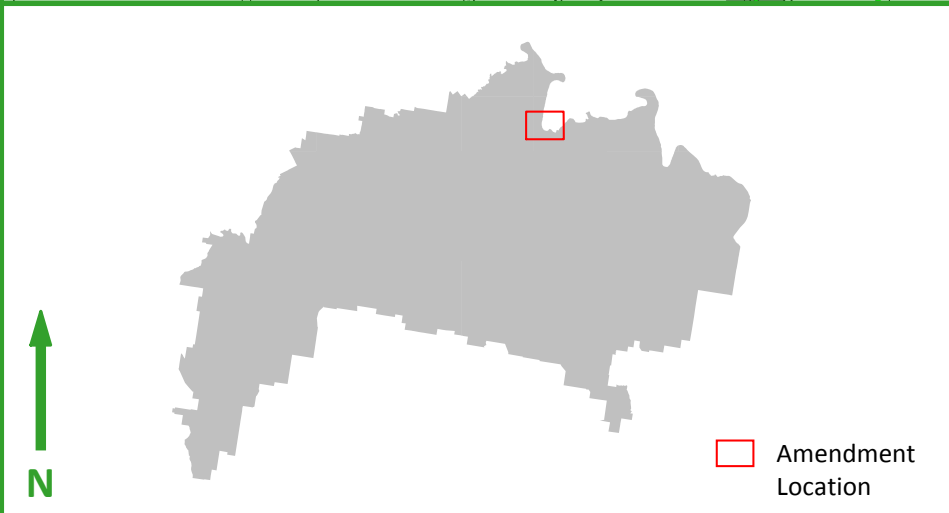
- Key Resource Area
- Mining Leases
- Haul Routes and Buffer

Proposed OV2 Key Resource Areas, Buffers & Haul Routes Excerpt



Proposed Overlay

- Mining Leases
- Haul Routes and Buffer



Address/Site Name	Street No.	Suburb	RPD	Description	Extent of Significance
Kennedy Street	8	Marburg	L31 RP35810	Dwelling	Whole Lot
Kerwick Street	10	Redbank	L1 SP204710	Dwelling and former 'lock-up'	Police residence and 'lock-up'
Kingsmill Road 'Coalfalls/Brassall Bridge Memorial'		Coalfalls	Road Reserve	Memorial	To the extent of the memorial's concrete apron
Kraatz Road ' Kraatz Farm '	Lot 2	Tallogalla	L2 RP35879	Farm	Main house and the elevated barn
Lanefield Road 'Daisy Park'	39-79	Rosewood	L380 CH31320	Dwelling	Main house
Lawrence Street 'North Ipswich State School'	10	North Ipswich	L13 I16254	School and Principal's residence	Whole Lot, including classrooms and Principal's residence and excluding all post 1946 buildings and structures
Lawrence Street Lennon Lane 'St. Thomas' Anglican Church'	15-17 12-14	North Ipswich	L1 RP3204 L28-30 RP3206	Church	Whole Site, excluding post 1946 buildings and structures
Lees Road	23	Ebenezer	L23 RP123059	Dwelling	House and rear wing
Limestone Street 'St Stephens Presbyterian Church'	22	Ipswich	L9-10 C730571 L72 I122417	Church & Hall	Whole Site
Limestone Street Ellenborough St 'Uniting Church Central Mission'	77 27	Ipswich	L32-34 RP159290	Church & Hall	Whole Site, excluding post 1946 buildings and structures
Limestone Street 'Liberty Hall'/ 'Mary Tregaer Hostel'	84	Ipswich	L2 RP100150	Dwelling	Whole Lot excluding post 1946 buildings and structures
Limestone Street 'Queen Victoria Silver Jubilee Memorial Technical College'	88	Ipswich	L1 I16237	College	Whole Lot excluding post 1946 buildings and structures
Limestone Street 'Villa Maria' Fence/ Wall	98	Ipswich	L1 RP43916	Fence/ Wall	To the extent of the fence/wall's foundations along Limestone Street and Wilson's Lane
Limestone Street Baines Park 'Western Suburbs War Memorial'	112	Ipswich	L108 I16120	Memorial	To the extent of the memorial's concrete apron
Lindsay Street 'Brethren Hall'	14-14A	Bundamba	L15/16 RP438	Church Hall	Whole Lot
Linnings Road	145-147	Haigslea	L1 RP187839	Dwelling	Whole Lot
Long Gully Road 'Railway dam and weir'		Grandchester	L1 RP 22822 L224, 226-227 CC3466	Dam	Whole Site
Lowry Street 'Vietnam War Memorial'	5	North Ipswich	L2 RP150632	Memorial	To the extent of the memorial's concrete apron



Address/Site Name	Street No.	Suburb	RPD	Description	Extent of Significance
Lowry Street 'Queenslands First Railway Memorial'	5	North Ipswich	L21 SP175186	Memorial	To the extent of the memorial's concrete apron
<u>Grandchester Mt Mort Road</u> ' <u>Macadam Constructed Road and Stone Culverts</u> '		<u>Grandchester</u>		<u>Historic road and stone culverts</u>	<u>Coordinates:</u> <u>1. -27.70126,</u> <u>152.47112 road</u> <u>2. -27.70763,</u> <u>152.47123 road</u> <u>3. -27.71639,</u> <u>152.46955 culvert</u> <u>4. -27.73554,</u> <u>152.46516 culvert</u> <u>5. -27.73985,</u> <u>152.46079 culvert</u> <u>6. -27.74216,</u> <u>152.45610 culvert</u> <u>7. -27.76981,</u> <u>152.43491 road</u>
Main Street 'Former Proudlocks Drapery'	1	Marburg	L2 RP85007	Shop & residence	Whole Lot and street awning
Maitland Street	13	Churchill	L75 RP30071	Dwelling	Whole Lot
Mary Street 'Blackstone Congregational Church'	14	Blackstone	L1 RP184263	Church	Whole Lot
Mary Street	7	Bundamba	L4 RP22411	Dwelling	Whole Lot
Mary Street 'St Edmunds College'	16	Woodend	L3 RP889302	Christian Brothers' residence & Pender House	Christian Brothers' Residence', Pender House & Mary St Garden as outlined within the shaded areas on attached Plan No. 23
Matthew Street Railway Street 'St Brigid's Catholic Church'	8, 10, 14A, 9A-9C, 11	Rosewood	L5-6 RP35576 L14-18 RP35575	Church	Whole Site, including Presbytery, Church, Hall and School and excluding all post 1946 buildings & structures except the Presbytery.
Matthew Street	28	Rosewood	Lot 1 SP263258	Former Convent	Whole Lot
Matthew Street 'St Matthews Lutheran Church'	63	Rosewood	L29 RP35593	Church	Whole Lot
McGill Street 'Villa Esrum'	13	Basin Pocket	L92 RP24005	Dwelling	Whole Lot
McGrath Lane 'Melrose'	20	Booval	L1 RP49167	Dwelling	Whole Lot
Meier Street	17	Peak Crossing	L36 RP21401	Dwelling	Whole Lot
Merton Street		East Ipswich	L144 SP130156	East Ipswich Railway Station	Rail Footbridge and Timber Platform Shelters





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

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Our reference: DGC18/630

Your reference: Planning Scheme Major Amendment Package 03/2017

20 SEP 2018

Mr Greg Chemello
Administrator
Ipswich City Council
PO Box 191
IPSWICH QLD 4305

Email: council@ipswich.qld.gov.au

Dear Mr Chemello

I refer to the Ipswich City Council's letter of 1 June 2018, providing the proposed Major Amendment Package 03/2017 to the *Ipswich Planning Scheme 2006* (the proposed amendment).

I have assessed the proposed amendment against the requirements prescribed under chapter 2, part 4, section 21.4 of the Minister's Guidelines and Rules (MGR).

I am pleased to advise that, in accordance with the MGR, the council may now adopt the proposed amendment without conditions.

If you require any further information, please contact Ms Michele McMahon, Manager, Planning and Development Services - South, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3432 2424 or michele.mcmahon@dsdmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Cameron Dick".

