

Notice is given under section 117 of the *Sustainable Planning Act 2009* that on 12 November 2013, Ipswich City Council resolved to adopt major amendments to the Planning Scheme for the City of Ipswich.

The planning scheme amendments will have effect on and from 2 December 2013. The purpose and general effects of the major amendments are listed below.

- Key Resource Areas, Buffers and Haul Routes – update haul route locations on Overlay Map OV2 and Schedule 7 in the Tivoli, Chuwar, Haigslea, Mount Marrow, Muirlea and Pine Mountain areas to reflect State Planning Policy 2/07: Protection of Extractive Resources.
- Mining Influence Areas Overlay Map (OV3) – changes to the overlay mapping in the Goodna, Redbank, Collingwood Park, Ebbw Vale, Bundamba, Blackstone, Silkstone, Raceview, Deebing Heights, Purga, Yamanto, Basin Pocket, North Ipswich, Woodend, Tivoli, North Tivoli, Muirlea, Haigslea, Mount Marrow, Thagoona and Lanefield areas based on updated expert advice and information.
- Amendment to the zoning of land between Layard Street, Lowe Street, Short Street, and the eastern end of Brisbane Terrace and Woogaroo Street, Goodna to the Special Opportunity Zone and introducing new Sub Area SA45. Consequential amendments are proposed to include character buildings in Schedule 2 – Character Places and update Council's Priority Infrastructure Plan to reflect the zone changes.
- Amendment to the zoning of selected lots along Alice Street and Church Street, Goodna to the Character Areas – Mixed Use Zone and introducing new Sub Area CMU17.
- Special Opportunity Zone at Karalee – clarification of desired land use intent within Sub Area SA16 by introducing 2 precincts over lots along Junction Road, Perseverance Street and Unnamed Road. A consequential amendment is proposed to the levels of assessment to reflect the introduction of the precincts.
- New Chum Land Use Concept Master Plan – amendment to incorporate elements of Implementation Guideline No. 25 – New Chum Enterprise Area Planning Study into the Regional Business and Industry Investigation Zone Code.
- Springfield Structure Plan –
 - amendment to Section 1.7 to clarify that future State Infrastructure Agreements are no longer required;
 - amendment to the Community Residential Designation's level of assessment for a Detached House on an allotment less than 450m² (including allotments less than 300m²) from code assessable to self assessable consistent with other comparable zones in the planning scheme; and
 - update of the Springfield Land Use Concept Master Plan to identify the constructed alignment of Lakeside Drive.
- Planning Scheme Zoning Mapping changes –
 - 24a and 24b Leslie Street, East Ipswich to the Residential Medium Density Zone;
 - remove residual zoning from the road reserves of the Ipswich Motorway, and Cunningham and Warrego Highway interchange;
 - 122, 146 and 154-172 Grants Road, Lower Mount Walker to the Rural E (Special Land Management) Zone to reflect a Voluntary Conservation Agreement; and
 - include Stokes Crossing Mount Mort Road, Lower Mount Walker in the Rural A (Agriculture) and Rural B (Pastoral) Zones.
- Part 12 – Assessment Criteria for Development for a Stated Purpose or of a Stated Type changes to the:
 - Reconfiguring a Lot Code and Traditional Neighbourhood Design Code to provide for a wider pavement and carriageway width for an Access Street and Access Place, and to clarify alternate kerb type profiles and the kerb type for infill development;
 - Vegetation Management Code to include provision for clearing for fire breaks, building envelopes and fence lines in accordance with a Council approved fire management plan;
 - Residential Code to reflect the Queensland Development Code's changes to setbacks for domestic decks, patios, pergolas, verandahs, gazebos and the like;
 - Residential Code provisions for residential private and communal recreation space;
 - Intensive Animal Husbandry Code to include setback provisions for trotting tracks; and
 - Parking Code to remove vehicle wash bays.
- Part 13 – Infrastructure changes to:
 - insert demand generation rates for the Ripley Valley Master Planned Area;
 - update the alignment of the Brassall-Karrabin Connection Road on the Plans for Trunk Infrastructure; and
 - re-allocate Cribb Park from a citywide sports grounds facility to a local sports grounds facility, and Jim Donald Park and part of the former Bremer High School site to a citywide sports grounds facility.
- Planning Scheme Schedule changes to:
 - update the Schedule 2 listing of the Ipswich Railway Workshop and Memorial at 3B North Street, Ipswich;
 - formally include the provisionally listed 'Babies of Walloon' drowning site at 470-488 Haigslea – Amberley Road, Walloon in Schedule 2;
 - the listing of the congregational cemetery at 875-891 Pine Mountain Road, Pine Mountain from Schedule 3 to Schedule 2; and
 - reflect the Queensland Development Code's amended MP1.1 and MP1.2 in Schedule 5.
- Amendments to Planning Scheme Policies (PSP) to:
 - clarify the kerb and channel profiles for infill development in PSP 3 – General Works;
 - clarify sub-arterial and arterial intersection provisions in PSP 3 – General Works;
 - increase the land requirement for pathways between lots in PSP 3;
 - clarify the minimum road width construction requirement for unsealed and unformed roads in PSP 3;
 - incorporate requirements in PSP 3 for Maintenance Bond and Licence Deed agreements, and Combined Incomplete Works and Maintenance and Licence Deed agreements; and
 - insert demand generation rates for the Ripley Valley Master Planned Area into PSP 5 – Infrastructure.
- Amendments to Planning Scheme references to:
 - clarify the edition of 'Queensland Streets' used by Council;
 - update superseded references and ensure reference consistency; and
 - clarify the head of power and update headings of the Standard Drawings.

Copies of the planning scheme are available for inspection and purchase at the Planning and Development Counter, Ipswich City Council Administration Building, 45 Roderick Street, Ipswich from 2 December 2013.

A copy of the planning scheme amendments are also available for inspection at the Department of State Development, Infrastructure and Planning, in the Planning Information Area, 63 George Street, Brisbane from 2 December 2013.