



Planning and Development Update

\$1.8 Billion Gas Fired Power Station

Swanbank Development

The 500 hectare Swanbank Enterprise Park in Ipswich will be the location of a new \$1.8 billion 1,500 megawatt gas fired power station.

Mayor Paul Pisasale thanked TRUenergy for choosing Ipswich as the logical location for the expansion of power generating capacity in South East Queensland given the history of the Swanbank area.

"This is tremendous news which comes hot on the heels of the August announcement by international giant Holcim to construct a massive concrete pipe plant nearby.

Rehabilitation of this former coal mining land has already begun and the new power station will be a vital part of transforming this vast area into a modern business and industrial park capable of supporting up to 15,000 jobs when fully developed.

Our city has moved from a coal mine to a gold mine when it comes to creating new jobs."

Councillor Pisasale said Council would continue to work in partnership with the owners and managers of Swanbank Enterprise Park, the Australian property group Investa, to

attract more business and industry to Ipswich.

"A master plan is already in place for Swanbank. This will assist with final Council approvals before construction can begin on Stage 1 of the power station in the first quarter of 2013.

Stage 1 will be a 500 megawatt facility and is due for completion by the end of 2014.

TRUenergy is planning to increase this capacity to 1,500 megawatts within 7 years.

Ipswich has the majority of available industrial land in South East Queensland and this second major development at Swanbank marks yet another significant achievement for the region," Councillor Pisasale said.

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We Have Moved

Please note that the Planning and Development Customer Service Counter is now located on the Ground Floor of the Council Administration Building at 45 Roderick Street, Ipswich. Previously, the Counter Staff were located on Level 1 of this building.



Mayor's Message

This Edition of ***Planning and Development Update*** marks a number of significant milestones in the City's history.

Our population has broken through the 175,000 ceiling and site work has commenced on the Icon office tower redevelopment of the Ipswich CBD.

Twelve months have now elapsed since the devastating January 2011 flood and special commemorative services have been held at Goodna and Ipswich.

Whilst more still needs to be done to help some families fully restore their lives, much has been done throughout the City to restore the damage from the floods, particularly to public infrastructure.

Please contact our Economic Development or Planning staff if you need any assistance in investing in our City.

Mayor Paul Pisasale
City of Ipswich



Message from the Chair

This latest Edition of ***Planning and Development Update*** showcases a myriad of development projects underway throughout the City, from gas fired power stations to 9 storey office towers and an array of both large and small scale residential, commercial, industrial and special use developments.

I would commend you to read the special feature on Page 7 regarding our new Bluebeam and digital signatures software. I would

particularly encourage our partners in the Development Industry to take advantage of the advances in electronic lodgement of development applications so that together we can help to speed up the overall development assessment process.

I am pleased to again promote our annual Awards for Excellence in Heritage Conservation, Design and the Environment (see Pages 14 and 15). I offer my personal congratulations to all the entrants and extend a special thanks to our corporate sponsors - Amex Corporation.

I am sure you will also enjoy reading our historical articles about Blackstone, Booval House and the former Ipswich Baths.

Councillor Paul Tully
Chairperson - Planning and Development Committee



7th birthday celebrations at 'Oakleigh' for Audrey Jones, Redbank Plains, Ipswich, 1909

Source: Picture Ipswich

Strategic Planning News

The Strategic Planning Branch has recently finalised a number of projects.

Planning Scheme Amendment Package No 1 of 2011

Incorporating proposed operational planning scheme and planning scheme policy amendments, this amendment package was adopted by Council at its meeting on 25 January 2012 following Ministerial approval advising that Council may adopt the proposed amendments.

The amendment package was subsequently forwarded to the State Government for final State Interest Review and Ministerial approval on 7 December 2011.

The amendment package incorporates proposed amendments relating to:-

- Character Provisions - to remove the 'dual test' for cultural heritage significance in Planning Scheme Policy 4;
- Primary Drainage Function - to identify that land below the 1 in 20 ARI / Q20 is considered to represent a primary drainage function rather than land below the 1 in 10 ARI / Q10 in Planning Scheme Policy 3 and the Reconfiguring a Lot Code;
- Dual Occupancy Uses - to include additional assessment criteria for dual occupancy uses and lots in the Reconfiguring a Lot Code and Residential Code;
- Small Lots - amendment to Residential Code and specific Zone Codes relating to Single Residential Uses on lots less than 450m² in area;
- Car Wash - to distinguish between 'non mechanical' and 'mechanical' car wash in Schedule 1 and the Parking Code;
- Defence Facilities Constraints - amendment to Table 11.4.3 to indicate Single Residential Use within existing and committed residential areas as mapped on OV7C is Self Assessable where complying with relevant scheme provisions;

- Service Stations - to provide for continuous all weather protection;
- Parking Code - to reflect amended State Government cycle provisions; and
- Other operational amendments (eg Overlay Map OV2, Zoning Maps, Schedules 1, 2 and 10 and various note boxes).