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

IMPLEMENTATION GUIDELINE NO. 1



Development Standards for Auxiliary Units and Dual Occupancies, including those which are Used to Accommodate Relatives or Aged or Infirm Persons

Date of Council Resolution

These guidelines were originally adopted by Council on 12 April 2010 and took effect from 19 April 2010 in accordance with section 2.3(2) of the Planning Scheme. The guidelines were most recently amended by Council on

- 15 September 2015; and
- XX October 2018 and took effect on XX6 October 2018.

Purpose of the Guidelines

This document is intended to assist with the implementation of the Planning Scheme by providing guidelines for development standards relating to Auxiliary Units and Dual Occupancies, including those which are used to accommodate relatives or aged or infirm persons.

An Auxiliary Unit is defined as a building or part of a building used as a secondary residence not exceeding 50m² gross floor area and having a maximum of one bedroom which is attached to or associated with a dwelling on the same lot. The ability to develop Auxiliary Units will have significant benefits, including the provision of a greater range of intergenerational housing options. The Auxiliary Unit is subservient in form and nature to the main dwelling on the lot and may be used to house an elderly relative or teenage children, may be used to house a boarder for supplementary income, and then may be used by aging parents with a young family moving into the larger principal residence.

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

For the purposes of this Implementation Guideline the following terms have the meaning as set out below—

- (a) "Auxiliary Unit"
- (i) "Auxiliary Unit" means a building or part of a building used as a secondary residence not exceeding 50m² gross floor area with a maximum of one bedroom which is attached to or associated with a dwelling on the same lot.
- (ii) The term does not include "Dual Occupancy", "Institutional Residential" or "Temporary Accommodation".

- (b) "Dual Occupancy"

- (i) "Dual Occupancy" means the residential use of premises if there are two dwellings on any one lot where each dwelling exceeds 50m² gross floor area or has more than one bedroom.
- (ii) The term does not include "Auxiliary Unit".

Guidelines

1. Relaxation of Development Standards

Council will relax the following development standards in situations where it is considered that development will be used as an Auxiliary Unit.

Council may also relax these development standards in situations where it is considered that a dual occupancy development will be used to accommodate relatives or aged or infirm persons.

Accordingly the development of an Auxiliary Unit, or development of a Dual Occupancy used to accommodate relatives or aged or infirm persons will be treated in a similar manner to a single family dwelling.

Town Planning—

- (a) recreation space (no specific standards will normally be required);
- (b) carparking requirements (no specific standards will normally be required);
- (c) landscaping and fencing requirements (no specific standards will normally be required).

Public Parks Infrastructure—

Public parks infrastructure contributions will normally be waived.

Local Community Facilities Infrastructure—

Local community facilities infrastructure contributions will normally be waived.

Health—

- (a) refuse (only one standard domestic refuse service will normally be required);

Engineering—

- (a) driveway requirements (no specific standards will normally be required where a shared driveway and access point are used);
- (b) water, sewerage and roadworks infrastructure contributions will normally be waived.

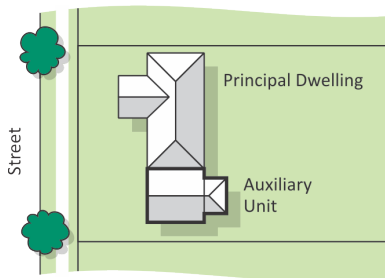
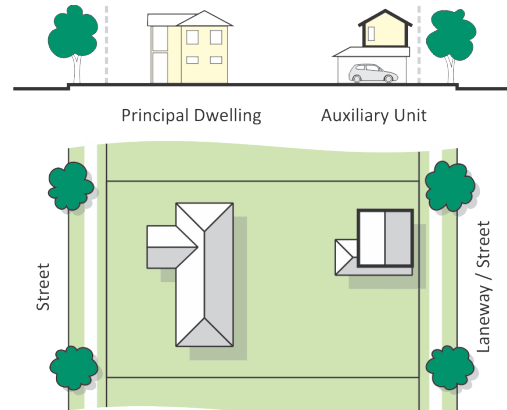


2. Locating an Auxiliary Unit

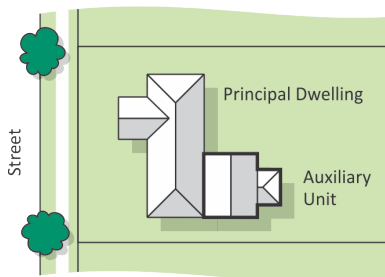
- (1) Auxiliary Units are to be provided at appropriate distributions throughout the City to deliver a diversity of housing types and avoid over concentrations.
- (2) The development triggers for Auxiliary Unit locations are provided in Table 12.6.1 and Table 12.6.2 of the Residential Code and Appendix A: Residential Lot Size, Frontage and Special Characteristics of the Reconfiguring a Lot Code in the Planning Scheme.
- (3) An Auxiliary Unit may be located adjoining, below, above or at the side or rear of a principal dwelling (refer to Figures 1 to 4 below).
- (24) Where an Auxiliary Unit is proposed to be attached or located above another structure, the construction shall comply with the Fire Resistant Construction requirements of the Building Code of Australia.

Figure 1 – Layout options of an Auxiliary Unit located attached to, or to the rear of the Principal Dwelling

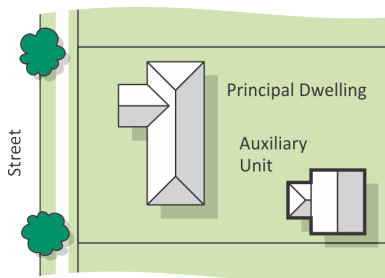
Note: The preferred location for an Auxiliary Unit is to the rear of the Principal Dwelling.



Attached Side



Attached Rear



Detached Rear

Figure 2 – Layout of an Auxiliary Unit located above a garage



Figure 3 – Example of an Auxiliary Unit above a garage



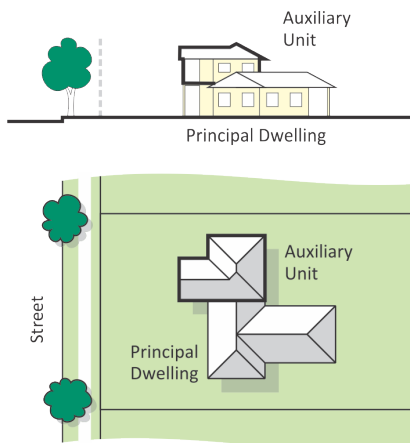


Figure 4 - Layout of an Auxiliary Unit located above the Principal Dwelling

3. **Numbering of properties with an Auxiliary Unit or Dual Occupancy**

The display of an incorrect property address or an address that is not consistent with Council's adopted numbering system may have serious or life threatening consequences should an emergency services vehicle be called and the emergency personnel are not able to locate the correct property. It is therefore important that all Auxiliary Units and Dual Occupancies are allocated the correct property address.

In order to comply with Council's adopted numbering system, Auxiliary Units and Dual Occupancies on a property with a single frontage must be allocated a property address consistent with that displayed in Figures 5 or 6 below:

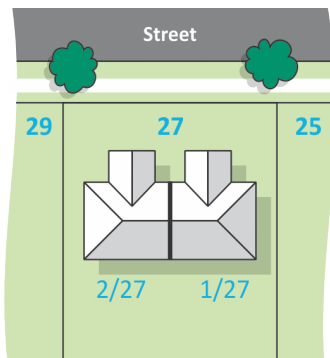


Figure 5 - Auxiliary Unit and Dual Occupancy Consistent Street Numbering - Secondary Residence to the side

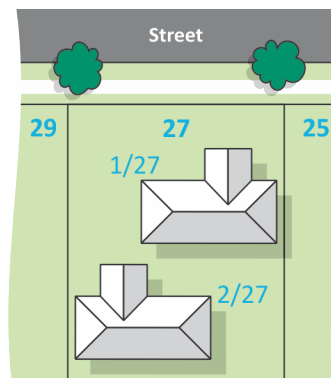


Figure 6 - Auxiliary Unit and Dual Occupancy Consistent Street Numbering - Secondary Residence to the rear

Council would like to work with property owners to ensure that any existing properties that do not comply with Council's adopted numbering system are allocated the correct address. Should your Auxiliary Unit or Dual Occupancy currently have an address that is inconsistent with the examples given in Figures 5 or 6, the numbering should be amended as a matter of priority. If your property is located on a corner allotment or has dual frontages, please contact Council's Technical Support Team on (07) 3810 6666 at which point an officer will assist by assigning an appropriate number to each dwelling that is consistent with the Council adopted numbering system.

