

Council commits to best practice

Mayor's Message

Message from the Chair

Development News

Engineering News

Building News

Strategic Planning News

Staff Profiles

- Matthew Smith
- Peter Rooks

Main Contacts



Customer Satisfaction Survey

Ipswich City Council is committed to leading the way in planning best practice within SEQ. As part of our P&D Customer Service Charter, as recently adopted by Council, we made the following commitment to our customers:

Respect: We welcome you and will listen to you and work with you to understand your individual needs.

Easy access to services: We will give you efficient access to the right services to facilitate development activities.

Quality information: We are committed to providing you with consistent, accurate and relevant information.

Consultation: We value your feedback and we will work with you to understand how to improve our services.

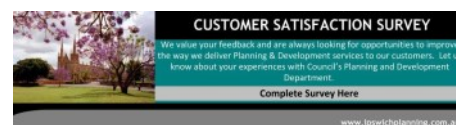
Respond: We will respond with care, courtesy and in a timely manner.

In order to ensure that we honour our commitment and continue to offer a premium level of service to our customers we are now seeking your feedback through a Planning and Development Customer Satisfaction Survey.

This survey, which will run for a period of 3 months between 2 March 2015 and 29 May 2015 will give you the

opportunity to let us know about your experiences with Council's Planning and Development Department so that we can recognise and reward the great service provided by our staff and address issues that arise. By sharing your experiences, we aim to improve our service delivery to you.

We would like you to participate in this survey. If you are accessing the newsletter electronically you can participate by clicking on the graphic below which will direct you to the survey. In addition, the survey is available on the Council's Planning and Development portal for easy access at anytime via PD Online.



If you are unable to complete the survey at this point in time, a link to the survey will also be emailed to our external customers following all pre-lodgement meetings and at the point of issue of decision notices.

Should you wish to discuss the survey in more detail, please contact:

Michael Simmons – Principal Planner
on (07) 3810 7772.

Message from the Mayor

Council is currently running its most ambitious ever, public consultation process “Our future—Your Say” (see story Page 3).

This information is being used to compile a new Long Term Community Plan for the entire Ipswich Local Government Area.

As key partners in the development of the City’s future I urge the Development Industry to get involved and “have your say”.

There is also another opportunity for the Development Industry to offer specific feedback about our development planning services and details of the survey are featured on Page 1 of this newsletter.

It is pleasing to see the significant upsurge in development featured on Pages 4-10 in the Development Planning Activity Report displaying a continued confidence in our City by the development industry.

Regards

Mayor Paul Pisasale
City of Ipswich



Message from the Chair

This edition of our Planning and Development update newsletter sees a significant revamp in the way we are reporting and profiling development activity (see Pages 4-10). The figures also highlight the significant upsurge we have experienced in development activity over the past 12 months.

Again there is a wealth of information for our Development Industry customers in this edition of the Newsletter.

There is a timely reminder on Page 11 that the compulsory pool safety fencing requirements for property owners come into force on 30 November this year.

Recent changes to the plumbing legislation about backflow requirements for rainwater tanks are explained on Page 14.

Strategic Planning Branch News (on Page 16) highlights a range of recent amendments to the Ipswich Planning Scheme, Planning Scheme Policies and Implementation Guidelines.

Engineering and Environment Branch news (on Page 18) provides an interesting update about major construction projects currently underway across the local government area.

And the “Stork Club” News continues (on Page 20) with the tally now up to 46 (Since June 2011).

Councillor Paul Tully
Chairperson - Planning and Development Committee



Ipswich Community Plan



Council has embarked on preparing a new Community Plan to inform important decisions for the future of Ipswich. Ipswich was one of the first Councils in Queensland to prepare a long term Community Plan with many priorities and actions having been achieved.

However, in recognition of Ipswich's rapidly growing community, a new Community Plan is needed to:

- set Council's strategic priorities, actions and outcomes for the next 20+ years;
- provide for integrated decision making; and
- deliver infrastructure and services in an efficient and coordinated manner.

Community participation, including those involved in the development industry is vital to the process. If you have already been involved, thank you for your participation to date and your continued input will help shape Ipswich's future. If you have not been involved and would like to have your say, further information about how you can participate is available from:

www.ipswichfuture.qld.gov.au

OUR FUTURE.

your say

JOIN WITH US TO PLAN FOR THE FUTURE TODAY!

We as a City have to make some very important decisions about the future through the development of a Community Plan.

Your participation is vital to this process. Your ideas and views will help guide Council on decisions about the future of our City.

For a printed copy of the survey or to arrange for us to meet with your organisation or group contact the Community Development Branch on (07) 3810 6645.

HAVE YOUR SAY!

Visit www.ipswichfuture.qld.gov.au



Development Planning Activity Report

This Development Activity Report profiles the recent volume and composition of development activity within the Ipswich City Council Local Government Area.

The data for building applications includes Private Certifier applications in addition to applications decided by Council.

The data for development applications includes Material Change of Use (MCU), Reconfiguring a Lot (RAL), Area Development Plans (ADP), Operational Works (OW), Permissible Changes, Extension to Relevant Period requests and Signing of Subdivision Plans (SSP).

Year in Review - 2014

- **There were 3260 Building Approvals** authorised within the Ipswich Local Government Area during 2014. The estimated value of the proposed construction works was **\$967 million in building works for Ipswich**. This represents a 48% increase compared to \$653 million in 2013.
 - **188 Development Applications were assessed and decided within five (5) business days of the application being lodged with Council (ICC Fast Track Process) and 58 Development Applications were assessed and decided within five (5) business days of the application entering the decision stage (ICC Decision Stage Fast Track Process).** This represents a total of approximately **30% of all DA's** being decided through Council's fast track process. (Note: This figure does not include Council's fast tracked compliance assessment process for signing subdivision plans).
 - **1,553 additional lots were created** in 2014 through Council's plan sealing process. This represents a 66% increase compared to 935 lots in 2013.
 - **73 development related formal pre-lodgement meetings** were requested and held in 2014. This represents a 4% increase compared to 70 meetings in 2013.
- These approvals were made up of:
- ◇ **\$503 million in Residential Developments** a 40% increase compared to 2013 (\$360 million).
 - ◇ **\$464 million in Non-Residential Developments** a 58% increase compared to 2013 (\$293 million).
 - **866 Development Applications were assessed and decided** in the Ipswich Local Government Area during 2014. This represents an 11% increase compared to 777 Development Applications in 2013.
 - **2043 Plumbing Applications were assessed and decided** in the Ipswich Local Government Area during 2014. This represents a 24% increase compared to 1648 Plumbing Applications in 2013.