Standards of Service and Schedule of Works for the trunk infrastructure components of Council's roads, public parks and land for community facilities, and Queensland Urban Utilities' water supply and sewerage networks.



Planning Scheme Amendment Package No 2 of 2011 - Priority Infrastructure Plan

This amendment package was on public exhibition between 10 November 2011 and 22 December 2011 and, following further consideration by Council, has been forwarded to the State Government for final State Interest Review.

The Priority Infrastructure Plan (PIP) is a statutorily required technical component of the Planning Scheme relating to trunk infrastructure. The Priority Infrastructure Plan contains a Priority Infrastructure Area (PIA) and the Planning Assumptions, Plans for Trunk Infrastructure, Desired

The PIP, however, no longer includes information relating to infrastructure charges or the costs of infrastructure following adoption of the maximum infrastructure charges regime by the State Government in July 2011. Infrastructure charges will continue to be levied on the basis of Council's existing Planning Scheme Policies, capped at the relevant State Government maximum charge where applicable, whilst the maximum infrastructure charges regime remains.

Further Information

For further information in relation to the amendment packages, please contact the Strategic Planning Branch on 3810 6251.

2012 Ipswich Show Day Holiday

Ipswich will have another long weekend following the gazettal of Friday, 18 May 2012 as the Show Day Holiday for the City of Ipswich.

In 2011, the Show Day Holiday fell on a Friday to allow for Naplan Testing for students which was scheduled for the Thursday. The Friday Holiday proved so successful that the Ipswich Show Society requested the Holiday in 2012 again be on a Friday.

A number of significant 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

- Concrete Batching Plant at Westphalen Drive, Riverview (DA 9/11)
- General Industry at General MacArthur Place, Redbank (DA 78/10)
- Storage and Maintenance Yard at River Road, Redbank (DA 850/11)
- Service Trades Use at Short Street, Bundamba (DA 2326/11)
- Professional Office at Brisbane Road, Booval (DA 2359/11)
- Veterinary Clinic and Caretakers Residence at Warrego Highway, Haigslea (DA 2399/11)
- Motor Vehicle Repair and Maintenance Station at The Terrace, North Ipswich (DA 2470/11)
- Concrete Batching Plant at Swanbank Road, Raceview (DA 2798/10)
- General Industry at Argon Street, Carole Park (DA 2809/11)
- Veterinary Clinic at Edmond Street, Marburg (DA 2943/11)
- Extension of Special Industry at Cobalt Street, Carole Park (DA 2972/11)
- Major Utility (Rail Maintenance Facility) at Ada Street, Wulkuraka (DA 3179/11)
- Shopping Centre at Brisbane Street, Ipswich (DA 3416/11)
- Shopping Centre at Brisbane Street, Ipswich (DA 3417/11)
- Asphalt Manufacture, Vehicle Depot, Produce and Plant Storage and Office at Swanbank Road, Swanbank (DA 3591/11)



- Dental Surgery at Gray Street, Ipswich (DA 3659/11)
- Major Shopping Centre, Tavern, Fast Food Premises, Sale Automotive Parts and Accessories and Service Station at Main Street, Springfield (DA 3994/11)
- Extension to Food Court at The Terrace, North Ipswich (DA 4282/11)
- Physiotherapy Clinic at Warwick Road, Ipswich (DA 4336/11)
- Warehouse / Storage Facility and Advertising Device at Hawkins Crescent, Bundamba (DA 4380/11)



- Car Park at Webb Street, Bundamba (DA 4444/11)
- Real Estate Display / Sales Office at Melaleuca Drive, Brookwater (DA 4614/11)
- Cafe and Medical Centre at South Station Road, Booval (DA 4657/06)
- Beverage Production at Ashburn Road, Bundamba (DA 5387/11)
- Extension to Deck and Additional Sanitary Facilities at Queen Street, Goodna (DA 6158/11)

- General Industry at Mount Crosby Road, Karalee (DA 6852/10)
- General Industry at Mica Street, Carole Park (DA 8868/10)
- Cinemas Riverlink at The Terrace, North Ipswich (DA 7722/10)

Residential

- 6 units at Marian Street, Booval (DA 2/11)
- Tea Trees Estate Stages 8 - 10 at Springfield Greenbank Arterial, Springfield Lakes (DA 93/10)
- Tea Trees Estate Stages 16 and 19 at Grande Avenue, Springfield Lakes (DA 163/10)
- 11 lots at Pine Mountain Road, Brassall (DA 219/11)
- 6 units, dual occupancy, 3 lots at Tiger Street, Sadliers Crossing (DA 255/11)
- 15 units for student accommodation at Warwick Road, Churchill (DA 705/07)
- 97 units at Cedar Road, Redbank Plains (DA 860/11)
- 9 units at Brisbane Road, Redbank (DA 1587/11)
- 50 lots at Bellbird Drive, Bellbird Park (DA 1907/11)
- Temporary Accommodation at Ellison Road, Goolman (DA 2129/11)
- 125 lots at Dorman Lane, Brassall (DA 2668/08)
- 31 lots at Gibbs Avenue, Collingwood Park (DA 2716/11)

Development News Continued

- 12 lots at Jane Street, Leichhardt (DA 3166/11)
- 74 lots at Bellbird Drive, Bellbird Park (DA 3939/11)
- 51 lots at Karrabin Rosewood Road, Thagoona (DA 4350/07)
- 100 units at North Street, North Ipswich (DA 6293/09)

- 129 lots at Warrego Highway, Brassall (DA 7342/08)

Community Uses

- Extension to Nursing Home at Holdsworth Road, North Ipswich (DA 4268/11)

- Chapel at Springfield Anglican College at Springfield Greenbank Arterial, Springfield (DA 5059/11)
- Educational Establishment and Special Development Area for Student Accommodation and Child Care at Springfield Parkway, Springfield (DA 6842/10)
- Child Care Centre at Sarah Drive, Yamanto (DA 7615/06)
- Place of Worship (Buddhist Worship and Meditation) at Harris Street, Bellbird Park (DA 8287/10)

Other

- Boarding House at Milford Street, Ipswich (DA 3427/11)
- Extension to Educational Establishment at Mary Street, Woodend (DA 4251/11)
- Indoor Recreation (Gym) at Mining Street, Bundamba (DA 6206/11)
- Telecommunications Facility at Lobb Street, Churchill (DA 4036/11)



Ipswich Welcomes the Super Hornets

The FA18 Super Hornets Arrive

On 21 October 2011, Ipswich was treated to a spectacular flyover of the entire Squadron of Super Hornets which are now based at RAAF Amberley.

Previously, 16 of the 20 Super Hornets had been delivered to Amberley and the final 4 were welcomed officially on 21 October 2011.

The arrival of the complete squadron of 20 Super Hornets was announced to Ipswich with a low fly over of the Ipswich CBD. This was a unique

opportunity to see the entire squadron flying together in formation.

Ipswich looks forward to continuing its fantastic relationship with RAAF Amberley.



Super Hornets Flyover
Photographer: Danny Mortison

Bell Street Tower Construction Commences

The Ipswich CBD has commenced its transformation with the demolition of the building located on the corner of Bell and Brisbane Streets, Ipswich.

This site has played an integral part of Ipswich's heritage and will continue being an important part of the CBD. Previously, the site has played host to Ipswich's more prominent businesses being the Cribb & Foote Store, Reids Department Store (which was destroyed by fire on 17 August 1985). Then the site was transformed into the Ipswich City Square development and now, once completed, will house the 'Icon Tower' of Ipswich. As part of the Ipswich City Heart Master Plan redevelopment, construction has commenced on an A Grade commercial tower located on the prominent corner of Brisbane and Bell Streets, Ipswich.

The tower will accommodate up to 1,200 staff and will also include a retail component on the ground floor.

This tower will be one of the three commercial towers planned within the Ipswich City Heart Precinct and its location close to bus and rail transport and on the most prominent corner of the CBD will make it an iconic local landmark.