It should be noted that Ipswich City Council's Local Law No. 7 (part 5, section 16) states that the owner/occupier of land must not adopt or exhibit a number for a building or allotment that is inconsistent with the numbering system adopted by the Local Government. Failure to display the correct numbering may result in the issue of a Remedial Notice and the possibility of an Infringement Notice.

For further information relating to the numbering of properties with an Auxiliary Unit or Dual Occupancy please contact the Development Planning Branch, Technical Support Team on telephone number (07) 3810 6666.

4. **Written Undertaking to Accompany Applications for a Dual Occupancy used to accommodate relatives or aged or infirm persons**

Written Undertakings (in the form of Statutory Declarations) shall accompany the development application—

- (a) Firstly, an undertaking signed by the relative or an aged or infirm person who is under the care of another person who resides on site, or when applicable, the Power of Attorney of such person. Such Undertaking shall state that the dwelling is to be used to accommodate the relative or aged or infirm person.



- (b) Secondly, an undertaking signed by the applicant or resident of the subject site, to the effect that the second dwelling is to be occupied by a relative or an aged or infirm person. Such Undertaking shall name the relative or aged or infirm person for whom the proposed accommodation is provided.

A proforma undertaking is attached to this Implementation Guideline.

5. Residency Requirements for a Dual Occupancy used to accommodate relatives or aged or infirm persons

- (a) A standard condition shall be imposed upon any form of approval, that the development must be occupied by a relative or an aged or infirm person who is under the care of another person who resides on site. Furthermore, the second dwelling shall not be rented or occupied by any person other than as specified in the application and associated undertakings, unless otherwise approved by Council.
- (b) In order to facilitate care, it is preferred that the two dwelling units be attached or separated by no more than 20 metres.

6. Continuation of Use for a Dual Occupancy used to accommodate relatives or aged or infirm persons

Verification of ongoing approved use of the premises may be required by Council on a periodic basis.

7. Discontinuation of Use for a Dual Occupancy used to accommodate relatives or aged or infirm persons

If the use discontinues, the following steps shall be complied with—

- (a) applicant advises Council in writing that the use has discontinued;
- (b) applicant removes the additional dwelling, or converts the additional dwelling to form part of a single detached house;
- (c) a site inspection shall be carried out to confirm discontinuance of use and/or building works; or
- (d) applicant demonstrates compliance with the conditions of approval to permit the conversion of the use to a Dual Occupancy (unrestricted).

Where the applicant is unable to comply with the requirements to permit the conversion of the use to a Dual Occupancy (unrestricted) the applicant may lodge a fresh application for a Dual Occupancy development.

8. Conversion from a Dual Occupancy used to accommodate relatives or aged or infirm persons to a Dual Occupancy (unrestricted)

Where a Dual Occupancy used to accommodate relatives or aged or infirm persons meets the requirements of the Building Code of Australia as a separate dwelling and the use of the dwelling by a 'relative or aged or infirm person' ceases, the applicant may use the site as a Dual Occupancy (unrestricted) subject to the applicant complying with the conditions of conversion. Such conditions are—

- (a) the payment of an adopted infrastructure charge applicable at the time of conversion;
- (b) compliance with the provisions of the Planning Scheme applicable at the time of conversion, relating to:-
- (i) recreation space, landscaping and fencing requirements;
 - (ii) carparking and vehicular access requirements;
 - (iii) privacy requirements;
- (c) the provision of individual service connections (including electricity, water and sewer) for each dwelling;
- (d) compliance with the provisions of the Building Code of Australia and the Queensland Development Code, relating to:-
- (i) achieving water saving targets and sustainability requirements for each dwelling;
 - (ii) achieving energy efficiency requirements; and
 - (ii) compliance with fire safety and separation requirements.

9. Reconfiguring a Lot

Subdivision of land containing a Dual Occupancy that complies with the Planning Scheme and Building Code of Australia provisions will normally be approved without additional conditions or requirements where the subdivision results in a single dwelling on each new lot.



STATUTORY DECLARATION

We, _____ (A), and _____ (B) do solemnly and sincerely declare:

1. _____ (A) is the applicant and/or resident in relation to the application for a dual occupancy which is to be used to accommodate relatives of _____ (A) or aged or infirmed persons in the care of _____ (A), in relation to the land described as _____ (the subject land).
2. _____ (B) of _____ is a relative of _____ (A) and or an aged or infirmed person in the care of _____ (A).
3. Upon approval of the said application referred to in paragraph 1 and upon the relaxation of development standards for a dual occupancy which is used to accommodate relatives or aged or infirmed persons in accordance with the Ipswich City Council Implementation Guideline No. 1, _____ (A) undertakes and agrees to occupy one of the dwellings on the subject land.
4. Upon the approval of the application referred to in paragraph 1 and upon the relaxation of development standards for a dual occupancy which is used to accommodate relatives or aged or infirmed persons in accordance with the Ipswich City Council Implementation Guideline No. 1, _____ (B) undertakes and agrees to occupy one of the dwellings on the subject land.

And we make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of "The Oaths Act, 1867".

Signed and declared by the above named _____ (A)

Taken and Declared before me, at _____)

This _____ day of _____ 20_____))

A Justice of the Peace / Commissioner for Declarations

Signed and declared by the above named _____ (B)

Taken and Declared before me, at _____)

This _____ day of _____ 20_____))

A Justice of the Peace / Commissioner for Declarations



IMPLEMENTATION GUIDELINE NO. 1



Development Standards for Auxiliary Units and Dual Occupancies, including those which are Used to Accommodate Relatives or Aged or Infirm Persons

Date of Council Resolution

These guidelines were originally adopted by Council on 12 April 2010 and took effect from 19 April 2010 in accordance with section 2.3(2) of the Planning Scheme. The guidelines were most recently amended by Council on

- 15 September 2015; and
- XX October 2018 and took effect on XX October 2018.

Purpose of the Guidelines

This document is intended to assist with the implementation of the Planning Scheme by providing guidelines for development standards relating to Auxiliary Units and Dual Occupancies, including those which are used to accommodate relatives or aged or infirm persons.

An Auxiliary Unit is defined as a building or part of a building used as a secondary residence not exceeding 50m² gross floor area and having a maximum of one bedroom which is attached to or associated with a dwelling on the same lot. The ability to develop Auxiliary Units will have significant benefits, including the provision of a greater range of intergenerational housing options. The Auxiliary Unit is subservient in form and nature to the main dwelling on the lot and may be used to house an elderly relative or teenage children, may be used to house a boarder for supplementary income, and then may be used by aging parents with a young family moving into the larger principal residence.

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

For the purposes of this Implementation Guideline the following terms have the meaning as set out below—

- (a) "Auxiliary Unit"
- (i) "Auxiliary Unit" means a building or part of a building used as a secondary residence not exceeding 50m² gross floor area with a maximum of one bedroom which is attached to or associated with a dwelling on the same lot.
- (ii) The term does not include "Dual Occupancy", "Institutional Residential" or "Temporary Accommodation".

- (b) "Dual Occupancy"
- (i) "Dual Occupancy" means the residential use of premises if there are two dwellings on any one lot where each dwelling exceeds 50m² gross floor area or has more than one bedroom.
- (ii) The term does not include "Auxiliary Unit".

Guidelines

1. Relaxation of Development Standards

Council will relax the following development standards in situations where it is considered that development will be used as an Auxiliary Unit.

Council may also relax these development standards in situations where it is considered that a dual occupancy development will be used to accommodate relatives or aged or infirm persons.

Accordingly the development of an Auxiliary Unit, or development of a Dual Occupancy used to accommodate relatives or aged or infirm persons will be treated in a similar manner to a single family dwelling.

Town Planning—

- (a) recreation space (no specific standards will normally be required);
- (b) carparking requirements (no specific standards will normally be required);
- (c) landscaping and fencing requirements (no specific standards will normally be required).

Public Parks Infrastructure—

Public parks infrastructure contributions will normally be waived.

Local Community Facilities Infrastructure—

Local community facilities infrastructure contributions will normally be waived.

