



Planning and Development Update

Fast Track - Compliance Assessment Applications

A fast tracked compliance assessment process for signing subdivision plans providing for five business day approval timeframes were introduced by Council on 1 July 2014.

Planning and Development Committee Chairperson Councillor Paul Tully said that these assessment reforms meant assessment of development conditions for minor reconfiguration of lot approvals such as a 1 into 2 lot subdivision or



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boundary realignments would be turned around in five business days.

"This is a great initiative, as it increases the speed and efficiency of the survey plan endorsement process, while still ensuring appropriate levels of assessment" Cr Tully said.

Well made applications for minor forms of compliance assessment encompassing minor reconfigurations, dual occupancies, boundary

realignments, and access easements for example that are not subject to statutory government referral process, significant engineering works or are not subject to the creation of easements or the transfer of land, will fall under the new assessment timeframes.

"It's all part of ensuring Ipswich maintains competitive development assessment processes that are consistent with the aims of the city."



To register for Council's eAlert Service and keep up to date about Ipswich planning and development matters, simply forward your details to plandev@ipswich.qld.gov.au



Mayor's Message

This edition of Planning and Development Update profiles a number of new initiatives being released by our Planning and Development Department this month.

I would like to particularly congratulate the Department on its new 'fast track process for signing subdivision plans' and to encourage our surveying partners to take full advantage of this service.

As you will see from reading the other articles in the newsletter, there are lots happening on the planning and development front in Ipswich. The breadth of projects featured on pages 4 and 5 give a good indication of the diversity of projects underway.

Ipswich is open for business and I encourage you to contact me via email

ppisasale@ipswich.qld.gov.au to discuss how you can prosper and help the city grow by investing in our great city.

Mayor Paul Pisasale
City of Ipswich



Message from the Chair

Four new initiatives are being released by our Planning and Development Department this month. The 'fast track process for signing subdivision plans' is outlined on page 1. Page 9 profiles 3 new initiatives for:-

- planning scheme property information reports;
- expansion of the fast track development application assessment process; and
- a new format for the Assessment Manager conditions attached to decision notices.

This edition of Planning and Development Update also includes:-

- Strategic Planning Branch news;
- updates about QUU's movement to a 'utility model' with its own

water and sewerage connections approval processes;

- Building News about the National Construction Code and the State Government's 'Deck, Balcony and Window Safety Guideline'; and
- more of our popular historical fun facts.

There is a great article on page 10 about the trials and tribulations of rock breaking on a development site at Redbank Plains.

We are also seeking nominations for our annual Awards for Excellence (see page 11) and I encourage all our development industry and community partners to nominate their projects.

For those who are keeping tally, the Pregnancy Club update has now reached 40 (see page 7).

Councillor Paul Tully
Chairperson - Planning and Development Committee



Construction of Ipswich CBD, 1986
Source: Picture Ipswich

Strategic Planning News

Following public consultation the proposed amendments to **Planning Scheme Policy 3 - General Works** were adopted by Council on 22 April 2014 with the amendments coming into force and effect from 2 May 2014.

These amendments relate to:-

- inclusion of detailed technical requirements that will be referenced in development conditions in relation to traffic signals, bus stops and shelters, vegetation rehabilitation and Water Sensitive Urban Design (WSUD) devices to reduce the length and complexity of the conditions;
- deletion of the water and sewer standards as they have been replaced by the SEQ Water Code that is applied through a statutory head of power rather than the planning scheme;
- applying minimum Level III in QUDM for inter allotment drainage;
- inclusion of reference to Water Sensitive Urban Design (WSUD) technical publications such as those produced by Water by Design (Healthy Waterways);
- introduction of standards for streetscape, fauna and bushland management;
- adjustment (increase) to the bonding percentages for natural infrastructure as this infrastructure is prone to severe loss during the establishment and maintenance period; and
- introduction of road construction tolerances.

Following consultation with landowners in the study area, Council adopted **Implementation Guideline No 32 - Ebenezer Regional Industrial Area Implementation Guideline** on 21 March 2014. This Guideline came into force and effect on 28 March 2014.

The South East Queensland Regional Plan 2009 - 2031 identifies Ebenezer as a 'Regional Development Area'

and a 'Regionally Significant Employment Area', with the Ebenezer Regional Industrial Area (ERIA) first being nominated as an industry investigation area in 1993 in the former Moreton Shire Draft Strategic Plan.

Since 2004, the Ipswich Planning Scheme has included the ERIA predominantly in the Regional Business and Industry Investigation Zone bounded by an area included in the Regional Business and Industry Buffer Zone. The Guideline has been produced to clarify Council's planning intent for the ERIA at both a strategic scale (Land Use Concept Master Plan) and an 'area specific' scale (Planning Units) and sets out the broad land use, environmental and infrastructure framework to achieve coordinated and integrated development outcomes.

Owing to changes under the Sustainable Planning (Infrastructure Charges) and Other Legislation Bill, Council was required to prepare a new **Adopted Infrastructure Charges Resolution** (AICR).

The AICR came into effect on 27 June 2014 and is designed to facilitate the introduction of the State Government's new infrastructure charges framework.

