



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: MC19/5018

21 NOV 2019

Mr Greg Chemello
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Dear Mr Chemello

Greg,

I am writing to you in respect of the operation of the *Ipswich Planning Scheme 2006* (the planning scheme) and, in particular, the Springfield Structure Plan. As you are aware, there has been a considerable amount of uncertainty about the operation of the Springfield Structure Plan following the decision of the Court of Appeal in *Springfield Land Corporation Pty Ltd v Cherish Enterprises Pty Ltd and Ipswich City Council* [2018] QCA 266.

In light of this uncertainty, I wish to advise that I am considering exercising my powers under section 26 of the *Planning Act 2016* (the Planning Act) to require the Ipswich City Council (the council) to take action to amend the planning scheme to provide clarity and certainty in respect of the ongoing operation of the Springfield Structure Plan.

I consider that the council should take action to amend the Springfield Structure Plan to:

- make the process of preparing a Precinct Plan, Town Centre Concept Plan or Master Area Development Plan and subsequent approval by the council mandatory
- ensure that as part of preparing a Precinct Plan, Town Centre Concept Plan or Master Area Development Plan, where not prepared by the Springfield City Group (SCG), the views of the SCG must be sought and considered
- ensure that as part of assessing a Precinct Plan, Town Centre Concept Plan or Master Area Development Plan, where not prepared by the SCG, the council must provide the plan to the SCG to seek their views and subsequently give due consideration to those views
- provide that a Precinct Plan, Town Centre Concept Plan or Master Area Development Plan cannot be approved unless the SCG has provided advice to the council that satisfactory arrangements have been made for the provision of infrastructure
- ensure that the alternative dispute resolution provisions of section 11 of the Springfield Structure Plan apply in respect of the abovementioned processes
- ensure the ability to access the alternative dispute resolution process set out in section 11 of the Springfield Structure Plan is limited to the applicant and the SCG.

I would anticipate that the council would commence the amendment process required by the Minister's Guidelines and Rules within one month of receiving my direction.

I consider that the council should take the abovementioned actions in order to give effect to a state interest, namely achieving the purpose of the Planning Act. I consider that the current uncertainty, in respect of the ongoing operation of the Springfield Structure Plan, is not achieving an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning and development assessment and that accordingly, the abovementioned actions should be taken by the council.

In accordance with section 26(3)(c) of the Planning Act, I advise that the council may, within 10 business days of the date of this letter, make a submission to me about the proposed action.

After I have considered any submissions made as required under this notice, I will consider what further actions I may take in accordance with Section 26(4) of the Planning Act.

I look forward to your response.

If you have any questions about this notice, please contact my office on (07) 3719 7200 or by email at statedevelopment@ministerial.qld.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Cameron Dick', with a long horizontal flourish extending to the right.

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning