

## Attachment: Ipswich City Council Submission on Planning Initiatives to Support Economic Recovery

Planning initiatives to support economic recovery	
Development Assessment Rules	
Description of proposed change	Feedback Comments
<p><b>Proposals - Generally</b> The Development Assessment Rules (DA Rules) is an instrument that sets the rules for how development applications are assessed in Queensland. It outlines the process for lodging, assessing and deciding an application and importantly how public notification should be conducted.</p> <p>In response to the COVID-19 emergency, the Queensland government implemented temporary changes to the newspaper requirements for the public notification of development applications.</p> <p>It is now proposed to amend the DA Rules to make these temporary changes into more permanent arrangements – recognising that even after the COVID-19 emergency, many local newspapers will not return to hard copy production.</p> <p>In addition, the proposed DA Rules amendments look to improve other aspects of public notification for development applications including:</p> <ul style="list-style-type: none"> <li>• amending the requirements for notices that must be placed on the land during public notification of a development application, to simplify and standardise the look and feel of these signs with other development assessment processes.</li> <li>• expanding the existing arrangements for giving notice to adjoining landowners about a proposed development to now include occupiers of adjoining premises, to ensure renters are also made aware of proposed development.</li> </ul> <p>The proposed DA Rules amendments also include a change to ensure that the DA process can effectively respond to the Planning Act 2016</p>	<ul style="list-style-type: none"> <li>• The current extension notices are generally supported by Ipswich City Council. Any future development assessment timeframe extensions should ensure that the assessment manager’s timeframes are not reduced.</li> </ul>

<p>new applicable event arrangements.</p> <p>This change will ensure, that should in the future the applicable event extension notice be used by the Minister to extend timeframes on a development application, that the extended time won't unintentionally take away time from the assessment managers decision period.</p>	
<p><b>Proposal 1</b>  <b>Newspaper requirements</b>  These new arrangements establish the following requirements in the DA Rules:</p> <ul style="list-style-type: none"> <li>• If there is a hard copy local newspaper circulating in the locality of the premises the subject of the development application – this must be used to publish the notice about the application.</li> <li>• If there is no hard copy local newspaper circulating in the locality of the premises the subject of the development application but there is an online local newspaper for the area – this must be used to publish the notice about the application.</li> <li>• Where there is no local newspaper in the locality – any of the following may be used:</li> <li>• Publish a notice in a state-wide or nation-wide newspaper (hard copy or online)</li> <li>• Publish a notice on the assessment manager's website</li> <li>• Give a notice to surrounding residents within an agreed area</li> </ul>	<ul style="list-style-type: none"> <li>• Council is supportive of the option for public notices to be published in a state-wide or nation-wide newspaper.</li> </ul>
<p><b>Proposal 2</b>  <b>Sign on the Land requirements</b>  The proposed changes will simplify and standardise the look and feel of these signs making it easier for the community to understand what development is being proposed.</p> <p>The signage changes will also require additional pictures/diagrams to allow a better visualisation of the proposed development. The proposed signage changes also will apply to changed application signs.</p>	<ul style="list-style-type: none"> <li>• Some elements in section 4 are not relevant assessment benchmarks in the Ipswich Planning Scheme.</li> <li>• Disclaimers should be added to signs to note that proposals may be varied between the public notification stage and the final approved outcome.</li> </ul>