Details of the AICR may be viewed on the Planning and Development Department's web site at www.ipswichplanning.com.au/planning-documents/planning-scheme

Ministerial approval has also been obtained to extend the **Temporary Local Planning Instrument (Flooding Regulation)** for another 12 months. This is likely to be the last iteration for the TLPI as Council has proposed further flooding amendments to the Ipswich Planning Scheme that are intended to apply on an interim basis until the Brisbane River Catchment Flood Study and its associated recommendations for flood plain management are complete.

For further information regarding any of the above projects, please contact the Strategic Planning Branch on 3810 6251.



A wide range and diversity of development applications have been processed since the last Newsletter.

Further information regarding these applications can be accessed via Council's web site and following the links to PD Online. When prompted, insert the application reference number which appears below (eg DA 1234/10).

Commercial / Industrial Uses

- Shopping Centre at 8 Downs Street, North Ipswich (DA 5008/13)
- Shopping Centre at 171 - 193 School Road, Redbank Plains (DA 5363/13)
- Night Markets at 139 Brisbane Road, Booval (DA 255/14)
- Indoor Recreation at 9 The Terrace, North Ipswich (DA 369/14)
- General Business Extension at 13 Hawkins Crescent, Bundamba (DA 468/14)
- Truck Depot at 11 Railway Terrace, Goodna (DA 1468/13)
- Metal Surface Coating at 78 Mica Street, Carole Park (DA 5862/13)
- Veterinary Clinic and Caretakers Residence at 28 Warwick Road, Ipswich (DA 6044/13)
- Truck Wash and Warehouse at 52 Mica Street, Carole Park (DA 6057/13)
- Warehouse at 139 - 147 Mica Street, Carole Park (DA 288/14)
- Outdoor Storage Yard at 45 River Road, Redbank (DA 1222/14)
- Medical Centre and Office at Lot 5 Chelmsford Avenue, Ipswich (DA 3530/13)
- Extension to Existing Special Industry at Swanbank (DA 4331/13)
- Emu Abattoir and Processing Unit at 2484 Warrego Highway, Marburg (DA 4396/13)
- General Industry at 61 Briggs Road, Raceview (DA 5361/13)

- Sales Office and Advertising Device at 713 Ripley Road, Ripley (DA 34/13)
- Professional Offices and Shop / Cafe / Restaurant and Advertising Device at 88 Limestone Street, Ipswich (DA 3306/13)

Residential Uses

- Multiple Residential (40 Units) and Reconfiguration of a Lot (Access Easement) at 70 Old Ipswich Road, Riverview (DA 566/13)
- Single residential on lots less than 450m² and 1 lot into 99 lots at Cedar Road, Redbank Plains (DA 856/13)
- 2 lots into 29 lots and single residential within a development constraint overlay at 31 Naomai Street, Bundamba (DA 3736/13)
- Multiple Residential (34 units) and 1 lot into 2 lots at 37 River Road, Bundamba (DA 5291/13)
- Extension to Caravan Park (39 cabins) and Temporary Accommodation (15 cabins) at 95 Mount Crosby Road, Tivoli (DA 5250/12)
- Dual Occupancy at 80 Leichhardt Crescent, Barellan Point (DA 539/14)
- 4 lots into 172 lots (Stages 7 - 10 of Six Mile Creek Estate) and 1 lot into 53 lots (Stage 10B of Six Mile Creek Estate) at 23 - 41 Mullins Street, Collingwood Park (DA 7924/09)
- 3 lots into 5 lots at 2 Byron Close, Redbank Plains (DA 6025/12)
- 1 lot into 28 lots at 123 - 127 Willow Road, Redbank Plains (DA 4847/13)
- 2 lots into 6 lots at 74 Bognuda Street, Bundamba (DA 5700/13)
- 2 lots into 3 lots at 1 - 9 Bendemeer Street, Karalee (DA 643/14)
- 1 lot into 3 Management Lots at Cedar Road, Redbank Plains (DA 828/14)
- 1 lot into 3 lots at 484 - 486 Junction Road, Karalee (DA 971/14)
- Attached Houses at 17 Springfield Lakes Boulevard, Springfield Lakes (DA 4303/13)
- 64 lots (The Summit Stage 16) at 298 Springfield Lakes Boulevard, Springfield Lakes (DA 6062/13)
- Multiple Residential at 61A Bertha Street, Goodna (DA 2851/13)
- Multiple Residential (3 units) at 8A Short Street, Ipswich (DA 4296/13)
- Dual Occupancy at 38 Herbert Street, Sadliers Crossing (DA 5325/13)
- Dual Occupancy at 457 - 477 Mount Forbes Road, Mount Forbes (DA 990/14)
- 3 lots into 311 lots at 120 Pisasale Drive, Deebing Heights (DA 7215/11)



Development News Continued

- 1 lot into 23 lots at 1 - 21 Bassett Lane, Rosewood (DA 594/12)
- 2 lots into 61 lots at 42 - 50 Henry Street, Brassall (DA 1276/13)
- 6 lots into 12 lots (Sovereign Pocket Stage 14B) at Pisasale Drive, Deebling Heights (DA 6041/13)
- Boundary realignment at 8 Cabanda Court, Rosewood (DA 1064/14)

Community Uses

- Stage 1 Mater Health Services Precinct at Health Care Drive, Springfield Central (DA 4734/13)
- Extension to Educational Establishment at 3 Mary Street, Woodend (DA 4430/13)
- Community Use at 106 Cemetery Road, Raceview (DA 59/14)