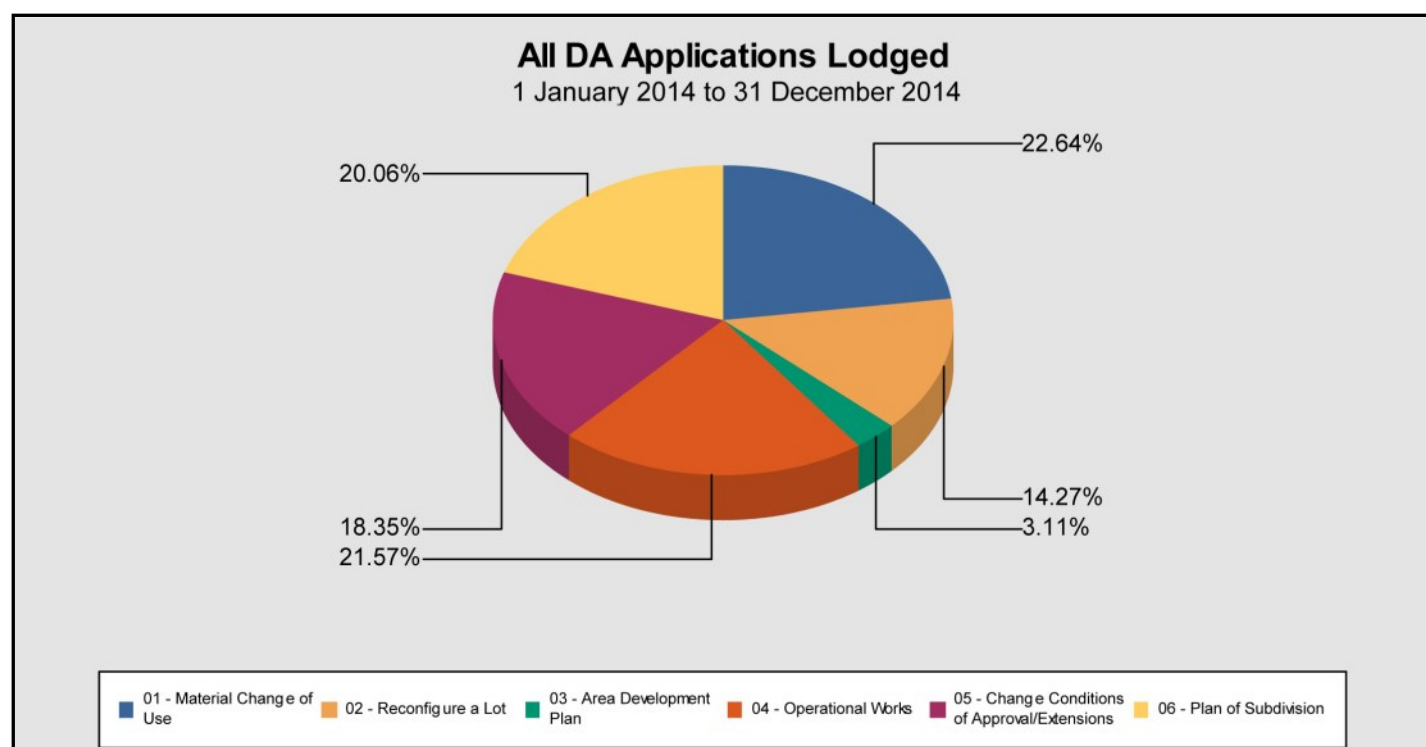
Development Planning Branch News

Development Activity 2014

All Development Applications Lodged - 1 January 2014 to 31 December 2014

| Application Type | 01/2014 | 02/2014 | 03/2014 | 04/2014 | 05/2014 | 06/2014 | 07/2014 | 08/2014 | 09/2014 | 10/2014 | 11/2014 | 12/2014 | Total |
|---|-----------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| 01 - Material Change of Use | 14 | 10 | 19 | 11 | 23 | 28 | 15 | 17 | 18 | 20 | 17 | 19 | 211 |
| 02 - Reconfigure a Lot | 4 | 8 | 16 | 9 | 10 | 18 | 7 | 10 | 14 | 16 | 12 | 9 | 133 |
| 03 - Area Development Plan | 2 | 2 | 3 | 1 | 0 | 3 | 4 | 2 | 2 | 5 | 4 | 1 | 29 |
| 04 - Operational Works | 7 | 18 | 14 | 18 | 13 | 34 | 24 | 11 | 23 | 14 | 15 | 10 | 201 |
| 05 - Change Conditions of Approval/Extensions | 10 | 10 | 13 | 7 | 21 | 15 | 13 | 24 | 16 | 13 | 17 | 12 | 171 |
| 06 - Plan of Subdivision | 14 | 11 | 9 | 13 | 27 | 14 | 16 | 11 | 13 | 26 | 17 | 16 | 187 |
| Total | 50 | 59 | 72 | 58 | 90 | 108 | 79 | 74 | 83 | 88 | 80 | 66 | 907 |

Figure 1 below shows the overall volume and type of Development Applications Lodged in 2014

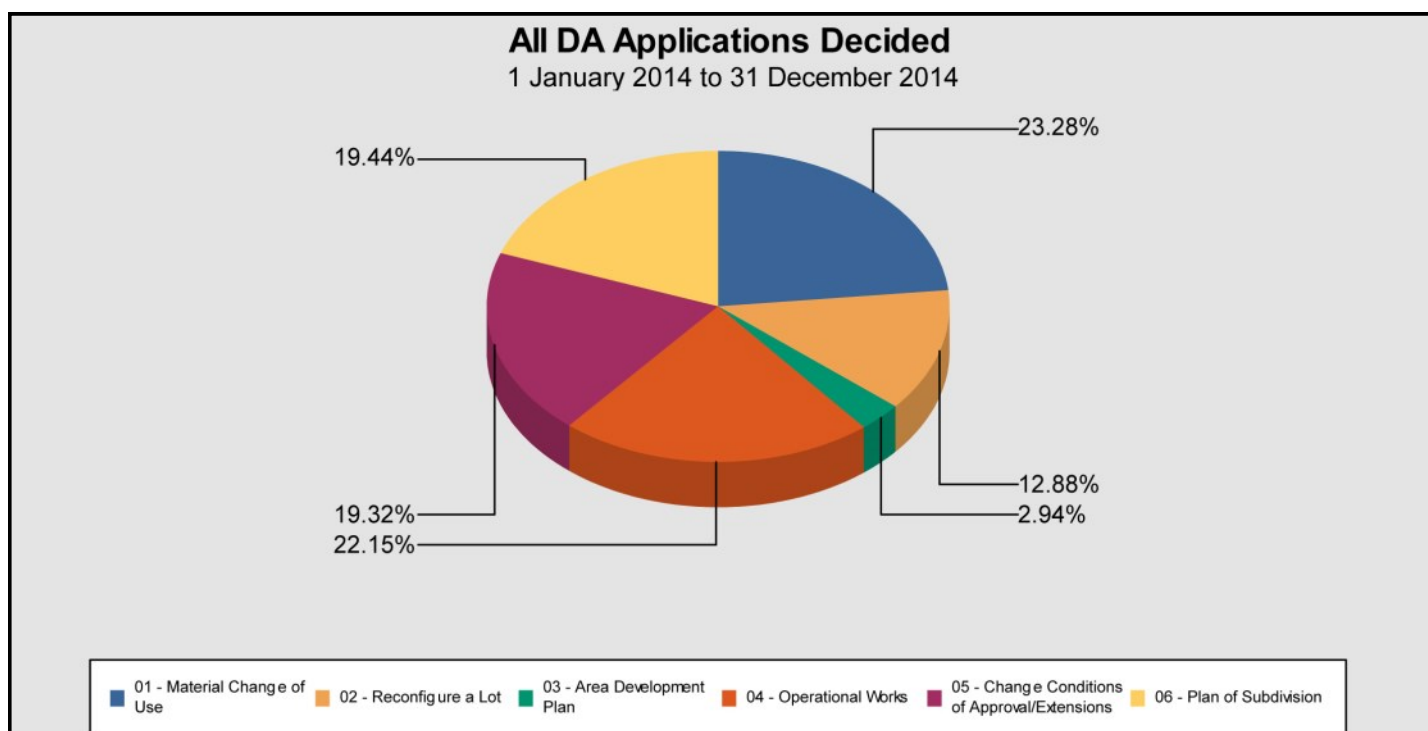


Development Planning Branch **News****Development Activity 2014**

All Development Applications Decided - 1 January 2014 to 31 December 2014

| Application Type | Jan 2014 | Feb 2014 | Mar 2014 | Apr 2014 | May 2014 | Jun 2014 | Jul 2014 | Aug 2014 | Sep 2014 | Oct 2014 | Nov 2014 | Dec 2014 | Total |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| 01 - Material Change of Use | 12 | 14 | 24 | 22 | 15 | 19 | 20 | 13 | 21 | 16 | 15 | 15 | 206 |
| 02 - Reconfigure a Lot | 4 | 8 | 12 | 13 | 12 | 13 | 6 | 10 | 7 | 10 | 9 | 10 | 114 |
| 03 - Area Development Plan | 2 | 4 | 0 | 2 | 0 | 2 | 3 | 3 | 3 | 2 | 1 | 4 | 26 |
| 04 - Operational Works | 10 | 6 | 23 | 17 | 19 | 17 | 15 | 28 | 25 | 13 | 13 | 10 | 196 |
| 05 - Change Conditions of Approval/Extensions | 13 | 15 | 18 | 5 | 15 | 15 | 8 | 17 | 25 | 15 | 9 | 16 | 171 |
| 06 - Plan of Subdivision | 11 | 14 | 13 | 15 | 20 | 9 | 18 | 8 | 18 | 21 | 19 | 6 | 172 |
| Total | 50 | 60 | 89 | 70 | 81 | 74 | 67 | 78 | 96 | 76 | 66 | 59 | 866 |

Figure 1 below shows the overall volume and type of Development Applications Decided in 2014



Development Planning Branch **News****Snapshot - January/March Quarter 2015**

Development activity has been strong in the first part of 2015 as confidence continues in the local market. Some of the significant results for this quarter include:

- **There were 799 Building Approvals** within the Ipswich Local Government Area during this quarter. The estimated value of the proposed construction works was **\$140 million**.

These approvals were made up of:

- ◇ **\$122.5 million in Residential Developments**
- ◇ **\$17.5 million in Non-Residential Developments**
- **220 Development Applications were lodged** in the Ipswich Local Government Area during this quarter. This represents a 22% increase compared to 181 Development Applications in the same quarter last year.
- **187 Development Applications were assessed and decided** in the Ipswich Local Government Area during this quarter. This represents a 6% reduction compared to 199 Development Applications in the same quarter last year.

- **434 Plumbing Applications were assessed and decided** in the Ipswich Local Government Area during this quarter. This represents a 7% increase compared to 407 Plumbing Applications in the same quarter last year.
- **42 Development Applications were assessed and decided within five (5) business days of the application being lodged with Council (ICC Fast Track Process) and 21 Development Applications were assessed and decided within five (5) business days of the application entering the decision stage (ICC Decision Stage Fast Track Process).** This represents a total of approximately **30% of all DA's** being decided through Council's fast track process. (Note: This figure does not include Council's fast tracked compliance assessment process for signing subdivision plans).

- **408 additional lots were created** this quarter through Council's plan sealing process. This represents a 132% increase compared to 176 lots in the same quarter last year.
- **21 development related formal pre-lodgement meetings** were requested and held during this quarter. This represents a 17% increase compared to 18 meetings in the same quarter last year.

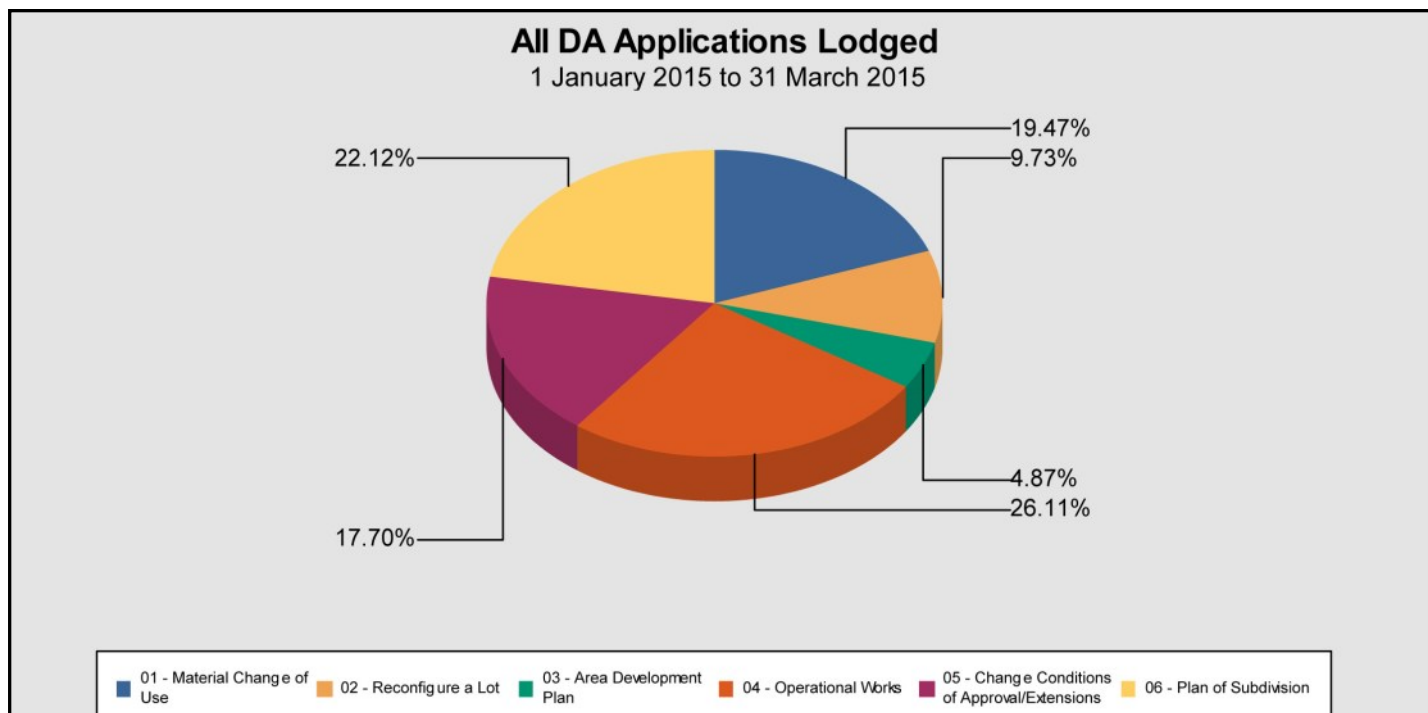


Development Planning Branch **News****Development Activity 2015**

All Development Applications Lodged - 1 January 2015 to 31 March 2015

| Application Type | Jan 2015 | Feb 2015 | Mar 2015 | Total |
|---|-----------|-----------|-----------|------------|
| 01 - Material Change of Use | 10 | 17 | 17 | 44 |
| 02 - Reconfigure a Lot | 3 | 7 | 12 | 22 |
| 03 - Area Development Plan | 0 | 6 | 5 | 11 |
| 04 - Operational Works | 13 | 16 | 30 | 59 |
| 05 - Change Conditions of Approval/Extensions | 10 | 14 | 16 | 40 |
| 06 - Plan of Subdivision | 10 | 20 | 20 | 50 |
| Total | 45 | 77 | 98 | 220 |

Figure 1 below shows the overall volume and type of Development Applications Lodged for the March quarter