<b>PROPOSED DEVELOPMENT</b> <b>HAVE YOUR SAY</b>	
<b>Multiple Dwelling (6 Units)</b>	
<p>Where: 1 Jill Street, Hollytown 4000</p> <p>On: Lot 1, RP12345</p> <p>Approval Sought: Development permit</p>	
<p><b>Lot size and coverage</b></p> <ul style="list-style-type: none"> <li>750sqm lot</li> <li>20% lot coverage</li> </ul> <p><b>Building height</b></p> <ul style="list-style-type: none"> <li>Maximum 15m building height, 4 storeys</li> </ul> <p><b>Setbacks</b></p> <ul style="list-style-type: none"> <li>5m front setback, 2m side setback, 2m rear setback</li> </ul> <p><b>Site cover</b></p> <ul style="list-style-type: none"> <li>70% site coverage</li> </ul>	
<p>Further information &amp; Submissions to:</p> <p>New World City Council</p> <p>☎ (07) 2454 5678</p> <p>✉ <a href="mailto:mail@newworldcitycouncil.qld.gov.au">mail@newworldcitycouncil.qld.gov.au</a></p> <p>📍 111 Holly Square, 4000, QLD</p> <p>🌐 <a href="http://www.nwcc.qld.gov.au">www.nwcc.qld.gov.au</a></p>	<p>View the application:</p> <ul style="list-style-type: none"> <li>Application No: MCL201401249</li> <li>A copy of the application can be obtained from: New World City Council</li> <li><a href="mailto:application@nwcc.qld.gov.au">application@nwcc.qld.gov.au</a></li> <li>Or by scanning QR code</li> </ul> <p><b>Make a submission:</b></p> <p><b>5/10/2020 to 23/10/2020</b></p> <p><small>To be eligible to access rights under the Planning Act 2017, development must be made within the governing period shown.</small></p>
<small>Public consultation requirements per Queensland Government - Development Assessment Rule 2019 (Version 1.0)</small>	

**Proposal 3**

**Notice to adjoining landowner’s requirements**

Currently the DA Rules requires a notice to be given to the owners of all lots adjoining the premises that is the subject of the development application during the public notification period. The adjoining owner notice content is a copy of the public notice that is placed in a local circulating newspaper.

Amendments are proposed to:

- broaden the scope of people given notice of the development application, from just those who own the premises to also now include people who live at adjoining premises (e.g. rental tenants).
- change the content of the notice that is given those adjoining premises to be more informative and easier to understand.

- Council generally supports the provision of public notices to residents in addition to property owners. Guidance should be provided for the development industry to ensure this change is carried out correctly.

**Minister’s Guidelines and Rules**

Description of proposed change	Feedback Comments
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**Proposals - Generally**

The Minister’s Guidelines and Rules (MGR) sets out rules and processes for a range of activities, including local government plan-making, local government infrastructure plans (LGIPs) and Ministerial and local government designations. The Queensland Government is proposing changes to:

- the process for Ministerial and Local Government infrastructure designations
- clarify the process for local governments to make interim amendments to their LGIPs.

- The proposed changes are noted. Further comments provided below.

**Proposal 1**

**Ministerial and local government infrastructure designations**

The proposed changes streamline some of the processes for the Minister and Local Governments to enable the delivery of critical infrastructure, such as schools and hospitals, at a

- Council notes that the existing requirements in section 9.3 (h), being; *evidence of consultation with the local government about any associated infrastructure requirements, specifically roles and responsibilities and funding arrangements.*

<p>time when job creation is a high priority.</p> <p>The proposed changes will provide clarity to the community and infrastructure entities about how this process is undertaken.</p>	<p>Is not a requirement for making an endorsement request or request to make a MID. The proposed amendments should ensure that local infrastructure requirements are considered as part of the MID assessment process.</p>
<p><b>Proposal 2</b>  <b>Interim amendments for local government infrastructure plans</b></p> <p>The proposed changes clarify the process for an interim LGIP amendment. This process allows for particular types of amendments to occur in a more streamlined way providing flexibility to local government to update their LGIPs to reflect changing circumstances.</p> <p>This will ensure local governments are able to more effectively and frequently make updates to LGIPs in line with planning scheme amendments.</p>	<ul style="list-style-type: none"> <li>• The proposed changes are noted. Council has no objection to the proposed change.</li> </ul>
<p><b>Planning Regulation 2017 – economic recovery initiatives</b></p>	
<p><b>Description of proposed change</b></p>	<p><b>Feedback Comments</b></p>
<p><b>Proposals - Generally</b></p> <p>The Queensland Government is proposing temporary amendments to the Planning Regulation 2017.</p> <p>The changes aim to:</p> <ul style="list-style-type: none"> <li>• facilitate the removal of unnecessary barriers for low risk uses</li> <li>• provide incentives and certainty to ensure economic value-adding uses can recommence or be established across the state where appropriate</li> <li>• encourage investment as soon as possible and in-line with community expectations.</li> </ul> <p>The proposed changes will not be mandatory but will be an “opt in” choice for each local government, recognising that some local government planning schemes already achieve some or all of the five proposals to a degree.</p> <p>The amendments are proposed to have effect for 12 months, with the possibility of extension or local governments choosing to amend planning schemes to achieve similar outcomes, following a subsequent review of the outcomes delivered by the provisions.</p>	<ul style="list-style-type: none"> <li>• Council supports changes to regulation to remove unnecessary barriers for low risk uses where appropriate in a local context</li> <li>• Council supports the ‘opt in’ approach to the proposed amendments to the Planning Regulation</li> <li>• Details should be provided regarding existing uses that have been unlawfully established be managed. Are these automatically approved owing to these provisions?</li> <li>• The effective period of 12 months is likely to make leasing arrangement difficult, as well as development compliance activities. Timeframes should consider the realistic start-up and close-down times for small businesses.</li> </ul>
<p><b>Proposal 1</b></p> <p>A planning approval is not needed for a change in tenancy within an existing building, if the</p>	<ul style="list-style-type: none"> <li>• This outcome is currently reflected in the Ipswich Planning Scheme. Consideration</li> </ul>

<p>business is expected in that zone and only minor building work will occur.</p> <p>The proposal will remove the need for planning approval if a business tenancy changes within an existing building. For example, if a shop that was previously a newsagent becomes a hairdresser, then the changes would mean there is no need for a development application.</p>	<p>should be given to including controls for managing car parking and hours of operation.</p> <ul style="list-style-type: none"> <li>• Council is likely to opt in for this change to ensure consistency.</li> </ul>
<p><b>Proposal 2</b> Reduce the level of development assessment for certain businesses seeking to establish where the use is anticipated in that zone.</p> <p>It is proposed where a use is well suited and expected in the zone, the maximum level of assessment should be code assessable. For example, a shop within a centre zone will be a maximum of code assessable as it is a likely and expected use within this area.</p>	<ul style="list-style-type: none"> <li>• This outcome is generally reflected in the Ipswich Planning Scheme. The Ipswich Planning Scheme has a large variety of zones which clearly identify the intended uses and the level of assessment applicable for managing the impact of the intended uses.</li> </ul>
<p><b>Proposal 3</b> Allow businesses to make minor expansions without planning approval.</p> <p>It is proposed a development application is not required for a use that seeks a minor increase in gross floor area, where the land use impact of the increase is limited.</p>	<ul style="list-style-type: none"> <li>• This outcome is generally reflected in the Ipswich Planning Scheme. The Ipswich Planning Scheme permits ‘minor building work’, which is limited to a maximum of 25m<sup>2</sup>. Consideration should be given to managing impacts on parking demand.</li> </ul>
<p><b>Proposal 4</b> Allowing low risk uses that can support local economies as accepted development.</p> <p>To make it easier for businesses to start new compatible ventures, it is proposed a development application will not be required for ‘low risk’ uses, such as home-based businesses in residential zones and farm stays in rural zones.</p>	<ul style="list-style-type: none"> <li>• With regard to rural uses, considering much of the land in rural areas are heavily vegetated, accepted development should include a caveat to ensure compliance with koala protection and other clearing of native vegetation provisions.</li> <li>• The Ipswich Planning Scheme includes a variety of Rural Zones. The purpose of the multiple rural zones is to maintain the balance of rural production and rural residential amenity. Some of the proposed uses are not considered appropriate in all zones. It is considered the Ipswich Planning Scheme, as it relates to rural and tourism uses is sufficiently flexible to encourage development where appropriate.</li> <li>• This outcome as it relates to home businesses is generally reflected in the Ipswich Planning Scheme.</li> </ul>
<p><b>Proposal 5</b> Confirm the existing position that temporary events such as school fetes and markets do not</p>	<ul style="list-style-type: none"> <li>• Council’s website currently includes details for Temporary Entertainment Events which are authorised under Local Law No.3</li> </ul>

require planning approval.

Temporary events, such as weekend markets in a carpark or school fete at a school, do not require planning approval. To reduce unnecessary red tape and remove uncertainty, the Queensland Government proposes to clarify how temporary uses may or may not be regulated.

Commercial Licensing.

- It is not expected that Council will opt in for this change, as this information is currently readily available.