The changing face of land at the corner of Bell and Brisbane Streets, Ipswich
Source: Picture Ipswich



Cribb & Foote Store 1959

Bell Street Tower Sold

In November 2011, Leighton Properties (in partnership with Ipswich City Properties) announced the sale of the proposed new office tower in the Ipswich CBD for \$93 million - breaking records for sales outside of Brisbane's CBD.

The tower is the largest ever office transaction made outside of Brisbane.

"The nine storey office tower comprises of 16,120m² of commercial office space and is fully precommitted to the State Government for an initial term of 15 years, with two five year options."

"To achieve these results before we've even broken ground is a testament to the quality of the project and is consistent with our national strategy to presell large commercial developments", said Andrew Borger, National Head of Commercial, Leighton Properties.

Ipswich Mayor Paul Pisasale said the deal was a vote of confidence in the multi million dollar revitalisation project led by joint venture partners Leighton Properties and Ipswich City Properties.

"This record transaction demonstrates the long term value that the revitalisation of the city heart will bring to Ipswich and the community. Our city is on the cusp of a once-in-a-generation opportunity to bring about lasting change, growth and renewal. It's an exciting time to be in Ipswich", said Councillor Pisasale.



Reid's Fire 17 August 1985



Source: www.leightonproperties.com.au

The tower has been acquired by property fund manager Cromwell, in a transaction negotiated by Bruce Baker and Flint Davidson CBRE in conjunction with James Lang LaSalle's Paul Noonan and Simon Storry.

Bruce Baker said Cromwell was looking for quality property with guaranteed returns.

"The fact that the Ipswich tower is already fully leased to a high profile tenant such as the State Government was definitely a drawcard. Investors are looking for a stable return on investment and the long term lease on the Ipswich tower by a quality tenant provides that stability", said Bruce Baker.

Upon completion, the landmark Ipswich City Heart urban renewal project will create a vibrant mixed use precinct comprising a 60,000m² shopping centre, speciality retail, restaurants, commercial office space and residential apartment living.



Ipswich City Square 2011
Photographer: Tamara Brown

Development Initiative: Electronic Correspondence

The Planning and Development Department has launched two new initiatives to assist development assessment and aims to speed up processing times for development applications.

Bluebeam PDF Revu

Council's Planning and Development Department has introduced a new technology product called Bluebeam PDF Revu.

The Bluebeam PDF Revu software allows for the creation, marking up and editing of pdf documents which complements the Department's aim for a paperless workflow.

Bluebeam also includes direct plug-ins for a number of other software applications commonly used within the development industry ie AutoCAD, Revit, SolidWorks and Microsoft Office.

Other functions include the ability to mark up and stamp plans for development approvals as well as to digitally sign correspondence.

Digital Signatures

Digital signatures are 'signatures' electronically placed onto any official documentation from Council for development application correspondence.

Various encryption methods are used to 'verify' for the customer that a document is authentic.

Attention all Planners, Engineers, Designers, Builders and Plumbers

If you are lodging copies of plans which are greater than A3 in size, please ensure you include one copy at A3 size or a complete copy of your plans on CD.

This will assist Council in processing your application as quickly as possible.

Benefits of Electronic Correspondence

There are many benefits in the introduction of electronic correspondence for development applications.

In order to meet operational, audit and legal requirements, Council currently has a very time consuming process to authorise the many documents and applications which are received. In essence, documents are created electronically, printed, processed, manually signed, scanned and then dispatched to the customer as proof of approval.

This process is very time consuming; wastes paper, toner and printer life; requires a physical file that can be mislaid; and, requires additional storage for physical records including long term storage off site as well as delays in retrieving the file from the storage facility to attend to future customer enquiries. The time taken to 'manage' the hard copy documents detracts from the time which could be better used for the processing of the development application. The Planning and Development Department has recognised that there was an opportunity to improve the current hard copy process.

Electronic correspondence for applications will assist Council's customers as they will receive written advice as soon as Council has forwarded the information alleviating the need to wait for the mail to arrive as well as the possibility for mail to go missing.

It is hoped that members of the development industry will also embrace this new initiative by submitting applications and all supporting information (including plans) electronically through the State Government Smart eDA process.

Irrespective, Applicants are requested to lodge any plans in an electronic format, particularly those which are A3 size or larger.

The costs associated in converting plans into an electronic format will be passed onto customers who decide to lodge their plans in hard copy.

Transition to an electronic correspondence environment commenced on 19 December 2011 and will rollout progressively in 2012. Any development applications in Decision Stage at 19 December 2011, will continue under previous correspondence arrangements.