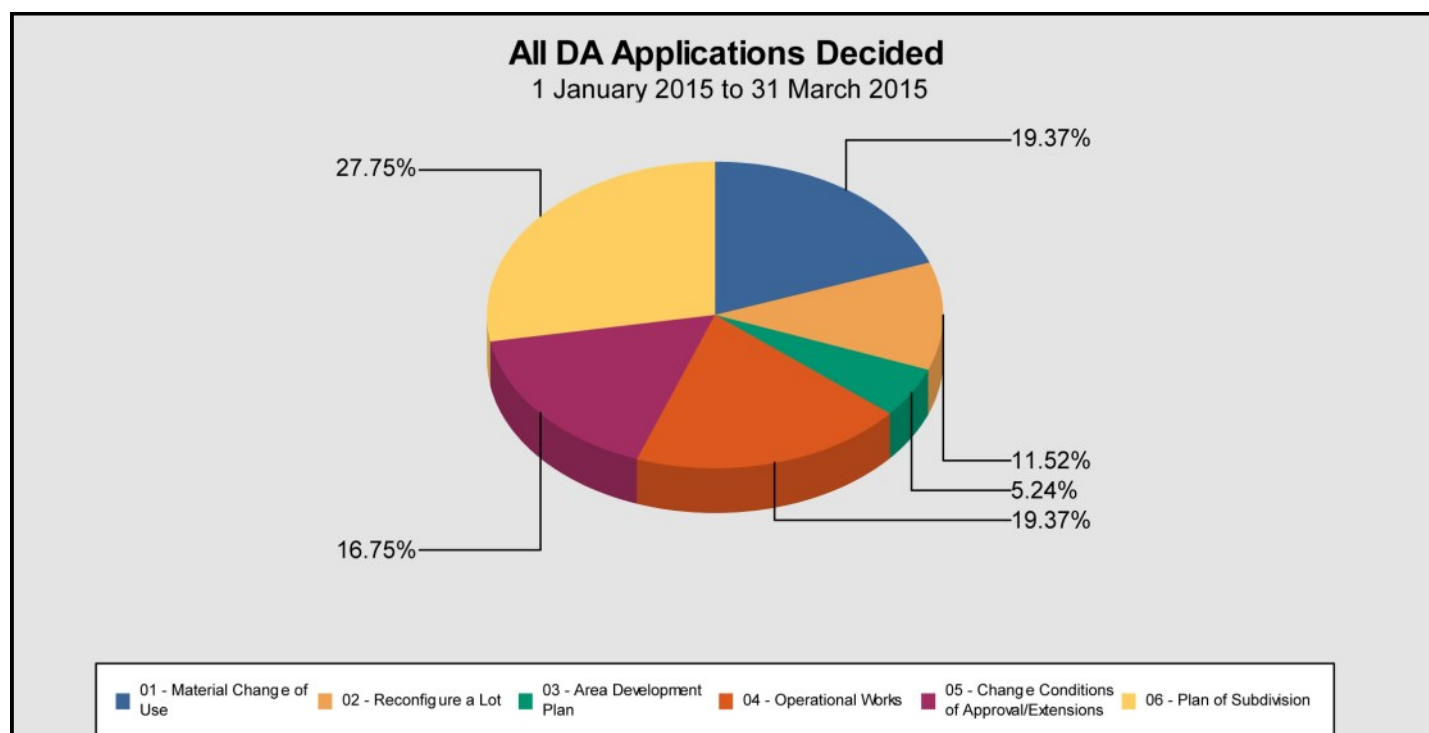


Development Planning Branch **News****Development Activity 2015**

All Development Applications Decided - 1 January 2015 to 31 March 2015

| Application Type | Jan 2015 | Feb 2015 | Mar 2015 | Total |
|---|-----------|-----------|-----------|------------|
| 01 - Material Change of Use | 13 | 7 | 17 | 37 |
| 02 - Reconfigure a Lot | 8 | 6 | 8 | 22 |
| 03 - Area Development Plan | 3 | 4 | 3 | 10 |
| 04 - Operational Works | 14 | 14 | 9 | 37 |
| 05 - Change Conditions of Approval/Extensions | 12 | 10 | 10 | 32 |
| 06 - Plan of Subdivision | 17 | 14 | 22 | 53 |
| Total | 66 | 55 | 66 | 187 |

Figure 1 below shows the overall volume and type of Development Applications Decided for the March quarter



Development Planning Branch **News****Significant development applications lodged and approved this quarter include:****Applications Lodged:**

- Abattoir Facility Upgrade- 81 Berry Street Yamanto (770/2015/OD)
- 93 Single Residential Dwellings within a Development Constraints Overlay (Difficult Topography)- Unnamed Road Karalee (358/2015/MCU)
- Entertainment Use (Licensed Club - Extended Hours of Operation)- Woogaroo Street Goodna (366/2015/MCU)
- Service/Trades Use (Warehouse) - Briggs Road Raceview (832/2015/MCU)
- 74 Residential Lots- School Road Redbank Plains (964/2015/CA)
- Business Use (Professional Office) Brisbane Road East Ipswich (964/2015/CA)
- Business Use (Professional Office) Brisbane Road East Ipswich (447/2015/MCU)
- Special Industry (Landfill for Non -Putrescible Waste) - Unnamed Road Swanbank (248/2015/MCU)
- 66 Multiple Residential Units and Local Shops—Sinnathamby Boulevard Springfield Central (704/2015/ADP)
- 440 Residential Lots- Mur Boulevard Springfield (413/2015/ADP)
- Business Use (Service Station & Cafe/Takeaway Food Premises) - Lawrence Street North Ipswich (1033/2015/CA)

Applications Approved:

- Preliminary Approval to affect the Planning Scheme & Four (4) Lots into Eighteen (18) Lots - Cunningham Highway Willowbank (A) (1469/2013/CA)
- Amendment to Brookwater Precinct Plan & Brookwater Urban Village Precinct Plan Area Development Plan for Special Development Area (Brookwater Resort) (A) (1088/2014/ADP)
- 56 Residential Lots - Broomfield Road Deebling Heights (A) (1605/2014/RAL)
- 160 Residential Lots - Karalee (6879/2014/RAL)
- Service Station - North Ipswich (3866/2014/MCU)
- Medical Centre and Cafe - East Street Ipswich (4545/2014/MCU)
- Area Development Plan (Local Shops) and Amendment of Augustine Heights (North) Precinct Plan - Leon Capra Drive Augustine Heights (3844/2014/ADP)
- 301 Residential Lots - Collingwood Drive Collingwood Park (3321/2014/CA)

- Area Development Plan -Service Station and Advertising Structures- Main Street Springfield Central (3844/2014/ADP)
- 333 Residential Lots - Collingwood Drive Collingwood Park (2558/2014/CA)
- 125 Residential Lots - Keidges Road Augustine Heights (3371/2014/RAL)
- Extension to Vehicle Sales Premises- Webb Street, Bundamba (5515/2014/MCU)
- 158 Residential Lots - Samford Road Leichhardt (6774/2014/CA)
- Highway Travel Centre (Incorporating a Service Station, Restaurants and Fast Food Premises)- Citiswitch Estate Bundamba (5036/2014/MCU)
- Extension to community use (new classrooms) - School Road Redbank Plains (6974/2014/MCU)



Building & Plumbing Branch News

Building News - Swimming Pool Fencing

The Queensland Building and Construction Commission (QBCC) recently issued a media statement regarding compulsory pool fencing safety compliance by homeowners by 30 November this year. Below is a copy of the media statement for your information.

MEDIA STATEMENT

12 February 2015

Pool safety compliance compulsory by 30 November 2015

From 30 November, all Queensland swimming pools will be required to meet a new, swimming pool-barrier standard, which has been phased in over the past five years.

Commissioner of the Queensland Building and Construction Commission (QBCC), Steve Griffin, said the new single standard was designed to increase pool safety and simplify pool safety laws, which previously included 11 different safety standards.

Drowning is one of the leading causes of death in Queensland for children under five, and effective fencing and associated safety measures, along with supervision and learning to swim can save lives.

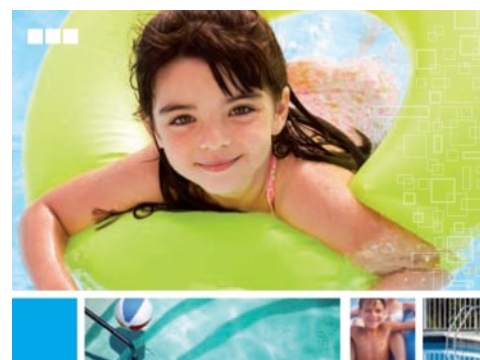
The new standard covers such things as the height and strength of barriers, mandatory non-climbable areas, gate-latching requirements and preventing direct access from a building into a pool area.

The standard applies to new and existing pools in houses, unit complexes, hotels, motels, backpacker accommodation, caravan parks and mobile van parks. Mr Griffin said it was the responsibility of all pool owners to ensure their pools complied with the new standard by 30 November, or earlier if the property is sold or leased.

