



Our ref: DGC19/544

30 JUL 2019

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Mr Greg Chemello
Interim Administrator
Ipswich City Council
PO Box 191
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Email: administrator@ipswich.qld.gov.au

Dear Mr Chemello *Greg*

Thank you for your letter of 28 May 2019 providing the Ipswich City Council's (the council) Statement of Proposals including the draft Strategic Framework for the new Ipswich planning scheme (new planning scheme).

I commend the council for its early engagement with the community and for providing the State Government with the opportunity to comment about key policy issues to help guide preparation of the new planning scheme.

In accordance with step 4 of the section 18 Chief Executive Notice, enclosed is advice about matters raised during the State Interest Review (SIR) and actions that the council should undertake to ensure State interests are appropriately integrated.

I understand that officers from the Department of State Development, Manufacturing, Infrastructure and Planning (the department) recently met with the council to discuss the key policy issues contained in the enclosed advice on 3 July 2019.


While every effort has been made to provide comprehensive SIR comments on the draft Strategic Framework, it is noted that further issues may be identified as more detailed planning scheme provisions become available. As such, I encourage the council to engage in further meetings with the department to ensure that State interests are appropriately integrated during the detailed drafting of the new planning scheme.

The department also welcomes any further updates about progress on the council's consultation with Traditional Owners as drafting continues on the new planning scheme and I look forward to receiving the draft for SIR in 2020.

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If you require further information, I encourage you to contact Mr Nathan Rule, Director, Planning and Development Services, Planning Group, in the department, on (07) 3432 2409 or nathan.rule@dsdmip.qld.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Toni Power'.

Toni Power
A/Director-General

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Enclosure – Ipswich City Council Draft Strategic Framework and Statement of Proposals - Outcome of the State Interest Review (SIR) – Relevant matters, including State interests, that the local government must consider when preparing the new planning scheme

Relevant State interest/legislative matter(s)

State interest	Ref	Policy	PS Ref	Issue	Action to Council	Timing
<i>ShapingSEQ</i>	Page 152	A local government may consider new land for urban purposes outside the Urban Footprint only where its detailed planning process has demonstrated a measurable local need and regional justification for the proposal.	Local framework maps	New urban areas are proposed outside the urban footprint (for example, South Thagoona and Rosewood), without a supporting needs assessment. <i>ShapingSEQ</i> requires that a local government may consider new land for urban purposes outside the Urban Footprint, only where its detailed planning process has demonstrated a measurable local need and regional justification for the proposal.	Complete and submit detailed local planning assessment in accordance with <i>ShapingSEQ</i> , which justifies the need for the proposed new urban areas. Note: page 152 of <i>ShapingSEQ</i> provides details on the justification required to support such analysis.	Provide at SIR.
Regulated requirements	Schedule 2	Section 6	Proposed precincts / zones	Proposed new zone 'Special Opportunity Areas' not defined under schedule 2 of the Planning Regulation 2017.	Consider applying the standard suite of zones to the proposed Special Opportunity Areas. Alternatively, consider the Planning Regulation 2017 section 6(3) (change a purpose statement for a zone) and how it could be applied to the proposed Special Opportunity Areas.	Prior to SIR.
Agriculture	4(a)	Growth in agricultural production and a strong agriculture industry is facilitated by: (a) promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations	3.3.5.2 Agricultural production Part (4)(a) p. 19	The design and location of intensive agricultural production activities including intensive animal husbandry and aquaculture to contain impacts from noise, odour and dust to within the property holding on which the production is occurring, does not align with the State Interest – Agriculture, Policy 4 (a).	Consider focussing the design and location of intensive animal industries so they do not cause environmental harm or environmental nuisance at a sensitive land use, not at the boundary of the property the development is located on. Note: The <i>State Planning Policy 2017</i> (SPP) State interest guidance material – Agriculture, Part E, Example code: Intensive animal industries.	Prior to SIR.
Biodiversity	2	Matters of State Environmental Significance (MSES) are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.	All	It is unclear whether the methodology for mapping MSES was followed. Where MSES is updated it needs to comply with the Method for mapping MSES for SPP Environmental Offset Regulation 2014.	Where MSES is updated, ensure it complies with the Method for mapping MSES for SPP Environmental Offset Regulation 2014. https://environment.des.qld.gov.au/management/planning-guidelines/pdf/mses-methodology.pdf This includes contacting the custodians of the base data so the base data can be updated.	Prior to SIR.
Natural hazards, risk and resilience	2	A fit-for-purpose risk assessment is undertaken to identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas.	All natural hazards	A fit-for-purpose risk assessment is required to be undertaken to identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas.	Prepare and submit a fit-for-purpose risk assessment that complies with AS/NZS ISO 310000:2009 (Landslide AGS2007) by a suitably qualified person for natural hazard areas.	Provide at SIR.

Contacts

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