Health—

- (a) refuse (only one standard domestic refuse service will normally be required);

Engineering—

- (a) driveway requirements (no specific standards will normally be required where a shared driveway and access point are used);
- (b) water, sewerage and roadworks infrastructure contributions will normally be waived.

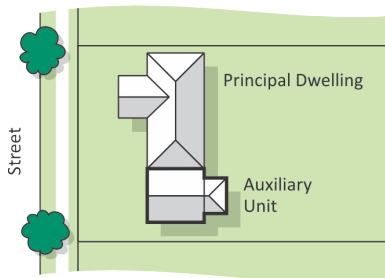
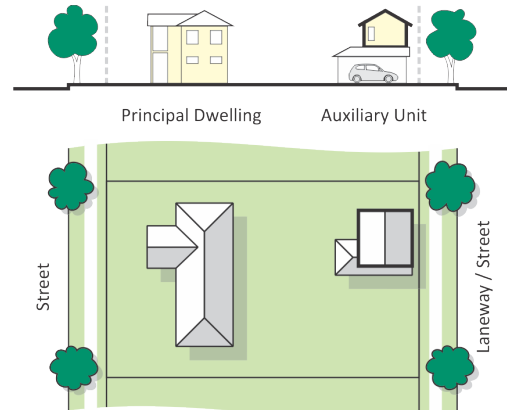


2. Locating an Auxiliary Unit

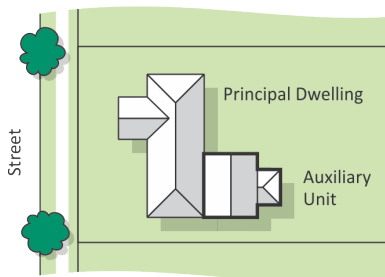
- (1) Auxiliary Units are to be provided at appropriate distributions throughout the City to deliver a diversity of housing types and avoid over concentrations.
- (2) The development triggers for Auxiliary Unit locations are provided in Table 12.6.1 and Table 12.6.2 of the Residential Code and Appendix A: Residential Lot Size, Frontage and Special Characteristics of the Reconfiguring a Lot Code in the Planning Scheme.
- (3) An Auxiliary Unit may be located adjoining, below, above or at the side or rear of a principal dwelling (refer to Figures 1 to 4 below).
- (4) Where an Auxiliary Unit is proposed to be attached or located above another structure, the construction shall comply with the Fire Resistant Construction requirements of the Building Code of Australia.

Figure 1 – Layout options of an Auxiliary Unit located attached to, or to the rear of the Principal Dwelling

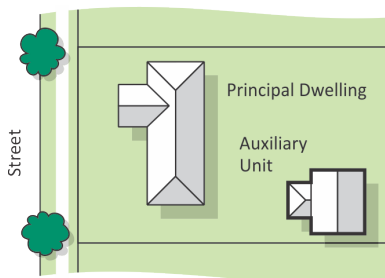
Note: The preferred location for an Auxiliary Unit is to the rear of the Principal Dwelling.



Attached Side



Attached Rear



Detached Rear

Figure 2 – Layout of an Auxiliary Unit located above a garage



Figure 3 – Example of an Auxiliary Unit above a garage



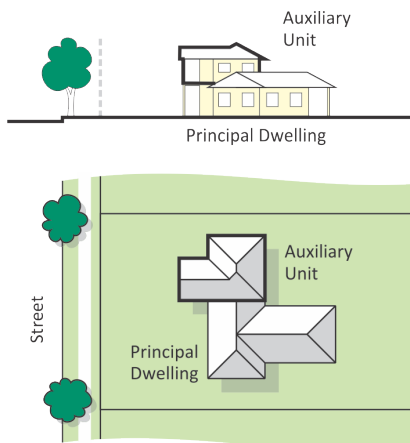


Figure 4 - Layout of an Auxiliary Unit located above the Principal Dwelling

3. Numbering of properties with an Auxiliary Unit or Dual Occupancy

The display of an incorrect property address or an address that is not consistent with Council's adopted numbering system may have serious or life threatening consequences should an emergency services vehicle be called and the emergency personnel are not able to locate the correct property. It is therefore important that all Auxiliary Units and Dual Occupancies are allocated the correct property address.

In order to comply with Council's adopted numbering system, Auxiliary Units and Dual Occupancies on a property with a single frontage must be allocated a property address consistent with that displayed in Figures 5 or 6 below:

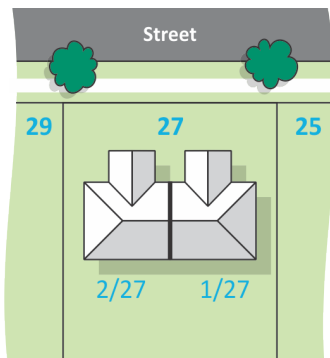


Figure 5 - Auxiliary Unit and Dual Occupancy Consistent Street Numbering – Secondary Residence to the side

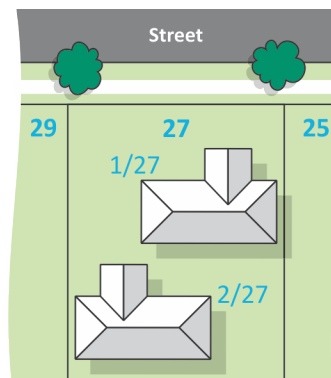


Figure 6 - Auxiliary Unit and Dual Occupancy Consistent Street Numbering – Secondary Residence to the rear

Council would like to work with property owners to ensure that any existing properties that do not comply with Council's adopted numbering system are allocated the correct address. Should your Auxiliary Unit or Dual Occupancy currently have an address that is inconsistent with the examples given in Figures 5 or 6, the numbering should be amended as a matter of priority. If your property is located on a corner allotment or has dual frontages, please contact Council's Technical Support Team on (07) 3810 6666 at which point an officer will assist by assigning an appropriate number to each dwelling that is consistent with the Council adopted numbering system.

It should be noted that Ipswich City Council's Local Law No. 7 (part 5, section 16) states that the owner/occupier of land must not adopt or exhibit a number for a building or allotment that is inconsistent with the numbering system adopted by the Local Government. Failure to display the correct numbering may result in the issue of a Remedial Notice and the possibility of an Infringement Notice.

For further information relating to the numbering of properties with an Auxiliary Unit or Dual Occupancy please contact the Development Planning Branch, Technical Support Team on telephone number (07) 3810 6666.

4. Written Undertaking to Accompany Applications for a Dual Occupancy used to accommodate relatives or aged or infirm persons

Written Undertakings (in the form of Statutory Declarations) shall accompany the development application—

- (a) Firstly, an undertaking signed by the relative or an aged or infirm person who is under the care of another person who resides on site, or when applicable, the Power of Attorney of such person. Such Undertaking shall state that the dwelling is to be used to accommodate the relative or aged or infirm person.



- (b) Secondly, an undertaking signed by the applicant or resident of the subject site, to the effect that the second dwelling is to be occupied by a relative or an aged or infirm person. Such Undertaking shall name the relative or aged or infirm person for whom the proposed accommodation is provided.

A proforma undertaking is attached to this Implementation Guideline.

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- (b) In order to facilitate care, it is preferred that the two dwelling units be attached or separated by no more than 20 metres.

6. Continuation of Use for a Dual Occupancy used to accommodate relatives or aged or infirm persons

Verification of ongoing approved use of the premises may be required by Council on a periodic basis.

7. Discontinuation of Use for a Dual Occupancy used to accommodate relatives or aged or infirm persons

If the use discontinues, the following steps shall be complied with—

- (a) applicant advises Council in writing that the use has discontinued;
- (b) applicant removes the additional dwelling, or converts the additional dwelling to form part of a single detached house;
- (c) a site inspection shall be carried out to confirm discontinuance of use and/or building works; or
- (d) applicant demonstrates compliance with the conditions of approval to permit the conversion of the use to a Dual Occupancy (unrestricted).

Where the applicant is unable to comply with the requirements to permit the conversion of the use to a Dual Occupancy (unrestricted) the applicant may lodge a fresh application for a Dual Occupancy development.

8. Conversion from a Dual Occupancy used to accommodate relatives or aged or infirm persons to a Dual Occupancy (unrestricted)

Where a Dual Occupancy used to accommodate relatives or aged or infirm persons meets the requirements of the Building Code of Australia as a separate dwelling and the use of the dwelling by a 'relative or aged or infirm person' ceases, the applicant may use the site as a Dual Occupancy (unrestricted) subject to the applicant complying with the conditions of conversion. Such conditions are—

- (a) the payment of an adopted infrastructure charge applicable at the time of conversion;
- (b) compliance with the provisions of the Planning Scheme applicable at the time of conversion, relating to:-
- (i) recreation space, landscaping and fencing requirements;
 - (ii) carparking and vehicular access requirements;
 - (iii) privacy requirements;
- (c) the provision of individual service connections (including electricity, water and sewer) for each dwelling;
- (d) compliance with the provisions of the Building Code of Australia and the Queensland Development Code, relating to:-
- (i) achieving water saving targets and sustainability requirements for each dwelling;
 - (ii) achieving energy efficiency requirements; and
 - (ii) compliance with fire safety and separation requirements.

9. Reconfiguring a Lot

Subdivision of land containing a Dual Occupancy that complies with the Planning Scheme and Building Code of Australia provisions will normally be approved without additional conditions or requirements where the subdivision results in a single dwelling on each new lot.



STATUTORY DECLARATION

We, _____ (A), and _____ (B) do solemnly and sincerely declare:

1. _____ (A) is the applicant and/or resident in relation to the application for a dual occupancy which is to be used to accommodate relatives of _____ (A) or aged or infirmed persons in the care of _____ (A), in relation to the land described as _____ (the subject land).
2. _____ (B) of _____ is a relative of _____ (A) and or an aged or infirmed person in the care of _____ (A).
3. Upon approval of the said application referred to in paragraph 1 and upon the relaxation of development standards for a dual occupancy which is used to accommodate relatives or aged or infirmed persons in accordance with the Ipswich City Council Implementation Guideline No. 1, _____ (A) undertakes and agrees to occupy one of the dwellings on the subject land.
4. Upon the approval of the application referred to in paragraph 1 and upon the relaxation of development standards for a dual occupancy which is used to accommodate relatives or aged or infirmed persons in accordance with the Ipswich City Council Implementation Guideline No. 1, _____ (B) undertakes and agrees to occupy one of the dwellings on the subject land.

And we make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of "The Oaths Act, 1867".

Signed and declared by the above named _____ (A)

Taken and Declared before me, at _____)

This _____ day of _____ 20_____)

A Justice of the Peace / Commissioner for Declarations

Signed and declared by the above named _____ (B)

Taken and Declared before me, at _____)

This _____ day of _____ 20_____)

A Justice of the Peace / Commissioner for Declarations



BJD: TS

2 October 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 2 October 2018 concerning applications determined by delegated authority. Attachment A outlines a list of delegations exercised from 1 to 26 September 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
1 September 2018 to 26 September 2018**

Application No	Type	Application Details	Primary Property Location
ADP Area Development Plan			
3536/2018/ADP	ADP	Educational Establishment (St Peters Lutheran - Stage 3)	42 Wellness Way, Springfield Central
		Decision Date - 12/09/2018 Decision - Approved	Authority - Team Co-ordinator East
5710/2018/ADP	ADP	Area Development Plan to reconfigure one (1) lot into two (2) management lots Parkside Apartments (Stage 2)	7004 Barry Alexander Drive, Springfield Central
		Decision Date - 18/09/2018 Decision - Approved	Authority - Interim Administrator
913/2018/ADP	ADP	Designate land for detached houses, open space and display housing village; Reconfigure Two (2) Lots into Four Hundred and Forty-Three (443) Residential Lots plus New Road, Three (3) Linear Open Space Lots, Local Recreation Park, Bushfire Access Lot and Utilities Lot Permit the development of Four Hundred and Forty-Three (443) Detached Hous not compliant with the Planning Scheme	7001 Panorama Drive, Springfield
		Decision Date - 11/09/2018 Decision - Approved	Authority - Team Co-ordinator East
CA Combined Approval			
1740/2018/CA	CA	Reconfiguring a Lot - Six (6) Lots into Eighty (80) Lots (consisting of 79 residential lots and a water booster pump station lot), Six (6) Balance Lots and New Roads Material Change of Use - Single Residential on Seventy-Nine (79) proposed Lot (proposed Lots 316-394)	7001 Rohl Road, Walloon
		Decision Date - 24/09/2018 Decision - Approved	Authority - Team Co-ordinator West
4125/2018/CA	CA	Combined Approval Material Change of Use - Entertainment Use (Community Bingo, Function Room and Amusement Parlour) Advertising Devices (four (4) awning fascia signs and four (4) wall signs)	21 Brisbane Street, Ipswich
		Decision Date - 3/09/2018 Decision - Approved	Authority - Acting Team Co-ordinator Central
4964/2018/CA	CA	Material Change of Use - Business Use (Fast Food Premises, Restaurant or Takeaway Food Premises) - Units 4-5 and Service/Trades Use and/or General Industry - Units 1-3 Operational Works - Advertising Devices Operational Works - Landscaping	18 Hawkins Crescent, Bundamba
		Decision Date - 5/09/2018 Decision - Approved	Authority - Acting Team Co-ordinator Central
8210/2016/CA	CA	RAL - One (1) Lot into Fifty-four (54) residential lots, one (1) drainage reserve lo and opening of new roads; MCU - Nine (9) x single residential dwellings not complying with the Residential Code	122A Berry Street, Yamanto

Application No	Type	Application Details	Primary Property Location
Decision Date - 12/09/2018		Decision - Approved	Authority - Team Co-ordinator West
MCU	Material Change of Use		
1001/2018/MCU	MCU	Material Change of Use - Single Residential (Detached Dwelling and Auxiliary Unit) affected by a development constraints overlay (mining and difficult topography)	54 Brentwood Drive, Bundamba
Decision Date - 24/09/2018		Decision - Approved	Authority - Senior Planner (Development)
1005/2018/MCU	MCU	Material Change of Use - Single Residential (Detached Dwelling and Auxiliary Unit) affected by a development constraints overlay (difficult topography)	52A Brentwood Drive, Bundamba
Decision Date - 24/09/2018		Decision - Approved	Authority - Senior Planner (Development)
1020/2018/MCU	MCU	Material Change of Use - Single Residential (Detached Dwelling and Auxiliary Unit) affected by a development constraints overlay (mining and difficult topography)	56 Brentwood Drive, Bundamba
Decision Date - 24/09/2018		Decision - Approved	Authority - Senior Planner (Development)
1031/2018/MCU	MCU	Material Change of Use - Single Residential (Detached Dwelling and Auxiliary Unit) affected by a development constraints overlay (mining and difficult topography)	56A Brentwood Drive, Bundamba
Decision Date - 24/09/2018		Decision - Approved	Authority - Senior Planner (Development)
13/2018/MCU	MCU	Material Change of Use - Multiple Residential (Sixty-Seven (67) Townhouses)	7001 Berrigan Street, Redbank Plains
Decision Date - 3/09/2018		Decision - Approved - Negotiated Decision Approved	Authority - Acting Team Co-ordinator Central
2148/2018/MCU	MCU	Material Change of Use - Single residential within a Character Zone	3 Walsh Street, Newtown
Decision Date - 5/09/2018		Decision - Approved	Authority - Development Planning Manager
2396/2018/MCU	MCU	Material change of use - community use (extension to educational establishment)	86 Raceview Street, Raceview
Decision Date - 17/09/2018		Decision - Approved	Authority - Team Co-ordinator West
3307/2018/MCU	MCU	Material Change of Use - Caretaker Residential	62 Austin Street, New Chum
Decision Date - 19/09/2018		Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator West
4068/2018/MCU	MCU	Material Change of Use - Dual Occupancy Building work not associated with a material change of use (demolition of pre-1946 shed)	7 Bridson Avenue, East Ipswich
Decision Date - 11/09/2018		Decision - Approved	Authority - Team Co-ordinator Central
4253/2018/MCU	MCU	Material change of use - business use (extension to medical centre)	355 Ipswich Boonah Road, Purga
Decision Date - 14/09/2018		Decision - Approved	Authority - Team Co-ordinator West
4255/2018/MCU	MCU	Material change of use - dual occupancy	2-10 Henry Street, Brassall
Decision Date - 17/09/2018		Decision - Approved	Authority - Senior Planner (Development)
4607/2018/MCU	MCU	Material Change of Use - Dual Occupancy	90 Caledonian Road, Mount Marrow
Decision Date - 21/09/2018		Decision - Approved	Authority - Senior Planner (Development)
4725/2018/MCU	MCU	Material Change of Use - Dual Occupancy (Relatives Accommodation)	28 Ruiz Court, Augustine Heights
Decision Date - 4/09/2018		Decision - Approved	Authority - Team Co-ordinator East
4925/2018/MCU	MCU	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Flooding)	1A Robin Street, Coalfalls
Decision Date - 4/09/2018		Decision - Approved	Authority - Team Co-ordinator West