"Pool owners have had five (5) years to prepare for the new standard and if they are not sure if their pool is compliant, they should contact a pool safety inspector as soon as possible," Mr Griffin said.

He said there was also information on the QBCC website to help home owners to assess their pools, and owners could also make enquiries to the QBCC by phoning 139 333. Mr Griffin said the QBCC and local councils would undertake random compliance audits of swimming pools to ensure pool owners are complying with safety standards.

Further information on pool fencing and safety can be found by visiting the Queensland Building and Construction Commission's website at: www.poolsafetyoverview

**Review of Queensland's swimming pool safety laws**

Swimming pool safety
review committee report
to the Queensland Government
April 2009

Building & Plumbing Branch News

Building Application Information

Building work that is assessable development must have a building approval issued by a building certifier.

Building Certifiers can be either Council Building Certifiers (certifiers employed by Council) or Private Building Certifiers (certifiers who provide a private certification service completely independent of Council).

In addition to the building approval other approvals such as a siting variation or amenity & aesthetics referral agency approval may be required. These approvals are issued by Council regardless of whether you engage a Council building certifier or a private building certifier.

IMPORTANT INFORMATION:

Ask your building company if they are using a Council building certifier or a private building certifier. If a private building certifier has been engaged to certify your building works and you have been advised a referral agency application has been submitted to Council, ask for a copy of the Council receipt as this will detail the lodgement date of the application.

Council is unable to assist you with the progress of your privately certified building application, however provided you are the intended owner of the building you can contact Council, with the details of your referral agency application receipt, and Council will advise you of the application's progress.



Building & Plumbing Branch News

Building News continued - Fact Sheets

Whether you are looking at constructing a shed, carport, deck or retaining wall, Council's recently refreshed collection of Fact Sheets and guidelines can help with the planning of your next building project.

The Fact Sheets provide general information regarding required approvals for commonly constructed buildings in residential areas.

To view the Fact Sheets, please visit Council's website at:
www.Resident Building Standards fact sheet

General Building Guidelines for Residential Properties

Building Approvals
 The following types of building work undertaken on a residential property will require a building approval:

- 1) Dwellings (Class 1 Habitable Structures)**
 any habitable structure.
- 2) Decks, Balconies, Verandahs, Awnings and the like**
 - more than 1000² in area after building work is completed (e.g. 3.2m x 2.2m); or
 - more than 2.4m high; or
 - with a slope height of more than 2.3m; or
 - longer than 5m along any side.
- 3) Garages, Sheds, Carports, Shipping Containers and the like**
 - more than 1000² in area after building work is completed (e.g. 3.2m x 2.2m); or
 - more than 2.4m high; or
 - with a slope height of more than 2.3m; or
 - longer than 5m along any side.
- 4) Fences and Screens**
 - exceeding 2.0m in height above natural ground surface.
 natural ground surface - finished surface level when the lot was created on the plan of survey.
- 5) Retaining Walls**
 - has a retaining building over the base of influence for the wall, or the total height of the wall and of the fill or soil retained by the wall is more than 1m above the wall's natural ground surface; or
 - the wall is closer than 1.5m to a building or another retaining wall.
 natural ground surface - finished surface level when the lot was created on the plan of survey.
- 6) Swimming Pools & Spas**
 - a swimming pool or spa as defined under the Queensland Building Act 1975.

For any other building work, you should consult a building professional for advice regarding the necessity for building approval.

Shipping Containers, Railway Carriages or the like
 The installation of a shipping container, railway carriage or the like within a property requires an *Amenity and Aesthetics* approval. For further information refer to the *Shipping Containers, Amenities and Aesthetics Implementation Guidelines*.

Building Location Envelope (BLE)
 If the property is subject to a building location envelope (BLE) under current Council's Planning and Development Department's (PDD) 8888 to determine the extent of building work that is permissible within and outside of the BLE.

Boundary Transcursions
Any building or structure over 1.8m in height
 Any building or structure over 1.8m in height constructed on the property boundary, or within the 6m 6m corner transcurion area on right angled corner allotments requires a *Structural* approval. Refer to Retaining Walls, Fences and Screens Information for other approvals that may be required.

Any building or structure over 2.3m in height
 Any building or structure over 2.3m in height constructed on the property boundary, or within the 6m 6m corner transcurion area at the corner of the 2 road frontage requires a *Structural* approval. Refer to Retaining Walls, Fences and Screens Information for other approvals that may be required.

Residential Driveways
 For locations and requirements refer to *Carport, Driveways* information.

DISCLAIMER
 The information contained in this document is general in nature, and is not intended to constitute any form of professional advice. It is not intended to be relied upon for any particular purpose. The user of this information is responsible for ensuring that it is appropriate for their own use, and for seeking professional advice where necessary. The user of this information is responsible for ensuring that it is appropriate for their own use, and for seeking professional advice where necessary. The user of this information is responsible for ensuring that it is appropriate for their own use, and for seeking professional advice where necessary.

June, January 2015 Version 02

Build Over or Near Relevant Infrastructure
 Despite any boundary setback allowances noted in this guideline building work that is proposed to be constructed within 3.0m of any relevant infrastructure (power, water, sewerage) will be required to comply with the Queensland Development Code (QDC) 1.1 Building over or near relevant infrastructure.

Streets and Road Boundary Setbacks

| Column 1 - Boundary | Column 2 - Dimensions of clearance |
|---|---|
| Use of standard if the maximum height of the building or structure is: (a) 4.5m or less (b) between 4.5m and 7.5m (c) greater than 7.5m (d) stepped | not less than 1.5m not less than 2.0m not less than 2.0m plus 0.5m for every 1m or part of 1m by which the height is greater than 7.5m. the boundary clearance corresponding to the height of each step. |

Carports, Sheds, Garages or the like
 Carports, sheds, garages or the like constructed within 1m of a road boundary setback requires a *Structural* approval.
 Carports, sheds, garages or the like constructed up to the road boundary provided that:
 - the maximum width of the carport does not exceed 3m, excluding a maximum eave overhang of 600mm; and
 - the wall height of the carport does not exceed 3.0m.
 If all of the above are not able to be met, a *Structural* approval will be required.
 Carports, sheds, garages or the like are permitted to be built up to the side and rear property boundary provided that:
 (i) the maximum height of the building is not more than 5m and the slope height is not more than 3.5m; and
 (ii) the building is at least 1.5m from the window of each habitable room in an existing building on an adjoining lot.
 If all of the above are not able to be met a *Structural* approval will be required.
 Above height is the total structural area of the building divided by the horizontal length of the building facing the boundary.

Building Carport
 If there is an existing carport already approved within the 6m minimum road boundary setback, any additional carport within the road boundary setback will require an *Amenity and Aesthetics* approval.

Amenity and Aesthetics
 Any carport, garage or shed that:
 - is more than 1 storey in height; or
 - has a wall height of more than 3.5m (measured along the gable line); or
 - has a roof area exceeding 1000² on a parcel of land less than 2,000² in area; or
 - has a roof area exceeding 1000² on a parcel of land between 2,000² and 5,000² in area; or
 - is erected on vacant land (not containing a dwelling).
 Requires an *Amenity and Aesthetics* approval.

Retaining Walls - when measured from natural ground surface:
 - natural ground surface - finished surface level when the lot was created on the plan of survey.
 The following boundary setback provisions apply except for boundary transcurions.
Retaining walls between 1.8m to 2.3m in height
 Retaining walls between 1.8m to 2.3m in height that are constructed on the property boundary, or within the 6m 6m corner transcurion area, or the 1.5m side and rear boundary setbacks, requires a *Structural* approval.
Retaining walls or any combination of retaining wall and fence or screen
 Retaining walls or any combination of retaining wall and fence or screen exceeding a total height of 2.3m that is not constructed on the property boundary, or within the 6m 6m corner transcurion area, or the 1.5m side and rear boundary setbacks, requires a *Structural* approval and an *Amenity and Aesthetics* approval.
Retaining walls or any combination of retaining wall and fence or screen
 Retaining walls or any combination of retaining wall and fence or screen exceeding a total height of 2.3m that is constructed on the property boundary, or within the 6m 6m corner transcurion area, or the 1.5m side and rear boundary setbacks, requires a *Structural* approval and an *Amenity and Aesthetics* approval.

