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Business Regulation Benchmarking
Productivity Commission
GPO Box 1428
CANBERRA CITY ACT 2601

30 March 2011

Dear Sir/Madam

Re: Submission on "Performance Benchmarking of Australian Business Regulation: Planning, Zoning and Development Assessments: Productivity Commission Draft Research Report"

I refer to the abovementioned draft research report released in February 2011 for comment and make the following submissions on behalf of Ipswich City Council for consideration in the final report:

- Vol. 1 Section 4.2 makes reference to Ipswich in respect to local plans, zoning and overlays. This section discusses the different approaches to definitions, zoning etc taken by different local governments and the effect that different approaches/degrees of flexibility have in respect to facilitating development. It is acknowledged that a "one size fits all" approach to zoning is not necessary or even desirable.

COMMENT: QLD planning system and the Ipswich Planning Scheme set a strategic vision for development whilst providing a flexible merits based approach to development assessment.

- Page 111 specifies that "Numerous local councils include a single 'residential zone' in their plans, while many others include a number of 'residential zones'. Table 4.9 illustrates some of the differences in how local councils (and different jurisdictions) define their residential uses. These differences can partly be attributed to local circumstances. Nonetheless, the differences show how, for example, the land zoning in Subiaco is more amenable to construction of up to three storey's when compared to Ipswich."

COMMENT: *The comparison between Subiaco and Ipswich is not an appropriate comparison owing to the very different nature of the cities. Ipswich has a very large geographical proportion of rural and industrial land uses as opposed to Subiaco and is situated a significantly greater distance from the state capital city Brisbane than Subiaco is to Perth owing to the differences in the local government structures between the states.*

- Page 112 Table 4.9 Comparison of Residential Zones identifies a case study comparison between Subiaco (WA) and Ipswich (QLD).

COMMENT: *The comparison between Subiaco and Ipswich is not an appropriate comparison owing to the very different nature of the cities for the reasons outlined above. It should be noted however that the CBD Residential High Density and Residential Medium Density zones all provide construction up to three storey's. Specifically, CBD Residential High Density zone provides for construction up to 10 storey's (see Figure 5.1 City Centre Building Heights of the Ipswich Planning Scheme 2006) and varying setbacks depending on the location (see Figure 5.2 City Centre Setbacks of the Ipswich Planning Scheme 2006).*

- Vol. 1 Section 7.4 makes reference to Ipswich in respect to supermarket retailers and large format retailers. This section discusses the need for planning frameworks to be flexible and responsive to the evolutionary nature of the retail sector.

COMMENT: *Under the Ipswich Planning Scheme 2006, a Business Use includes the use of premises for business purposes, including the following—(a) auction depot; (b) bulky goods sales; (c) broadcasting station; (d) cafe; (e) cake shop; (f) farm supply outlet; (g) fast food premises; (h) food delivery service; (i) funeral premises; (j) garden centre; (k) hot bread shop; (l) hotel; (m) laundromat; (n) medical centre; (o) office; (p) produce/craft market; (q) professional office; (r) restaurant; (s) service station; (t) shop; (u) snack bar; (v) takeaway food premises; (w) vehicle sales premises; or (x) veterinary clinic. **Albeit bulky good retailers are not differentiated from other retailers under the Ipswich Planning Scheme 2006. Generally under Ipswich Planning Scheme 2006, a Business Use is exempt within the specified zones if being located within an existing building lawfully approved for a business use, the requisite number of car parks have been provided and the use is operating between 6am and 10pm. A code assessable application is required where a new building is proposed and impact is only required in certain zones for very large proposals. This provides a responsive and flexible framework to enable and maximise varying business opportunities within existing developments.***

- Table 7.3 lists the possible locations/zones for small and large retailers in each jurisdiction including Ipswich; and
- Table 7.4 lists the possible locations/zones, definition limitations and restrictions on operation for bulky good retailers by selected growth areas including Ipswich.

COMMENT: Under the Ipswich Planning Scheme 2006, bulky good retailers generally have the same locational requirements as other retail uses. Suitable zones for bulky good retailers are the same as table 7.3 and not those listed in table 7.4.

- Vol. 2 Table F.3 and page 124 identifies one Ipswich City Council approval issued in June 2010 for a Woolworths homemaker store.

COMMENT: The approval referred to was at Springfield in Ipswich City. It should be noted that Ipswich City Council is currently in discussions with the proponent for a further two homemakers stores within the city at Bundamba and Yamanto.

Should you require any further information or assistance with respect to this matter, please contact me on the above telephone number.

Yours faithfully

Jo Pocock

DEVELOPMENT PLANNING MANAGER