



Ipswich City Council

TEMPORARY LOCAL PLANNING INSTRUMENT No. 1
(TEMPORARY ACCOMMODATION OF EMPLOYEES
OF THE SWICKERS KINGAROY BACON FACTORY AT
WULKURAKA) 2016

This Temporary Local Planning Instrument encompasses:

- (1) Inclusion of a definition of Non-resident workforce accommodation.
- (2) Inclusion of level of assessment and the assessment criteria for Non-resident workforce accommodation.

PART 1 – SHORT TITLE

1. This Temporary Local Planning Instrument (TLPI) may be cited as TLPI No. 1 (Temporary Accommodation of Employees of the Swickers Kingaroy Bacon Factory at Wulkuraka) 2016

PART 2 – DURATION OF THE TLPI

- 2.1 The temporary local planning instrument commences on the date of publication of the notice of adoption of the temporary local planning instrument in the gazette.¹
- 2.2 This TLPI will have effect in accordance with the Sustainable Planning Act 2009 for a period not exceeding twelve (12) months from the date of commencement or such longer period as may be permitted by law.

PART 3 – INTERPRETATION

- 3.1 Where a term used in the temporary local planning instrument is not defined, the term shall have the meaning assigned to it by -
 - (a) the planning scheme²; or
 - (b) the *Sustainable Planning Act 2009* where the term is not defined in the planning scheme.
- 3.2 To the extent of any inconsistency between the planning scheme and the TLPI, the TLPI prevails.

PART 4 – PURPOSE OF THE TLPI

- 4.1 The purpose of the TLPI is to provide for the temporary accommodation of employees of the Swickers Kingaroy Bacon Factory at Wulkuraka.
- 4.2 To achieve this purpose, the TLPI will:
 - (3) include a definition of Non-resident workforce accommodation; and
 - (4) prescribe the level of assessment and the assessment criteria for Non-resident workforce accommodation.

PART 5 – APPLICATION OF THE TLPI

5. The TLPI applies to the premises described as:
 - Lot 653 CC3269 located at 97-103 Chalk Street Wulkuraka; and
 - Lot 23 SP271791 located at 109 Chalk Street Wulkuraka.

¹ The notice of adoption was published in the Government Gazette on 2 December 2016.

² The Planning Scheme for the Ipswich Local Government Area 2006.

PART 6 – EFFECT OF THE TEMPORARY LOCAL PLANNING INSTRUMENT

- 6.1 This TLPI suspends and amends parts of:
- (a) Schedule 1 – Dictionary and Part 6, Division 1 – Regional Business and Industry Zone, Table 6.2: Assessment Categories and Relevant Assessment Criteria for Regional Business and Industry Zone - Making a Material Change of Use; and
 - (b) Part 4—Urban Areas, Division 20—Special Uses Zone, Table 4.20.2: Assessment Categories and Relevant Assessment Criteria for Special Uses Zone—Making a Material Change of Use.
- 6.2 Inserts new definition into Schedule 1:
 “Non-resident Workforce Accommodation” means premises used to provide accommodation for non-resident workers. The use may include the provision of recreational facilities for the exclusive use of non-resident workers.
- 6.3 Inserts into Table 6.2:

Column 1 Defined use or use class	Column 2 Assessment category	Column 3 Relevant assessment criteria
RESIDENTIAL		
Non-resident Workforce Accommodation	Self Assessable	Self Assessable Criteria: Building Works to be undertaken in accordance with the Building Act 1975, the Queensland Development Code and the National Construction Code. Provision of water and sewerage services to adequately cater for the development. Provision of on-site vehicle parking, manoeuvring and loading areas to adequately cater for the development. Provision of waste storage and removal facilities and services to adequately cater for the development. All outdoor lighting to be located, directed, shielded and maintained so as not to cause nuisance to the occupants of nearby premises or passing traffic.

- 6.4 Inserts into Table 4.20.2:

Column 1 Defined use or use class	Column 2 Assessment category	Column 3 Relevant assessment criteria
RESIDENTIAL		
Non-resident Workforce Accommodation	Self Assessable	Self Assessable Criteria: Building Works to be undertaken in accordance with the Building Act 1975, the Queensland Development Code and the National Construction Code. Provision of water and sewerage services to adequately cater for the development. Provision of on-site vehicle parking, manoeuvring and loading areas to adequately cater for the development. Provision of waste storage and removal facilities and services to adequately cater for the development. All outdoor lighting to be located, directed, shielded and maintained so as not to cause nuisance to the occupants of nearby premises or passing traffic.

PART 7 – SITE REINSTATEMENT

- 7.1 Following cessation of the TLPI or the use of the premises for Non-resident Workforce Accommodation, all buildings and works associated with the use are to be removed from the site and the land reinstated to its pre-development state to the satisfaction of Ipswich City Council.