Fences and Screens - when measured from natural ground surface:
 - natural ground surface - finished surface level when the lot was created on the plan of survey.
 The following boundary setbacks provisions apply except for boundary transcurions.
 Fences or screens that are less than 2.0m in height must be built up to the property boundary.
 Fences or screens exceeding 2.0m in height constructed on the property boundary, or within the 6m 6m corner transcurion area, or the 1.5m side and rear boundary setbacks, will require a *Structural* approval.

Town Planning Approvals
 Where the information contained within this document, it should be noted that a planning approval may be required to be obtained prior to commencing building or construction works. Consideration of when a planning application may be triggered include:
 (a) if the site is located within a Character zone or in a Character land property;
 (b) if the building or structure does not comply with the design criteria, detailed in the Residential Code; or
 (c) if the site is affected by Development Constraints Overlay.
 Further planning related information such as planning scheme maps and development constraints overlays can be obtained from Council's PDD Online page on Council's website below growth id.gov.au.
 Alternatively, further planning related information can be obtained by contacting Council's Planning and Development Department on (07) 8810 6888.

Free Online Access to the National Construction Code

From 1 May this year, access to the National Construction Code (NCC), which includes the Building Code of Australia and the Plumbing Code of Australia, will be available free online for registered users via the Australian Building Codes Board website at:
www.National Construction Code

If you would like a hard copy of the NCC, the Australian Building Codes Board website at:
www.National Construction Code suppliers

provides a list of commercial outlets selling the NCC 2015 in hard copy. Reference documentation within the NCC, such as Australian Standards will still need to be purchased via the SAI Global website at:
www.saiglobal.com



Building & Plumbing Branch News

Plumbing News

Change of Legislation to Backflow requirements for rainwater tanks

Many homes in the Ipswich City Council area have rain water tanks installed as part of the State Government's water saving measures implemented in 2006. In accordance with these requirements the rainwater supply must be connected to internal water outlets, with a town drinking water supply back up to ensure a continuous supply.

In accordance with the *Plumbing and Drainage Act 2002*, water from a tank must not contaminate the drinking water within a reticulated town water supply system. An appropriate backflow prevention device must be installed on premises if pollution of the water supply on the premises or the water service provider's water service to the premises has been, or could be, caused by the plumbing on the premises. Where a tank is installed, the reticulated town water supply is protected from the potential of backflow, by the installation of a backflow prevention device that complies with AS/NZS 3500:2003.

A local government must implement and maintain a program for its local government area for the registration, maintenance and testing of testable backflow prevention devices installed in its area.

An owner of an installed testable backflow prevention device must have the device registered with the local government and at least once a year, have the device tested by a person who is licensed to do the work. A person who inspects or tests a backflow prevention device must, within ten (10) business days after inspecting or testing the device, give the local government written results of the inspection or test.

In an effort to reduce red tape, the State Government recently implemented changes to the type of backflow prevention devices required for rainwater tank installations connected to internal water outlets.

This means that home owners with rainwater tanks that have testable backflow prevention devices are able to have the testable device removed by a licensed plumber and a non-testable dual-check valve with an atmospheric port installed in its place. A non-testable device does not require annual testing and is not required to be registered with Ipswich City Council.

Removal of these testable backflow devices is not mandatory, however notification of the removal of testable devices to Ipswich City Council will result in the removal of the valve from Council's register. Council must be notified of the removal of testable devices in order for the home owner to avoid receiving an invoiced annual registration notice.



Building & Plumbing Branch News

Plumbing News continued

Notifiable Work—Form 4's

On 1 November 2012, in an effort to reduce red tape, the Queensland Government introduced a new category of plumbing and drainage work called notifiable work.

Notifiable work was introduced to extend the amount of work a plumber or drainer can carry out without the need for a Local Government permit or mandatory inspections. This new category of work covers what was traditionally minor work, which is work of a less complex nature.

A Local Government may audit notifiable work performed to ensure it meets the appropriate standards.

If a licensed plumber fails to lodge a form 4 to the Queensland Building Construction Commission (QBCC) within ten (10) business days of completing notifiable work, they have committed an offence under the Plumbing and Drainage Act 2002 and are exposed to a penalty of \$660 per offence.

When notifiable work is complete, a copy of the form 4 must also be provided to the owner/occupier of the property.

Need more information?

Visit: www.qbcc.qld.gov.au or call the QBCC on 139333.

The image shows two identical copies of Form 4A, titled 'FORM 4A NOTIFIABLE WORK FOR PUBLIC SECTOR ENTITY'. The form is divided into several sections: 'Public sector entity name (Customer)', 'Public sector entity contact person', 'Public sector entity contact phone number', 'Address of work', 'Categories of work' (with a grid for 1-16), 'Handy states that the work indicated above was completed within 10 business days of the date of this form and the work complies with the PCA and the Standard Plumbing and Drainage Regulation 2003', 'Responsible person', 'QBCC licence number', 'Date', and 'Signature'. There is also a 'Privacy Notice' section at the bottom.

Changes to the Governing body for Plumbing

The plumbing industry has seen many changes in recent years, one of these being the disbanding of the Plumbing Industry Council (PIC) whose functions are now carried out by the Queensland Building and Construction Commission (QBCC).

On 10 November 2014, the PIC closed and plumbing licensing, compliance and disciplinary functions were moved over to the QBCC. This transfer aims to reduce costs and improve regulation efficiency for the plumbing and drainage industry.

For further information please click on the following link:

www.construction/building/plumbing



Strategic Planning Branch **News****Project Highlights****Adoption of Planning Scheme
Administrative and Minor
Amendment Package 01/2015**

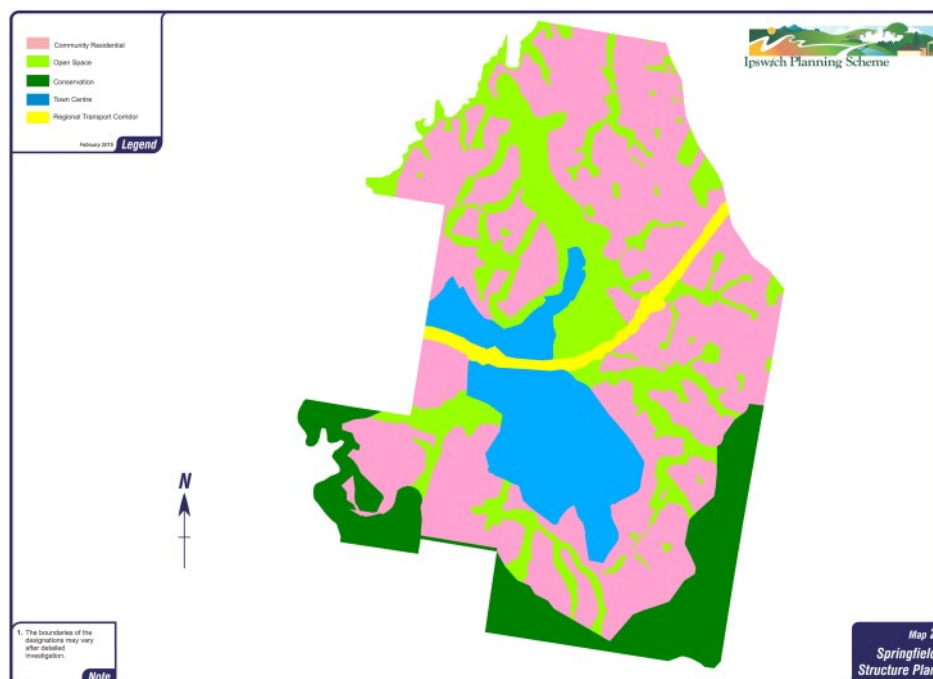
Operational amendments to the Ipswich planning scheme were adopted by Council on 30 January 2015 and took effect on 9 February 2015. The amendments included:

Administrative Amendments to:

- Ensure that 'Caretaker's Residence' and 'Relative's Flat' are consistently defined and referenced within the Springfield Structure Plan;
- Typographical, numbering and referencing matters within the Rural B (Pastoral) Zone, Reconfiguring a Lot Code, Residential Code and Springfield Structure Plan.