Other

- Advertising Device at 292 Brisbane Street, West Ipswich (DA 1974/13)

- Advertising Device at 19 East Street, Ipswich (DA 5991/13)
- 1 lot into 2 lots (Lease H) at 38 Champions Way, Willowbank (DA 5728/13)
- Advertising Device (Sekisui House) at Lot 22 Ripley Road, Ripley (DA 27/13)
- Advertising Device (Amex) at 776 Ripley Road, Ripley (DA 28/13)
- Advertising Device (2 Billboards - Sekisui House) at 548 - 580 Ripley Road, Ripley (DA 33/13)
- Advertising Device at 582 Ripley Road, Ripley (DA 36/13)

Building News

National Construction Code News

It has been agreed in principle by Federal and State Government Ministers at a forum on 30 May 2014 to make the National Construction Code (NCC), which includes the Building Code of Australia (BCA) and the Plumbing Code of Australia (PCA), free to all registered users from 1 February 2015 (referenced Standards within the NCC will still need to be purchased).

Currently the NCC is released yearly and must be purchased at a cost of approximately \$400.

From 1 February 2015, the NCC will be available electronically from the Australian Building Codes Board (ABCB) website and will no longer be available in hard copy.

It was also agreed to move from a 1 year amendment cycle to a 3 year amendment cycle which will deliver more certainty and stability about regulatory change to the building and construction industry.

The Hon Bob Baldwin MP said other reforms were eliminating the NCC's purchase price (almost \$400), improving small business' access to the NCC, and increasing the number of building and plumbing practitioners

able to access using the NCC from 12,000 to around 200,000 across Australia.

"We shouldn't be charging our building industry to access these vital building codes, so today we took the first step to removing this burden on the building industry," Mr Baldwin said.

"This measure alone will significantly reduce red tape for Australia's building industry, improve the code's useability and reach, and ensure that Australia's building and construction industry continues to maintain high standards.

"Agreeing to eliminate costs associated with buying the code will make it more accessible to the industry and mean that the building and construction sector can keep abreast of the latest changes."

To view the Media Release issued by the Parliamentary Secretary to the Minister for Industry, or a list of Frequently Asked Questions relating to the decision, please visit the ABCB website at www.abcb.gov.au/about-the-national-construction-code/The%20next%20instalment%20in%20Building%20Regulatory%20Reform. Further information will also be provided in the upcoming edition of the Australian Building Regulation Bulletin.

Deck, Balcony and Window Safety Guideline

The State Government's 'Deck, balcony and window safety guideline' has recently been updated to address recommendations from a 2012 Coronial enquiry into a death caused by a fall from a deck owing to a decayed decking board. Updates were also made to the guideline in relation to safety concerns owing to recent deck and balcony collapses throughout Australia. Various other changes have been made to reflect current National Construction Code requirements.

The guideline was originally developed to help building owners and occupiers, builders and inspectors carry out inspections on balustrades, decks and balconies in order to check the integrity and safety of these structures.

It may be useful for industry professionals, however, it is not a replacement for technical standards used by industry. Owners and managers of non residential buildings with a deck or balcony, such as restaurants, hotels and clubs, may also find the guideline relevant.

For more information, please visit the Department of Housing and Public Works website at www.hpw.qld.gov.au/construction/BuildingPlumbing/DecksBalconies/Pages/default.aspx

Universal Housing Design

Council has confirmed its commitment to housing developments that are accessible by all residents and that foster a more inclusive city.

Planning and Development Chair Councillor Paul Tully said housing built utilising universal design principles was liveable for all residents regardless of their age or mobility.

"Queensland Action for Universal Housing Design (QAUHD) is an advocacy body that wrote to council in March asking us to support their campaign for the inclusion of universal access standards in the Building Code of Australia," Cr Tully said.

"Council has indicated that we are absolutely committed to that and also are supportive of QAUHD approaching both the state and commonwealth governments at the first appropriate opportunity.

Universal housing design means homes are practical and flexible and which meet the needs of people of differing ages and abilities. This supports people to stay within their communities over time. Over three quarters (77%) of Queenslanders live within a local government area that supports universal housing design.

"Council's decision makes it absolutely clear our strong commitment to

development that supports the needs of all residents regardless of their age, mobility or disability," Cr Tully said.

"Universal housing design doesn't mean pokey homes. It means homes that are built with the entire lifespan of residents in mind."

"Council works very hard to support senior residents with disability or mobility difficulties including ensuring all council buildings are accessible and that local infrastructure is developed for every person's ability. By strongly indicating our support for universal housing design we are asking the development community to join us in building an inclusive Ipswich."

Staff Profile - Brad Guest



Brad Guest was raised as a first generation Ipswichian, with parental heritage stemming from New Farm

in Brisbane, and has been residing at Karalee with his wife Julie for 25 years.

Brad attended East Ipswich Primary School and Bundamba High. Brad is a fully qualified Plumber / Drainer and Gas Fitter with many years of experience in a varied mix of domestic and commercial work.

His previous experience includes working as a plumber CDW at Amberley Air Base, Fixit and Cuthberts Plumbing followed by working as a supervisor for a construction company.

Brad commenced work as a Plumbing Inspector for Ipswich City Council in 2007 and became a Senior Plumbing Inspector in 2013.