Application No	Type	Application Details	Primary Property Location
4978/2018/MCU	MCU	Material change of use - dual occupancy	30 Marginson Street, Leichhardt
		Decision Date - 21/09/2018 Decision - Approved	Authority - Senior Planner (Development)
5139/2018/MCU	MCU	Material Change of Use - Business Use (Fast Food Premises)	19-27 Junction Road, Chuwar
		Decision Date - 3/09/2018 Decision - Approved	Authority - Senior Planner (Development)
5182/2018/MCU	MCU	Material Change of Use - Dual Occupancy	36 Highbury Drive, Redbank Plains
		Decision Date - 3/09/2018 Decision - Approved	Authority - Senior Planner (Development)
5495/2018/MCU	MCU	Material Change of Use - Temporary Car Park	19A Wharf Street, Ipswich
		Decision Date - 24/09/2018 Decision - Approved	Authority - Acting Team Co-ordinator Central
5753/2018/MCU	MCU	Material change of use - dual occupancy (relatives accommodation)	55 Mahons Road, Pine Mountain
		Decision Date - 5/09/2018 Decision - Approved	Authority - Team Co-ordinator West
6115/2018/MCU	MCU	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining)	98 Cothill Road, Silkstone
		Decision Date - 3/09/2018 Decision - Approved	Authority - Senior Planner (Development)
6127/2018/MCU	MCU	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Urban Catchment Flow Path)	80 Bertha Street, Goodna
		Decision Date - 3/09/2018 Decision - Approved	Authority - Team Co-ordinator East
6179/2018/MCU	MCU	Material Change of Use - Recreation Use (Indoor Recreation - 24 Hour Gym)	389 Redbank Plains Road, Redbank Plains
		Decision Date - 3/09/2018 Decision - Approved	Authority - Senior Planner (Development)
8545/2017/MCU	MCU	Material Change of Use - Community Use - Child Care Centre	382 Redbank Plains Road, Redbank Plains
		Decision Date - 5/09/2018 Decision - Approved - Negotiated Decision Refused	Authority - Acting Team Co-ordinator Central
9690/2017/MCU	MCU	Material Change of Use - Community Use (School)	67-87 Halletts Road, Redbank Plains
		Decision Date - 10/09/2018 Decision - Approved - Negotiated Decision Approved	Authority - Acting Team Co-ordinator Central
9888/2017/MCU	MCU	Material Change of Use: Service/Trades Use (Warehouse)	10-22 Jalrock Place, Carole Park
		Decision Date - 7/09/2018 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator East
MAMC Modification-Change Application Minor			
1614/2016/MAMC/A	MAMC	Minor Change - RAL - One (1) lot into 174 lots plus drainage reserve MCU - Single Residential (all lots)	32 Greenwood Village Road, Redbank Plains
		Decision Date - 13/09/2018 Decision - Approved	Authority - Team Co-ordinator Central
4583/2017/MAMC/A	MAMC	Minor Change - Material Change of Use - (Business Use and Community Use - Office Tower)	23 Ipswich City Mall, Ipswich
		Decision Date - 5/09/2018 Decision - Approved	Authority - City Planner
4874/2012/MAMC/A	MAMC	Minor Change and Extension Application - Material Change of Use - 57 Single Residential lots less than 450m2, Reconfiguring a lot (Two (2) Lots into 115 Lot + Parkland Lots) and Preliminary Approval to Override the Planning Scheme	74 Bognuda Street, Bundamba
		Decision Date - 17/09/2018 Decision - Approved	Authority - Acting Team Co-ordinator Central
7924/2009/MAMC/A	MAMC	Minor Change - 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)	7004 Collingwood Drive, Collingwood Park
		Decision Date - 26/09/2018 Decision - Approved	Authority - Acting Team Co-ordinator Central

Application No	Type	Application Details	Primary Property Location
7928/2015/MAMC/A	MAMC	Minor Change - Reconfiguring a lot - One (1) Lot into Two (2) Lots and Material Change of Use - Business Use (Medical Centre)	19-27 Junction Road, Chuwar
	Decision Date - 5/09/2018	Decision - Approved	Authority - Team Co-ordinator Central
MAOC Modification-Change Application Other			
9080/2016/MAOC/A	MAOC	Other Change - Material Change of Use (Recreation (Indoor Recreation - Gym) Operational Works (Advertising Devices (Five (5) Window Vinyl Signs and One (1) Under Awning Sign))	152 Brisbane Street, Ipswich
	Decision Date - 10/09/2018	Decision - Approved	Authority - Team Co-ordinator Central
MAEXT Modification-Extension Application			
5302/2016/MAEXT/A	MAEXT	Extension to Currency Period Application - Building work not associated with a material change of use (extension to single residential in a character zone)	19 Kendall Street, East Ipswich
	Decision Date - 5/09/2018	Decision - Approved	Authority - Senior Planner (Development)
5345/2013/MAEXT/A	MAEXT	Extension to Currency Period Application - MCU - Shopping Centre RAL - Reciprocal Access Easements	3 John Street, Rosewood
	Decision Date - 6/09/2018	Decision - Approved	Authority - Team Co-ordinator West
OW Operational Works			
2451/2018/OW	OW	Road Work, Stormwater and Earthworks	6 Henderson Street, Redbank
	Decision Date - 5/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
2812/2018/OW	OW	Car park, Stormwater Drainage, Footpath Works and Earthworks	39 Silica Street, Carole Park
	Decision Date - 13/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
3855/2018/OW	OW	Landscaping - Local Park - Springfield Rise at Spring Mountain Village 8	7002 Grande Avenue, Spring Mountain
	Decision Date - 11/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
4235/2018/OW	OW	Road work, Stormwater, Drainage work and Earthworks, - Brookwater Dress Circle Stage 2	200 Brookwater Drive, Brookwater
	Decision Date - 3/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
4343/2018/OW	OW	Road work, Stormwater and Signage - Sovereign Pocket Stage 29	7001 Rawlings Road, Deebing Heights
	Decision Date - 12/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
4428/2018/OW	OW	Rate 3 Streetlighting	29-37 Junction Road, Chuwar
	Decision Date - 12/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
4587/2018/OW	OW	Road work and Vehicle Access	3 Diamantina Boulevard, Brassall
	Decision Date - 4/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
5093/2018/OW	OW	Rate 3 Streetlighting	7002 Grande Avenue, Spring Mountain
	Decision Date - 5/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
5152/2018/OW	OW	Landscaping - Sovereign Pocket Stage 28	7001 Pisasale Drive, Deebing Heights
	Decision Date - 19/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
5153/2018/OW	OW	Landscaping - Sovereign Pocket Stage 27	7001 Pisasale Drive, Deebing Heights
	Decision Date - 19/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
5156/2018/OW	OW	Landscaping - Sovereign Pocket Stage 9A	7001 Rawlings Road, Deebing Heights