Minor Amendments to:

- Strategy Map 2 – Urban Areas, and Springfield Structure Plan Maps to realign the boundary between the Open Space and Community Residential Designations as a consequence of approved and established development and to realign the boundary between the Town Centre and Community Residential Designations as a consequence of amendments to the Springfield Town Centre Concept Plan;
- Springfield Structure Plan, Section 2.7 – Definitions of 'Local Utility' and 'Public Utility' to ensure consistency with the current Ipswich Planning Scheme definitions;
- Overlay Map OV5 - Flooding and Urban Catchment Flow Paths to reflect approved and established earthworks at Bundamba;
- Zoning Maps and Overlay Map OV1 Bushfire Risk Areas to reflect development approvals; and
- Schedule 2 Character Places to update property details and to remove a listing in the Schedule that no longer applies.



Strategic Planning Branch News

Project Highlights continued

Adoption of Minor Amendments to Planning Scheme Policy 5 – Infrastructure

The amendments to Planning Scheme Policy 5 were adopted by Council on 30 January 2015 and took effect on 16 February 2015. The amendments involved replacing existing references to the discontinued Non-Building Construction Index (412) Queensland with references to the Road and Bridge Construction Index (3101) Queensland.

Additionally, a note box was removed reflecting that the indexation rate to be applied to infrastructure contributions is no longer specified in Council's Fees and Charges.

Amendments to Implementation Guideline No. 26 - Adaptive Reuse of Character Places, Identified Places of Interest and Pre-1946 Buildings Located in Character Zones

Council at its meeting on 2 December 2014 adopted amendments to Implementation Guideline No. 26 - Adaptive Reuse of Character Places, Identified Places of Interest and Pre -1946 Buildings Located in Character Zones. The amendments came into effect on and from Monday 8 December 2014.

The purpose and general effects of the amendments are to provide fee relief for development planning applications as an incentive and to provide support for development that promotes the adaptive reuse of character buildings.

The relief only applies to development applications that relate to existing character places and does not apply to new buildings or extensions to character buildings. The level of fee relief is dependent on the level of community access.

IMPLEMENTATION GUIDELINE NO. 26

Adaptive Reuse of Character Places, Identified Places of Interest and Pre-1946 Buildings Located in Character Zones

Date of Resolution

These guidelines were originally adopted by Council on 19 June 2012 and took effect from the 20 June 2012, in accordance with section 2(2) of the Planning Scheme. The guidelines were amended by Council on 2 December 2014 and the amendments took effect on 8 December 2014.

Purpose of the Guideline

Please Note: For the purposes of this guideline, the term 'character place' includes character places listed in Schedule 2, identified places of interest listed in Schedule 3, and pre-1946 buildings located in Character Zones.

The purpose of this guideline is to support the restoration and conservation of Ipswich's historic places by clarifying Council's planning intent for the reuse, restoration and reconstruction of character places.

This guideline is intended to promote development that focuses on the retention, conservation and enhancement of heritage and character values through suitable site planning and car parking solutions and development planning application fees and infrastructure contributions relief. The guideline also provides clarification on the range of suitable reuse options for character places based on the applicable zone.

Council's Implementation Guidelines are intended to apply a standard approach to the interpretation and implementation of the relevant aspects of the Planning Scheme. They offer a degree of certainty and formality to applicants, Council and the community. This guideline does not change the level of assessment outlined in the relevant zone or code provisions.

Where an applicant is proposing a variation to the guideline the onus is on the applicant to demonstrate the facts and circumstances to support the variation.

1. Adaptive Reuse Provisions

The adaptive reuse of character places is supported where the use is compatible with the retention of the heritage and character significance of the character place and where the adaptive reuse maintains a scale, intensity and appearance consistent with the amenity and character of the locality.

Adaptive reuse concessions for development planning application fees, infrastructure contributions may also be considered where the above is achieved as further outlined in this guideline.

2. Council Development Planning Fees and Infrastructure Contribution Relief

Table 1 - Development Planning Application Fees and Infrastructure Contributions Relief

Please Note: Water supply and sewerage are administered and infrastructure use levied by Queensland Urban Utilities. This implementation guideline does not charge applicable water supply and sewerage or infrastructure charges and therefore any discount for these infrastructure use is not applicable.

The adaptive reuse may be a residential or use, or both. However, as Public Parks are Community Facilities Infrastructure Contributions required for non-residential development, for Public Parks and Local Community Facilities use only.

Table 1 - Development Planning Application Fees and Infrastructure Contributions Relief

| Level of Community Access | Amount of Relief (%) | | | |
|--|----------------------|------------------------------------|---------------------------|---------------------------------------|
| | Parks Contributions | Community Facilities Contributions | Residential Contributions | Development Planning Application Fees |
| Open Community Access with 11 parking | 75 | 75 | 75 | 75 |
| Open Community Access with 21 parking | 50 | 50 | 50 | 50 |
| Not Open Community Access, but high public visibility, with 31 parking | 25 | 25 | 25 | 25 |

Implementation Guideline No. 26

(2) Driveway Provisions

Access driveways may generally be reduced to a minimum 3.0 metre width. This reduced width is generally acceptable for low turnover uses where adequate sight lines are available and where the reduced standard does not give rise to unacceptable queuing on the road.

The use of on-site driveway strip/tracks (500mm in width) may also be used to further reduce the extent of hardstand and impervious areas. Where driveway strips are used, the driveway crossover must be full 3.0 metre width construction in accordance with Council Standard Drawing.

(3) Reinforced Turf and Permeable Pavement Systems

On-site car parking spaces may use reinforced turf to reduce the extent of impervious surfaces. The use of these materials provide opportunities to soften the visual impact of required on-site car parking and reduce on-site stormwater management requirements.

Vehicle manoeuvring areas may also utilise a permeable pavement system to reduce the extent of impervious surfaces. The use of these materials provide opportunities to soften the visual impact of required on-site car parking and reduce on-site stormwater management requirements.

Generally on-site car parking proposed between the building and the street is to be avoided. However, where such provision is unavoidable the provision should be undertaken using pervious materials such as reinforced turf.

The use of gravel for on-site car parking may be considered where the potential for pollutant generation of dust and oil can be managed. The use of gravel should be limited to low traffic areas, such as for staff parking that has minimal use and where the use of this material enhances the features of the character place. The edges of gravel parking areas need to be contained in order to ensure the gravel does not spread and is appropriately drained. Gravel surfaces may also be used in association with reinforcing systems.

(4) Covered and Overflow Car Parking

Covered on-site car parking areas should be minimal with generally no more than two covered spaces provided. The use of existing outbuildings or garages or parking underneath a post supported character building is preferred, particularly where they are appropriately located and complement the features of the character place.

For high parking demand uses, overflow parking areas may be provided to cater for peak demand using pervious materials such as reinforced turf.

Figure 1 - Illustrative Example

4. Land Use Considerations

The following information is provided to assist with the interpretation of the relevant zone and overlay codes in relation to the establishment of non-residential uses in character places listed in Schedule 2, identified places of interest listed in Schedule 3, and pre-1946 buildings located in Character Zones.