Brad's interests vary from overseas holidays, raising and training his Ridgeback dogs and competing in many cycling events of both road and mountain nature. While previous interests include golf and jet skiing, Brad also has a little bit of a gourmet streak with a passion for foods.

Staff Profile - Peter Clifton



Peter Clifton was born in Zimbabwe and completed his qualifications in South Africa and, depending on who is winning the cricket or rugby on any given day, is Zimbabwean, South African or Australian.

Peter spent the early years of his career in South Africa working for the South African Defence Force and local government as an Environmental Health Officer.

In 2001, Peter and his wife moved to start a new life in Australia. Peter

worked for Brisbane City Council as an Environmental Health Officer and later as an Environmental Planner.

In 2009, after many years with Brisbane City Council, Peter made the move to Ipswich City Council and hasn't looked back. He currently holds the position of Senior Environmental Health Officer within the Environmental Planning Team.

Peter can be described as a 'cycling enthusiast'. When not on the bike, you will likely find Peter spending time with his family and friends.

Triathlon Heroes

On Saturday 3 May 2014, six budding P&D triathletes braved a cold and windy Gold Coast morning to represent Ipswich City Council in the Fitness First Corporate Triathlon.

The triathlon contains two events: the main event where each of the three athletes completes a 400m swim, 10km bike ride and 4km run in a relay format; and the sprint event where

three individual athletes complete each leg in a relay format.

With the grateful support and backing of the Ipswich City Council's Employee Development Board, the Planning and Development Department fielded two teams, made up of first-time triathletes, in the sprint event.

The Planning and Development Department led Ipswich City

Council to a victory in its inaugural participation in the event, taking out first and second place in the Public Sector category!

Competing in this event has spread the triathlon bug throughout P&D, so look out for a bigger and better P&D contingent in 2015, already in training to ensure back-to-back success.



Katie Sadler, Meredith Hartigan, Louise Oakden, Jacob Hart, Peter Clifton, Iain Hardie

Pregnancy Club Update



The Planning and Development Department is still adding to the population growth of Ipswich.

Congratulations to Karen Roberts on the recent announcement of her second pregnancy.

Congratulations go to:-

- Xiau Pitts on the arrival of her son Connor Anthony (9lbs 8oz); and

- Louise Lillingstone on the arrival of her son Nate Thomas (6lbs 14 oz).

For those following the tally, the number of pregnancies for the Department since June 2011 is currently sitting at 40.

Important People in Ipswich's History

James Wilkinson

Source: Ipswich in the 21st Century, Robyn Buchanan

James Wilkinson devoted most of his life to unionism and politics. He was born in Ipswich in 1854. His family tried to grow cotton at Deebing Creek then selected land at Glamorganvale before moving back into Ipswich. James married in 1874 and soon afterwards, joined the railways as a locomotive cleaner and fireman. He immediately became involved in the union movement and advocated a single union for railway employees. This led to the formation of the Queensland Railway Employees' Association.

In 1889, he left the railways and became union secretary. The union published the 'Railway Times' newspaper, considered the first Labor paper in Queensland. After a dispute, station masters and officers were ordered to withdraw from the union and, with the drop in membership, there was no longer a need for a secretary. Wilkinson remained in charge of the 'Railway Times'.

He helped form the Workers' Political Organisation (WPO) and in 1893, unsuccessfully contested the election for the seat of Ipswich. However the following year, one of the sitting members died and Wilkinson won the by-election. He lost the seat again in 1896. He is said to have been the first Ipswich-born person to represent the town in Parliament.

He enthusiastically approved of Federation and in 1901, won the Federal seat of Moreton as a supporter of Alfred Deakin. He changed to the Labor Party and at the next election, won the seat as a Labor candidate, losing it again after a redistribution. In 1914, he was elected to Ipswich City Council but died in 1915 at the age of 60.

Sir James Blair

Source: Ipswich in the 21st Century, Robyn Buchanan

James Blair was born in Ipswich in 1870. He attended Ipswich Grammar where he showed great skill in writing and speaking, talents which led him to a career in law. In 1902, he was elected to State Parliament as Member for Ipswich. At the age of only 33, he was appointed to Cabinet as Attorney General and later became Minister for Mines and Minister for Public Instruction. His achievements include establishing special closed courts for child offenders.



After he lost his seat in 1915, he returned to his law practice. He was appointed as a judge and in April 1925, became Chief Justice of Queensland. He was also appointed as Chancellor of the University of Queensland and Lieutenant Governor of Queensland. He was knighted in 1930.

Blair State School in Ipswich is named after him, an unusual honour as almost all state schools are named after their locality, not a person.

J J C Bradfield

Source: Ipswich in the 21st Century, Robyn Buchanan

In 1935, engineer J J C Bradfield returned to present speech night prizes at his old school Ipswich Grammar.

Bradfield at this time was well known as the person responsible for the recently completed Sydney Harbour Bridge scheme.

In 1886, he had won a scholarship to study engineering at Sydney University. He joined the New South Wales Public Works Department in 1891 and in 1921, was appointed Chief Engineer for the Sydney Harbour Bridge and Metropolitan Railway Construction.