Application No	Type	Application Details	Primary Property Location
	Decision Date - 3/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
5157/2018/OW	OW	Landscaping - Sovereign Pocket Stage 17B	7001 Rawlings Road, Deebing Heights
	Decision Date - 3/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
5159/2018/OW	OW	Rate 3 Streetlighting	7001 Pisasale Drive, Deebing Heights
	Decision Date - 7/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
5169/2018/OW	OW	Ecco Ripley Area 2 Stages 9 & 10 - Rate 3 Streetlighting	7002 Ripley Road, Ripley
	Decision Date - 10/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
5339/2018/OW	OW	Landscaping - Sovereign Pocket Stage 29	7001 Pisasale Drive, Deebing Heights
	Decision Date - 11/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
5641/2018/OW	OW	Landscaping	7002 Grande Avenue, Spring Mountain
	Decision Date - 11/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
5849/2018/OW	OW	Road Work, Stormwater and Earthworks	7002 Fernbrooke Boulevard, Redbank Plains
	Decision Date - 19/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
5939/2018/OW	OW	Rate 3 Streetlighting - Providence Stages 35A & 35C	49 Wyperfeld Crescent, South Ripley
	Decision Date - 7/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
5946/2018/OW	OW	Rate 3 Streetlighting - Providence Stage 37A	49 Wyperfeld Crescent, South Ripley
	Decision Date - 7/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
5969/2018/OW	OW	Rate 3 Streetlighting	7001 Essex Street, Karalee
	Decision Date - 7/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
6006/2018/OW	OW	DECISION READY Roadwork, Stormwater Drainage and Earthworks - Eden's Crossing Stage 12	7002 Fernbrooke Boulevard, Redbank Plains
	Decision Date - 17/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
6185/2018/OW	OW	Linear Parkland - Village 10 Spring Mountain	7002 Grande Avenue, Spring Mountain
	Decision Date - 14/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
6187/2018/OW	OW	Streetscape Works - Spring Mountain Village 12	7001 Sinnathamby Boulevard, Spring Mountain
	Decision Date - 11/09/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
OD Other Development			
4772/2018/OD	OD	Alterations and additions to a character dwelling, relocation of the dwelling within the site and construction of an enclosed garage	8 Caithness Street, North Booval
	Decision Date - 17/09/2018	Decision - Approved	Authority - Acting Team Co-ordinator Central
5119/2018/OD	OD	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (Extension to Dwelling)	18 Holmes Street, North Ipswich
	Decision Date - 6/09/2018	Decision - Approved	Authority - Senior Planner (Development)
6101/2018/OD	OD	Carrying out building work not associated with a material change of use - dwelling and auxiliary unit	15 Ward Street, Flinders View
	Decision Date - 3/09/2018	Decision - Approved	Authority - Senior Planner (Development)
6151/2018/OD	OD	Advertising Device - Sky Sign	38 Brisbane Street, Ipswich
	Decision Date - 20/09/2018	Decision - Refused	Authority - Acting Team Co-ordinator Central

Application No	Type	Application Details	Primary Property Location
6221/2018/OD	OD	Carrying out Building Work not associated with a Material Change of Use - Extension to a Single Residential in a Character Zone and Partial Demolition of Pre 1946 Fabric of the Building	8 Law Street North, Redbank
Decision Date -	4/09/2018	Decision - Approved	Authority - Team Co-ordinator East
6305/2018/OD	OD	Advertising Devices - Eighteen (18) Advertising Structures	53 Springfield Parkway, Springfield
Decision Date -	6/09/2018	Decision - Approved	Authority - Team Co-ordinator East
6471/2018/OD	OD	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone	8A Macrae Street, Woodend
Decision Date -	3/09/2018	Decision - Approved	Authority - Senior Planner (Development)
6574/2018/OD	OD	Carrying out building work not associated with a material change of use - Single Residential with Auxiliary Unit	19 Uldis Place, Bellbird Park
Decision Date -	5/09/2018	Decision - Approved	Authority - Team Co-ordinator East
6778/2018/OD	OD	Carrying out building work not associated with a material change of use - Dwelling and Auxiliary Unit	16 Booth Street, Redbank
Decision Date -	5/09/2018	Decision - Approved	Authority - Senior Planner (Development)
6934/2018/OD	OD	Carrying out building work not associated with a material change of use - storage shed in a character zone	2 Syntax Street, Sadliers Crossing
Decision Date -	12/09/2018	Decision - Approved	Authority - Team Co-ordinator West
6955/2018/OD	OD	External Estate Directional Signage (Two (2) New Land Sale Signs and Amendment to Two (2) Land Sale Signs) - Torhaven Estate	155-179 Grampian Drive, Deebing Heights
Decision Date -	20/09/2018	Decision - Approved	Authority - Engineering and Environment Manager
MAPDA PDA Amendment Application			
7565/2017/MAPDA/AMAPDA		Amendment Application - Change to PDA Development Approval	7001 Rhea De Wit Drive, Ripley
Decision Date -	21/09/2018	Decision - Approved	Authority - Team Co-ordinator West
9140/2016/MAPDA/AMAPDA		Amendment Application - Permissible Change	622 Ripley Road, Ripley
Decision Date -	4/09/2018	Decision - Approved	Authority - Team Co-ordinator West
PDA Priority Development Area			
5793/2018/PDA	PDA	Reconfiguring a Lot - six (6) lots into twenty four (24) lots accompanied by a plan of development	1 Mclean Street, Ripley
Decision Date -	24/09/2018	Decision - Approved	Authority - Team Co-ordinator West
8736/2017/PDA	PDA	Reconfiguring a Lot - 1 Lot into 273 Lots including 271 Residential Lots, with Plan of Development, 1 Child Care Centre Lot, 1 Balance Lot plus Parks and new Roads	352-396 Ripley Road, Ripley
Decision Date -	13/09/2018	Decision - Approved	Authority - Team Co-ordinator West
RAL Reconfiguring a Lot			
3145/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Three (3) Lots	46 Oliver Drive, Redbank Plains
Decision Date -	3/09/2018	Decision - Approved	Authority - Acting Team Co-ordinator Central
3506/2018/RAL	RAL	Reconfiguring a Lot - One Lot (1) into Two (2) Lots	2 Mclean Street, North Ipswich

Application No	Type	Application Details	Primary Property Location
	Decision Date - 6/09/2018	Decision - Approved	Authority - Senior Planner (Development)
3814/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Three (3) Lots	30-32 Kertes Road, Camira
	Decision Date - 14/09/2018	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator East
4336/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	24-26 Cairns Road, Camira
	Decision Date - 14/09/2018	Decision - Approved	Authority - Team Co-ordinator East
4820/2018/RAL	RAL	One (1) Lot into Two (2) Lots, a Balance Lot and Access Easement	7001 Ashburn Road, Bundamba
	Decision Date - 10/09/2018	Decision - Approved	Authority - Senior Planner (Development)
5136/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Three (3) Lots and access easements	19-27 Junction Road, Chuwar
	Decision Date - 13/09/2018	Decision - Approved	Authority - Team Co-ordinator Central
5960/2018/RAL	RAL	Reconfiguring a Lot - Boundary Realignment - Two (2) lots into Two (2) lots	640-662 Ipswich Rosewood Road, Jeebropilly
	Decision Date - 14/09/2018	Decision - Approved	Authority - Team Co-ordinator West
6641/2018/RAL	RAL	Reconfiguring a lot - one (1) lot into two (2) lots	11 Hayes Street, Raceview
	Decision Date - 5/09/2018	Decision - Approved	Authority - Team Co-ordinator West
9837/2017/RAL	RAL	Reconfigure a Lot - One (1) Lot into Two (2) Lots	10-12 Boscawan Crescent, Bellbird Park
	Decision Date - 12/09/2018	Decision - Approved	Authority - Team Co-ordinator East

NAME	Road/Place/Park/Bridge Naming		
3397/2017/NAME/B	NAME	Road Naming Amendment - Village Road Layout Change - Removal of One (1) Street Name	7001 Sinnathamby Boulevard, Spring Mountain
	Decision Date - 5/09/2018	Decision - Approved	Authority - Senior Technical Support Officer
40/2015/NAME/K	NAME	Road Naming - Stages 40, 41A & 41B	111-167 Barrams Road, South Ripley
	Decision Date - 10/09/2018	Decision - Approved - Negotiated Decision Approved	Authority - Senior Technical Support Officer
	Decision Date - 4/09/2018	Decision - Approved	Authority - Senior Technical Support Officer
40/2015/NAME/L	NAME	Road Naming and Continuation of an Existing Road	111-167 Barrams Road, South Ripley
	Decision Date - 14/09/2018	Decision - Approved	Authority - Senior Technical Support Officer
683/2016/NAME/A	NAME	One (1) New Road and Extension to Existing Road Name	7001 Robert Smith Street, Redbank
	Decision Date - 10/09/2018	Decision - Approved	Authority - Senior Technical Support Officer
7787/2008/NAME/A	NAME	Road Naming - Four (4) New Roads and Four (4) Laneways – Deebling Springs Stages 1B, 1C and 1D	144 Grampian Drive, Deebling Heights
	Decision Date - 17/09/2018	Decision - Approved	Authority - Senior Technical Support Officer
8209/2016/NAME/A	NAME	Road Naming - Village 15, Springfield Rise	7001 Sinnathamby Boulevard, Spring Mountain
	Decision Date - 14/09/2018	Decision - Approved	Authority - Senior Technical Support Officer

SSP	Signing of Subdivision Plan		
1003/2016/SSP/A	SSP	Lot 1 on SP302731	108 Eric Street, Goodna
	Decision Date - 11/09/2018	Decision - Approved	Authority - Senior Technical Support Officer
3107/2016/SSP/D	SSP	Lots 183-217 & 806 on SP297498 and Easement on SP303635	7001 Rohl Road, Walloon
	Decision Date - 26/09/2018	Decision - Approved	Authority - Senior Technical Support Officer
4036/2014/SSP/A	SSP	Lots 1 and 2 on SP299567	66 Cemetery Road, Eastern Heights
	Decision Date - 10/09/2018	Decision - Approved	Authority - Senior Technical Support Officer
4269/2018/SSP/A	SSP	Lots 112 & 113 on SP306569	64 Raceview Street, Raceview

Application No	Type	Application Details	Primary Property Location
5908/2018/SSP	SSP	Decision Date - 5/09/2018 Decision - Approved Lot 1 & 2 on SP306660	Authority - Senior Technical Support Officer 30 Dawson Place, Brassall
5984/2017/SSP/A	SSP	Decision Date - 13/09/2018 Decision - Approved Lots 57 & 58 on SP303351	Authority - Senior Technical Support Officer 57 Fernvale Road, Brassall
6485/2018/SSP	SSP	Decision Date - 4/09/2018 Decision - Approved Lots 22 - 45, 101 on SP299093	Authority - Senior Technical Support Officer 9A Springfield College Drive, Springfield
683/2016/SSP/A	SSP	Decision Date - 6/09/2018 Decision - Approved Lots 5, 6 and 100 on SP288086	Authority - Senior Technical Support Officer 7001 Robert Smith Street, Redbank
6879/2014/SSP/G	SSP	Decision Date - 6/09/2018 Decision - Approved Lots 48-53, 117-125 and 509 on SP297509	Authority - Senior Technical Support Officer 7001 Lewis Drive, Karalee
7215/2011/SSP/J	SSP	Decision Date - 20/09/2018 Decision - Approved Lots 513 - 530 and 909 on SP300880	Authority - Senior Technical Support Officer 7001 Rawlings Road, Deebing Heights
7342/2008/SSP/C	SSP	Decision Date - 6/09/2018 Decision - Approved Lots 31 - 39 & 903 on SP297360 Stage 2	Authority - Senior Technical Support Officer 7001 Diamantina Boulevard, Brassall
8977/2016/SSP/A	SSP	Decision Date - 12/09/2018 Decision - Approved Lots 1 - 4 on SP301310	Authority - Senior Technical Support Officer 295 Whitehill Road, Flinders View
		Decision Date - 7/09/2018 Decision - Approved	Authority - Senior Technical Support Officer
SSPRV Signing of Subdivision Plan (Ripley)			
40/2015/SSPRV/G	SSPRV	Lots 1412, 1420-1446, 166-1668, 1675-1677, 1835-1855, 1885-1889, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100 on SP292783 - Stage 33A	7002 Barrams Road, South Ripley
		Decision Date - 5/09/2018 Decision - Approved	Authority - Senior Technical Support Officer

Planning, Development and Heritage Committee	
Mtg Date: 09.10.2018	OAR: YES
Authorisation: John Adams	

BD: MG
A5084931

2 October 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 2 October 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
26 September 2018
Total Number of Appeals - 9**

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

Court of Appeal - 1 Appeal/s

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

Solicitor: Daniel Best

Appeal Type: Application to Court of Appeal

P&D Register No: 135

Application No: 1560/2016/CA

Applicant: Cherish Enterprises Pty Ltd

Division: 1

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

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

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

Planning & Environment Court - 8 Appeal/s

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: 6 The Terrace, North Ipswich
2 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: Without prejudice meeting with ADR scheduled for 26 September 2018.

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.

Planning & Environment Court - 8 Appeal/s

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: Expert meetings/discussions ongoing.

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: Without prejudice meeting to be held prior to 12 October 2018.

Appeal No: 1727 of 2018 **Appeal Date:** 11/5/2018 **Case Name:** C.B. Developments Australia Pty Ltd v ICC

Solicitor: N/A **Appeal Type:** Applicant Appeal

P&D Register No: 141 **Application No:** 4432/2017/RAL **Applicant:** CB Developments Pty Ltd

Division: 2 **Property:** 12-26 Eugene Street, Bellbird Park
Lot 902 Eugene Street, Bellbird Park

Appeal Summary: This is an applicant appeal against Council's decision to refuse an application to reconfigure land into 333 lots plus parkland.

Status: Order given that ecological experts are to meet and report by 8 October 2018 on the scope of further ecological assessments to be undertaken. Matter listed for further review on 17 October 2018.

Appeal No: 2049 of 2018 **Appeal Date:** 1/6/2018 **Case Name:** Kylie Ann Mill T/AS Urban Services QLD v Ipswich City Council

Solicitor: N/A at this time **Appeal Type:** Applicant Appeal

P&D Register No: 142 **Application No:** 2360/2017/MCU **Applicant:** Urban Services QLD

Division: 5 **Property:** 540-604 Warrego Highway, North Tivoli

Appeal Summary: This is an applicant appeal against Council's decision refuse an application. The refusal relates to a material change of use – special industry (waste transfer station).

Status: Without prejudice meeting held 9 August 2018. Appellant to prepare additional material to supply Council to assist in narrowing issues in dispute. Matter listed for review 12 December 2018.

Planning & Environment Court - 8 Appeal/s**Appeal No:** 2315 of 2018 **Appeal Date:** 22/6/2018 **Case Name:** Nugrow Metro Pty Ltd v Ipswich City Council**Solicitor:** N/A at this time **Appeal Type:** Applicant Appeal**P&D Register No:** 143 **Application No:** 7213/2014/MAM C/A **Applicant:** Nugrow Metro Pty Ltd**Division:** 3 **Property:** Lot 3 Unnamed Road, Swanbank**Appeal Summary:** This is an applicant appeal against Council's decision to refuse a 'Minor Change' application for Special Industry (Compost and Soil Conditioner Manufacturing Facility). The application was refused on the basis that the proposed changes would result in a substantially different development, change the operation of the development from that intended and is likely to introduce new impacts or increase the severity of known impacts including but not limited to environmental nuisances (i.e. odour).**Status:** Mediation held 31 August 2018. Appellant to prepare additional material to support their 'Minor Change' application.

Appeal No: 6410 of 2018 **Appeal Date:** 20/9/2018 **Case Name:** Mirvac Queensland Pty Ltd v Ipswich City Council and Home Investment Consortium Company Pty Ltd**Solicitor:** N/A **Appeal Type:** Originating Application**P&D Register No:** 144 **Application No:** 911/2018/ADP **Applicant:** Home Investment Consortium Company Pty Ltd**Division:** 1 **Property:** 95 Southern Cross Circuit, Springfield Central**Appeal Summary:** This is an originating application seeking a declaration that Council's approval of 11 April 2018 to approve an Area Development Plan is invalid and of no legal effect, or alternatively is to be set aside owing to the approval not being a minor amendment for the purposes of the Springfield Structure Plan.

Council granted an Area Development Plan approval to permit the establishment of a range of Supporting Uses in conjunction with the approved Retail Warehouse. The Supporting Uses were for the display and sale by retail of the goods as identified in the Master Area Development Plan – Toys, Fabrics, haberdashery and home décor, Craft and hobby supplies, Housewares, and Pet products.

Status: Awaiting directions