(1) Schedule 2 - Character Places and Schedule 3 - Identified Places of Interest

The character places listed in Schedule 2 or identified places of interest listed in Schedule 3 include a range of buildings and structures which are generally capable of use for a wide range of purposes.

The application of the incentives contained in this implementation guideline for the adaptive reuse of these buildings and structures is dependent on the suitability of the use having regard to the zoning of the subject site, zoning of surrounding land, and the potential impact on the amenity of surrounding uses. Consideration of the proposed hours of operation suitability is necessary, particularly having regard to the locality and surrounding uses.

Non-residential uses are generally included or restricted in predominantly residential areas to appropriate low key uses that serve the day to day needs of the local community and that maintain residential amenity.

Figure 1 illustrates the options highlighted above.

Figure 1 - Illustrative Example

The figure shows a site plan with a building and surrounding areas. The site is bounded by a street (8m wide) and a driveway (500mm wide). The building is shown with a driveway leading to a parking area. The parking area is divided into sections A, B, C, and D. Section A is 500mm Driveway Strips (ie Car Tracks). Section B is Reinforced Turf Parking (Overflow). Section C is Permeable Paving / Gravel. Section D is On Street Parking. The site is also shown with a 20m wide area.

December 2014

Engineering and Environment News

The year to date has seen the E&E Branch be involved with the assessment and construction of the following major developments:

- Bellbird Park – The Brentwood Forest development will soon see the creation of approximately 170 new lots. A section of Jones Road, Bellbird Park will soon be upgraded as part of the development. This will include the upgrade of the existing Jones Road/Harris Street intersection to a signalised four way intersection as well as a new intersection directly to the south of Happy Jack Gully.
- South Redbank Plains – works are pushing forward quickly for the Fernbrooke Ridge development. Mount Juileratt Drive (formerly “Redbank Plains Distributor”) will be extended across Six Mile Creek to intersect with the Regents Drive extension. These new roads will one day be the major connections for the area east to Brisbane and west towards Ripley.
- Ripley Valley – significant works are underway in the Ecco Ripley, Providence and Sovereign Pocket developments. These works will soon be realised with the creation of a further 260 new lots in the Ripley Valley growth area.
- Major roadworks are currently being undertaken around the City to cater for the recently declared schools within the Brentwood Forest, Fernbrooke Ridge and Sovereign Pocket developments. These roadworks will see the upgrade of Jones Road (Bellbird Park), extension of Mount Juileratt Drive and Regents Drive (South Redbank Plains) and Siddans Road, Sovereign Drive, Deebling Creek Road and Bottlebrush Drive (Deebling Heights).
- Works are progressing on site at Naomai Street, Bundamba for a local convenience retail centre.
- The Park Village development in Chuwar will soon realise the creation of 35 new lots.
- The Bunnings warehouse in Bundamba is progressing well and may be opening before the end of this calendar year.
- Works will soon commence for the Rosehaven development in Bassett Lane and Nielsen Road, Rosewood.
- A new sewer line connecting the West Moreton Anglican College, Keswick Road (Wulkuraka) to the existing sewer network on the eastern side of Ironpot Creek is currently under construction.
- Behms Road, Amberley is currently under construction. Once completed, this will be the secondary access and the main eastern access into the Amberley RAAF Base.

Soil Management Guideline

In the engineering world, soil is an important factor for design and construction. How it is managed during and post construction is critical, especially when the underlying soils within a development have dispersive characteristics.

The E&E Branch recently attended a seminar on the application of the *Soil Management Guideline* that was recently published by Amec Foster Wheeler, Ipswich City Council and Ipswich Rivers Improvement Trust.

This Guideline will soon be made publicly available on Council’s website www.ipswich.qld.gov.au as well as Council’s Planning & Development website www.ipswichplanning.com.au

The Guideline is a field guide on how to identify soil types using the preliminary mapping undertaken and conducting preliminary site soil observations and testing, and it can and should be used in conjunction with Implementation Guideline No. 28 *Dispersive Soil Management*. Stay tuned.

Fitness First Corporate Triathlon

Three members of the E&E Team have commenced their training for the Fitness First Corporate Triathlon on Saturday 2 May 2015. We give our full support and encouragement to our Branch fitness champions: Peter Clifton, Iain Hardy & Matt Lennon. Well done!



Staff Profile

Matthew Smith



Matthew Smith is a Plumbing Inspector within the Building and Plumbing Branch.

Matthew commenced work as a plumbing inspector with Ipswich City Council in January 2004.

He has recently returned to ICC following 5 years at Lockyer Valley Regional Council as Plumbing Coordinator so he can work closer to his home and family at Yamanto.

Matt grew up in Ipswich, completed senior at St Edmunds College and went on to become a licensed plumber with Cuthbert's Plumbing in Ipswich.

Matt has completed further studies in the plumbing trade and enjoys the challenges of applying this knowledge in the field whilst assessing plumbing work throughout the city.

Matt's interests include camping and caravanning with his wife Kelly and his three young daughters and he enjoys getting out in his boat, chasing fish around South East Queensland whenever possible.

Staff Profile

Peter Rooks



Peter has been recently appointed to the position of Development Engineer in the Engineering and Environment Branch.

Peter claims Cairns as his hometown, however he was born in Jabiru in the Northern Territory and has lived in several towns in NT, NSW and QLD over the years.

Since moving to Brisbane in 2002 for University he has enjoyed living in the Western Suburbs of Brisbane and currently lives in Chelmer with his wife Kelly and dachshund Terry.

Peter obtained a Bachelor of Civil Engineering in 2005 from the University of Queensland and a Masters of Sustainable Development through Murdoch University in 2012.

Post-graduation Peter has gained 9 years experience in Civil Engineering, specialising in Geotechnical Engineering and Project Management for road and pipeline tunnels, shafts/piling, highways, rail, aviation, jetties, slope remediation, ground investigations and acid sulphate soil.

Prior to joining Council he spent 2 years in NT developing the 2.9km access tunnel and 280m ventilation shaft for an underground mine as the lead geotechnical engineer, managing the relevant aspects of design, construction and safety.

Peter has a passion for sustainable development in both urban and rural areas and has interests in environmental and social issues including climate change, Indigenous and international development and ecosystem protection. His personal interests include acoustic guitar, learning Spanish, bike riding, rock climbing, concerts, travelling and watching comedy.

LGMA Awards 2015

The 2015 Local Government Managers Award is a sophisticated development program designed to deliver personal, team and organisational professional development.

This challenge offers a hands on approach to leadership development that translates into relevant, tangible and enduring benefits for teams and everyone who participate in this challenge.

Anu Nanjappa who is an Engineer for the Engineering and Environment Branch was this years Planning and Development representative in her team of five, "Pride of Ipswich".

The results have been announced and although The Pride of Ipswich team did not win the LGMA Challenge the overall observation was that "there was a good balance between members of the team with every member actively contributing in some way often stepping out of their comfort zones".

Well done to the members of the team for their efforts in representing council proudly.



Development Enquiries
07 3810 6888

Building Enquiries
07 3810 6120

Plumbing Enquiries
07 3810 6130

Strategic Planning Enquiries
07 3810 6888

Cultural Heritage Enquiries
07 3810 6666

Visit PD Online on Councils website:
ipswichplanning.com.au

The Stork Club Update



The Planning and Development Department continues to add to the population of Ipswich.

Congratulations to Ben and Katie Walker on their recent announcement of pregnancy no.1. Baby Walker is due in June.

Anu, Amar & Kishan Prasad have also recently announced pregnancy no.2, baby Prasad will be due in October.

Further congratulations go to Luke, Hannah and Matilda Conroy on the birth of Elijah Luke Conroy born on 20 January 2015 weighing in at a healthy 3.5kg.

The tally for the month of April 2015 adds up to 46 pregnancies for the Department since June 2011.

Not bad for only 100 staff!!