He designed the harbour bridge scheme and drew up plans and specifications which called for either a cantilever or an arch bridge. The contract was won by British firm Dorman Long and Co who had already built an arch bridge in England. The single arch bridge option was confirmed and Ralph Freeman carried out the detailed design.



Later, Bradfield was consulting engineer for the Story Bridge in Brisbane, technical adviser to the constructors of the Hornibrook Highway to Redcliffe and helped to plan and design the St Lucia campus of the University of Queensland.

The Bradfield Bridge, which joins the Ipswich CBD to the Riverlink Shopping Centre, is named after J J C Bradfield.

Development Initiatives

New Service

From 1 July 2014, the Planning and Development Department is offering a new service to aid prospective purchasers or applicants in their due diligence process for future development applications.

The new initiative is for **Planning Scheme Property Information Reports** which will provide basic planning scheme information specific to a property or properties, including zoning information, development constraints, consistent and inconsistent uses and levels of assessment.

This new service will help owners and prospective purchasers to access property specific planning information to assist with any pre-planning and due diligence activities particularly for properties proposed to be developed.

Council will also continue to offer a free prelodgement meeting service to provide early comments or feedback on a development proposal. For the 2014/2015 financial year, the fee for a Planning Scheme Property Information Report is \$290.00 per request.

For more details in relation to the fees, consult the Planning and Development Department Fees and Charges 2014/2015, available on the Planning and Development website www.ipswichplanning.com.au

Fast Track Development Applications

On 1 October 2012, Council introduced a fast track application process for minor development applications with 5 day approval timeframes. This process has applied to developments that enter the decision stage at the time of lodgement.

Opportunity to increase the scope of fast track assessments for the decision stage has been identified to also include minor forms of development that:

- require public notification but for which no submissions objecting to the development are received;
- have statutory referrals but for which no referral requirements are conditioned and the applicant waives their right to suspend Council's decision period to make representations to a referral agency; and
- have further information responses that do not require specialist input or assessment.

Minor development applications including those qualifying for fast track determinations as outlined above commenced on 1 July 2014.

Further information is available by contacting Council's Planning and Development Department, Development Planning Branch on (07) 3810 6666 or sending an email to development@ipswich.qld.gov.au

Assessment Manager Conditions

On 1 July 2014, Council introduced a new format for Attachment A – Assessment Manager Conditions of Development Application Decision Notices for all determinations made after this date.

The change to the format of Attachment A tabulates the details of the assessment manager conditions including:

- the condition reference number;
- the specific condition requirements; and
- the time by which the condition must be met, implemented or complied with.

These user friendly changes to the assessment manager condition packages are intended to improve the clarity of the conditions and ensure improved ease of reference of the condition requirements.

Further information is available by contacting Council's Planning and Development Department, Development Planning Branch on (07) 3810 6666 or sending an email to development@ipswich.qld.gov.au



Trivia Questions

Question - Where was the first multi storey carpark in Ipswich built?

Answer - The first multi storey carpark was built in Bell Street, Ipswich by Cribb and Foote. It was also the first in Queensland outside of Brisbane.

Question - Where was the first escalator in a Queensland provincial area built?

Answer - The first escalator in a provincial area was installed by Cribb and Foote in its Ipswich CBD store in 1964.

Question - When were the drive in theatres established in Ipswich?

Answer - A drive in theatre was opened at Raceview in May 1959. Another drive in theatre was opened at Tivoli in the 1970s.

Innovation Rocks!

Like many construction projects, some problems were faced during the construction of the latest section of the Redbank Plains Distributor Road (Mt Juillerat Drive) project between Cedar Road and School Road. However, this problem was bigger than most other problems, with it being a precariously perched boulder, similar in size to a shipping container, exposed owing to the cut and fill operation for the new road. It was decided that the rock had to be broken up as it was too large and heavy to be move by conventional means.

Two possible solutions were initially proposed - enlisting the use of a large excavator, with a rock breaking attachment, or explosives. However, after consideration, the explosive method was not viable owing to the close proximity of existing residences with potential issues with noise, vibrations, cracking and the possible requirements for dilapidation inspection and reports. So...a Rock Breaker it was. Unfortunately, after two days of bashing and belting, and a noise complaint or two, the rock still had maintained its unbroken form.

This was one hard rock...perhaps the rock's resilience should have been expected considering the close proximity to the Hardrock Quarry! So it was decided that the rock breaker was not going to cut the mustard nor break the rock.

So the another option had to be considered, hopefully this option would introduce the rock to its tombstone! The third and most innovative option was the use of chemicals to break the rock. The rock was drilled with a number of holes and had chemicals poured into the drill voids and left for a day to set. 24 hours later, the chemical had expanded in the voids and caused the rock to fracture, leaving only light work for an excavator with a ripping

time to finish the job.

In this instance, the chemical method was approximately 40% cheaper than the excavator rock breaker option, took significantly less time and resulted in zero noise complaints. This is just one example where an innovative solution was used and proved to be beneficial in many different facets. The benefits can be a gain in productivity, a cost saving or an improved outcome for the community's well-being. The successful outcome shows that an innovative solution should always be considered and we should not just continue to do things in a certain manner because things have always been done that way.



Queensland Urban Utilities

Get Connected with QUU

New applications for water and sewerage connections must be lodged directly with Queensland Urban Utilities (QUU) instead of local Councils from 1 July 2014.

Under the State Government's new water approvals process, applications for water and sewerage connections will be processed by QUU for its five regions including Ipswich, Brisbane, Lockyer Valley, Scenic Rim and Somerset.

QUU Executive Leader of Planning, Paul Belz, said the new Utility Model would apply to building projects of all sizes.

"Queensland Urban Utilities will

process water and sewerage applications for developments ranging from a new house to a large apartment complex or master-planned community," he said.

"Whether you want a new connection, a disconnection or an alteration to your water and sewerage services, from July 1 you will need to lodge your application directly with Queensland Urban Utilities, instead of your local council."

Any applications lodged before 1 July 2014 will continue to be assessed and approved by Council.

The new water approvals process was introduced by the Queensland Government through the Water

Supply Services Legislation Amendment Act.

Queensland Urban Utilities has drafted an Interim Connections Policy which is able to be viewed via their website www.urbanutilities.com.au/Development_services/Interim_Connections_Policy/.

Queensland Urban Utilities is consulting closely with development industry groups to ensure a smooth transition to the new water approvals process.



2014 Awards for Excellence

Calling for Nominations

Ipswich City Council is inviting nominations for the 2014 Awards for Excellence. The closing date for nomination submissions is Friday, 22 August 2014.

Awards will be presented on Tuesday, 14 October 2013.

Aims of the Awards

1. Recognising those individuals and corporations who are committed to promoting and producing excellence in the design of new development, the conservation of our built heritage, conservation of our natural environment and academically within our schools.



2013 Winner: St Mary's

2. Promoting and developing student awareness of the unique built and environmental heritage of Ipswich.
3. Profile locally and externally the unique attributes of the natural and built heritage of Ipswich.
4. Recognising and promoting major sponsorship support.



2013 Winner: Ipswich Grammar School

Ron Brown Memorial Heritage Conservation Awards

The following types of projects are eligible:

- Restoration of a building to an earlier or original appearance.
- Maintenance of heritage buildings including colour schemes.
- Adaptive reuse of heritage sites.
- Sympathetic additions to an original building.
- Heritage Education and promotion - books, oral histories and websites.

AMEX Corporation Design Awards

The following types of projects are eligible:

- Dwellings, duplexes, units and group housing;
- Educational, religious, community or health care buildings;
- Master Plans;
- Small or large scale retail, hotels, office or industrial developments.

EnviroPlan Environment Awards

The EnviroPlan Environment Awards acknowledge the initiatives of individuals, community groups and the commercial and rural sectors in the maintenance and enhancement of Ipswich's unique biodiversity and natural heritage.

All types of projects are eligible including:

- Community greening;
- Commercial greening;
- Street greening;
- Rural greening;
- Young Environmental Volunteer of the Year (ages 10 - 25);
- Green Schools Commitment (local school, preschool, TAFE or University);
- Ten Year Greening Stewardship (over ten years of commitment in Council initiatives such as Land for Wildlife, Voluntary Conservation Agreements or Partnering Agreements).

Student Awards

The purpose of the Student Awards is to encourage students from all levels of education to participate in design, heritage conservation and environment projects that relate to the City of Ipswich.

- Local History Projects;
- Oral History Recordings;
- School Centenary Projects;
- Design Projects;
- Environmental Projects.

Further Information

Further information is available on the Council website:

www.ipswichplanning.com.au/heritage/heritage-awards

Treagle - the Leading Confectioner



The Treagle family and staff pose proudly holding examples of their work

Source: Ipswich in the 21st Century, Robyn Buchanan

Treagles was a typical small Ipswich factory and shop. The firm began in Bell Street around 1900 and

eventually employed about 20 people including delivery men and a traveller who took orders from shops.

Their equipment included a steam engine which operated a machine to

grind sugar into icing sugar, and a few simple machines like rollers to flatten lolly mixtures.

John Treagle, son of the founder, described one of the labour-intensive processes in making boiled lollies:

"We had coke furnaces on the ground floor. We used them to melt the ingredients for boiled lollies - sugar, glucose and other things. It was all boiled up in copper vats or tubs. The men who boiled it were the 'sugar boilers'.

When it was ready, it was tipped out onto steel benches to stiffen and cool.

On the wall, there were big hooks. You got the mixture in straps and pulled it over the hooks, then we used hand cutters to cut the lengths into pieces."



Superstitions and Customs

Many of today's customs and superstitions originate from years gone by. The following are just a few which still occur today.

Death

Source: [www://genealogy.about.com/od/cemetery_records/a/burial_customs.htm](http://www.genealogy.about.com/od/cemetery_records/a/burial_customs.htm)

Source: How Did It Begin? Customs, Superstitions and their Romantic Origins, R Brasch, 1985

Death has always been both celebrated and feared. As far back as 60,000 BC, the dead were buried with ritual and ceremony. Researchers have even found evidence that Neanderthals buried their dead with flowers, much as we do today.

Appeasing the Spirits

Many early burial rites and customs were practiced to protect the living, by appeasing the spirits who were thought to have caused the person's death. Such ghost protection rituals and superstitions have varied extensively with time and place, as well as with religious perception, but many are still in use today. The custom of shutting the eyes of the deceased is believed to have begun this way, done in an attempt to close a 'window' from the living world to the spirit world. Covering the face of the deceased with a sheet comes from pagan beliefs that the spirit of the deceased escaped through the mouth. In some cultures, the home of the deceased was burned or destroyed to keep his spirit from returning; in others the doors were unlocked and windows were opened to ensure that the soul was able to escape.

In 19th century Europe and America the dead were carried out of the house feet first, in order to prevent the spirit from looking back into the house and beckoning another member of the family to follow him. Mirrors were also covered, usually with black crepe, so the soul would not get trapped and not be able to pass to the other side. Family photographs were also sometimes turned face-down to prevent any of

the close relatives and friends of the deceased from being possessed by the spirit of the dead.

Some cultures took their fear of ghosts to an extreme. The Saxons of early England cut off the feet of their dead so the corpse would be unable to walk. Some Australian Aborigine tribes took the even more extreme step of cutting off the head of the dead, thinking this would leave the spirit too busy searching for his head to worry about the living.

Cemetery and Burial

Cemeteries, the final stop on our journey from this world to the next, are monuments to some of the most unusual rituals to ward off spirits, and home to some of our darkest, most terrifying legends and lore. The use of tombstones may go back to the belief that ghosts could be weighed down. Mazes found at the entrance to many ancient tombs are thought to have been constructed to keep the deceased from returning to the world as a spirit, since it was believed that ghosts could only travel in a straight line. Some people even considered it necessary for the funeral procession to return from the graveside by a different path from the one taken in with the deceased, so that the departed's ghost wouldn't be able to follow them home.

Some of the rituals which we now practice as a sign of respect to the deceased, may also be rooted in a fear of spirits. Beating on the grave, the firing of guns, funeral bells, and wailing chants were all used by some cultures to scare away other ghosts at the cemetery.

In many cemeteries, the vast majority of graves are oriented in such a manner that the bodies lie with their heads to the West and their feet to the East. This very old custom appears to originate with the Pagan sun worshippers, but is primarily attributed to Christians who believe that the final summons to Judgment will come from the East.

Wake

In times gone by, lead cups were used to drink ale or whisky. The combination would sometimes knock the imbibers out for a couple of days. Someone walking along the road would take them for dead and prepare them for burial. They were laid out on the kitchen table for a couple of days and the family would gather around and eat and drink and wait and see if they would wake up. Hence the custom of holding a "wake."



Graveyard Shift

Some parts of England ran out of places to bury people. So they would dig up coffins and would take the bones to a "bone-house" and reuse the grave. When reopening these coffins, 1 out of 25 coffins were found to have scratch marks on the inside and they realized they had been burying people alive. So they would tie a string on the wrist of the corpse, lead it through the coffin and up through the ground and tie it to a bell. Someone would have to sit out in the graveyard all night (the "graveyard shift") to listen for the bell; thus, someone could be "saved by the bell" or was considered a "dead ringer."

Superstitions and Customs Continued

Wearing of Black for Mourning

To wear black for mourning in Western countries is a custom that dates back to pagan days. Its origin had nothing to do with piety or a wish to show grief. On the contrary, it expressed fear. It arose not out of respect for but dread of the dead.

People put on black as a disguise, so that the ghost of the deceased might not recognise and then start haunting them. The wearing of black and sometimes even the veiling of one's face was also believed to act as a protection against one's own death, since it was designed to confuse any demon still hovering around and bent on snatching more lives.



The modern explanation of the use of black for mourning is a superb example of man's way to spiritualise and rationalise ancient superstitions. Black is symbolic of the night, and the absence of colour seemed best suited to express a person's abandonment to grief. The colour of mourning also served as a constant reminder of the loss one had suffered. To the people one met, it indicated one's state of mind, making them in turn considerate, and reminding them to refrain from saying anything that might hurt or offend. The dark colour itself not only reflected the sorrow of the bereaved but created inward tranquillity and serenity.

The Tombstone

The practice of putting a stone on the grave arose not from piety, but from fear. Its origin was not respect for the dead but the motive of self preservation. Even after all other

precautions had been taken, the living were still afraid that the dead person might return and act against his former community. To make absolutely sure he stayed in his tomb, they weighed the soil down with a heavy stone.

Other Common Superstitions

Source: www.womansday.com/life/origins-of-13-common-superstitions-100353

Source: www.expats.org.uk/features/englishorigins.html

Throwing Salt Over Your Shoulder

To get rid of bad luck, it is thought that you should toss a pinch of salt over your left shoulder. This originates from the legend that the devil is always standing behind you. So, throwing salt in his eye will distract him from causing trouble. Nowadays, most people do this after spilling salt. This is thought to be bad luck because salt was an expensive commodity long ago and folklore linked it to unlucky omens in order to prevent wasteful behaviour.

A Black Cat

It was thought that a black cat might be a witch who transformed into the shape of a cat. A cat was often feared in Middle Ages in Europe as people thought they were a witch's familiar. Another belief was that after seven years of service to a witch, a black cat would turn into a witch. Therefore, if a black cat crossed your path, it was an indication of bad luck as it was thought that the devil was watching you.



Opening Umbrellas Inside

An umbrella acts as a shield against the sun or rain. It is thought that the opening of an umbrella inside would offend the spirits of the umbrella and would cause bad luck to occur.



Walking Under a Ladder

People have had bad experiences where something had dropped on them from a someone up a ladder.

In his book "The Encyclopedia of Superstitions," Richard Webster notes additional reasons for the belief:

"Walking under a ladder is believed to cause bad luck. No one really knows why, but at least three theories have been proposed. The most likely theory is that a ladder forms a triangle when placed against a wall. The triangle symbolizes the Holy Trinity. Consequently, when you walk through it, you effectively insult the Trinity and attract the devil. The second theory concerns the use of the ladder in hangings. The ladder would be propped against a beam to allow the person about to be hanged to climb high enough to reach the rope. A third theory dates back to ancient Egyptian times, when people believed you might see a god walking up or down the ladder while you walked under it."

Superstitions and Customs Continued

Broken Mirrors

"Souls were said to dwell inside mirrors, so any harm done to the soul when the mirror broke would also happen to the person," writes Richard Webster in "The Encyclopedia of Superstitions."

"Over time, these disastrous consequences were softened to a mere seven years of bad luck. The choice of seven as the number of years is because of the myth that the entire body is completely renewed every seven years."

Rabbits Foot

It is thought that a rabbit's foot brings good luck. One reason for this belief is that rabbits are well known for their reproductive fruitfulness. The rabbit's foot may have originated as a symbol of fertility. Also, as rabbits are born with their eyes open, the charm may have been used to provide protection against the evil eye. Additionally, the Chinese consider the rabbits foot to be a sign of prosperity.

The Number 13

The number 13 has a number of very old references.

In Christian theology, there were 13 dinner guests at the Last Supper. Therefore, 13 was considered unlucky because Christ was betrayed.

In Norse mythology, 12 benevolent gods were gathering in a hall and the evil god Loki attacked the group. Loki was the 13th guest and the god Balder was killed in the melee.

President Franklin D Roosevelt was known to be quite fearful of the number 13. He took great pains to avoid hosting a meal for a group of that size. If there was a cancellation from a guest or if it looked like only 13 people would be attending a dinner, he would invite his secretary to join them so that there would be no possibility of there being only 13 diners present.

The fear of the number 13 is so pervasive that it even has a phobia named after it: triskaidekaphobia.

Based on this phobia, airlines typically do not have a 13th row, and most tall buildings do not have a 13th floor.

Saying 'God Bless You' After a Sneeze

The use of this polite response is attributed to Pope Gregory the Great who said it to people who sneezed during a bubonic plague. Aside from the idea of protecting a person from the spread of the disease, it was believed appropriate to bless someone after they sneezed as they thought the soul escaped the body during the sneeze and the heart momentarily stopped as well. Therefore, saying 'God Bless you' was a way of welcoming the person back to life.

Knocking on Wood

To knock on wood after making a statement is rooted in the idea that you are tempting fate by acknowledging your good fortune. It is thought that the expression comes from the ancient belief that good spirits lived in trees. So, by knocking on something wooden, a person was calling on the spirits for protection.

Crossing Your Fingers

To cross your fingers is to wish for something. There are many theories about the origins of this belief. One is that when Christianity was illegal, crossing fingers was a secret way for Christians to recognise each other. Another is that during the Hundred Years' War, an archer would cross his fingers to pray for luck, before drawing back his longbow with those same fingers. Yet another, even older, theory is that crossed fingers were used as a gesture to ward off witches and other evil spirits.

Horseshoe

There are many theories in relation to horseshoes and whether they are lucky or not. The first is that the devil appeared at the door of a blacksmith who agreed to remove a shoe from his hoof if he promised never to enter a place where a horseshoe is hung over the door. The second belief is



Superstitions and Customs Continued

that witches rode on broomsticks because they were afraid of horses, so a horseshoe is a good charm to scare them off with.

To bring good luck, the horseshoe must be lost by a horse and found by you with the open end facing your way. You must hang it over the door with the open end up so the good fortune doesn't spill out.

Four Leaf Clovers

This is a universal symbol for luck. Four leaf clovers do exist but they are difficult to find. Legend says that when Adam and Eve were evicted from the Garden of Eden, Eve snatched a four leaf clover as a remembrance of her days in Paradise. Since then, luck attributes have been assigned to all four leaves of the rare plant – each associated with St Patrick and the Holy Trinity in Irish legend.



Bird Droppings on Your Head

It may not be a good experience when it happens but it is believed that good things are coming your way if you get bird droppings on your head. One idea is that it is a sign of major wealth coming from heaven based on the belief that when you suffer an inconvenience, you will have good fortune in return. But, it could just be that your day just couldn't get any worse.

Rule of Thumb

In the 1400s, a law was passed that a man was not allowed to beat his wife with a stick no thicker than his thumb. This became the Rule of Thumb.

Golf

Many years ago in Scotland, a new game was invented. It was ruled 'Gentlemen Only..Ladies Forbidden'. This was to be shortened to become the word Golf.



Minding your Ps and Qs

In English pubs, ales are ordered by pints and quarts. So, in old England, when customers go unruly, the bartender would yell at them "Mind your pints and quarts and settle down". This is where the phrase "mind your ps and qs" came from.

Red sky at night, sailors' delight; red sky at morning, sailors take warning

This may actually have some basis in nautical observations. Clouds enhance the colour of sunsets and sunrises. The red morning sky foretells a day of possible bad weather. Evening clouds may pass during the night.



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