All current Applicants have been contacted with respect to receiving electronic correspondence and new Applicants not using the Smart eDA process will be contacted at the time of lodgement to confirm their email address for receipt of electronic correspondence about their development application.

Further Information

For further information in relation to electronic assessment of applications or any planning and development matters, please contact the Customer Service Centre on 3810 6888 and ask to be put through to the relevant assessment staff.



Population Continues to Grow

Ipswich reaches another population milestone

Ipswich's reputation as a desirable place to live and work has grown with the City's population now reaching 175,000.

Ipswich Mayor Paul Pisasale and Planning and Development Committee Chairperson Councillor Paul Tully said the City's 175,000th resident had selected Springfield Lakes for their new home.

"Population figures show Ipswich is growing at a rapid rate and this growth is positioning Ipswich as the major regional centre servicing the Western Corridor," Councillor Pisasale said.



"Ipswich reached 160,000 residents in July 2009 and 170,000 in the third quarter of 2010."

Suburb	Population Period		
	30 Sept 06	30 Sept 10	30 Sept 11
Augustine Heights	46	1,341	1,883
Bellbird Park	4,307	5,082	5,325
Brassall	7,957	9,453	10,075
Brookwater	655	1,262	1,380
Collingwood Park	5,333	6,472	6,564
Flinders View	4,970	5,813	5,827
Goodna	7,820	8,761	8,920
North Booval	2,376	2,859	2,925
Raceview	7,380	9,093	9,241
Redbank Plains	9,252	13,313	14,540
Springfield	5,174	6,043	6,059
Springfield Lakes	5,158	9,702	10,528
Yamanto	3,800	4,273	4,391

Ipswich's growth areas

Source: Ipswich Population Modeller

"Even with the financial market ups and downs following the GFC, Ipswich attracted a further 5,000 new residents within a 12 month period. It is something we can all be proud of. That means every week an additional 100 people are calling Ipswich home," Councillor Pisasale said.

Councillor Paul Tully said the recent announcement by the Urban Land Development Authority that nearby Ripley Valley would become one of the three master planned

developments to cater for the increased population growth in South East Queensland guaranteed Ipswich a bright future.

"The City is already the fastest growing local government area in Queensland. Ipswich's population is expected to reach 287,000 in the next 10 years. The City's continued growth shows the confidence new residents have in the region," Councillor Tully said.

Another Award for Ipswich

The Intelligent Community Forum (ICF) has recognised Ipswich for the second year in a row as a world leader in developing the broadband economy.

"Getting on the list of Smart21 Intelligent Communities of 2012 is tremendous news for the City. Even the dreadful January Flood did not stop us winning this coveted global award for the second year running," said Councillor Paul Pisasale.

"This year's theme, Intelligent Communities - Platforms for Innovation, confirms Ipswich is leading Australia and the world in developing the information super highway."

"Goodna and Ipswich's Eastern Suburbs will be one of the first areas in Australia to be connected to the National Broadband Network (NBN)."

"The NBN will be a huge boost for business and industry, the health and education sectors and use in the home. Ipswich is at the leading edge of the digital economy and is getting ready for the world's fastest broadband speeds," Councillor Pisasale said.

The Smart21 honourees for 2012 included four communities from Europe, 10 from North America, 3 from Latin America and 4 from Asia.



Flood Update

Flood Commission Hearings

The Queensland Floods Commission of Inquiry held hearings in Ipswich on 18 - 19 October 2011.

Council officers assisted the Commission and attended the hearings to answer questions and provide advice.

The Queensland Floods Commission of Inquiry has commenced its third round of public hearings.

An Interim Report on flood preparedness was released by the Commission on 1 August 2011 with a Final Report to be delivered on 16 March 2012.

For further information regarding the Queensland Floods Commission of Inquiry, visit:-

www.floodcommission.qld.gov.au

Flood Mapping Released

The Queensland Reconstruction Authority has released updated mapping following the 2011 Flood.

For further information regarding the flood mapping or any of the projects being undertaken by the Queensland Reconstruction Authority visit:-

www.qldreconstruction.org.au

Council undergoes training

Council has completed specialised disaster management training as part of a key recommendation of the Queensland Floods Commission of Inquiry.

Emergency Management Queensland provided Local Disaster Management Group Training to Senior Council staff, Councillors and other disaster co-ordinators.

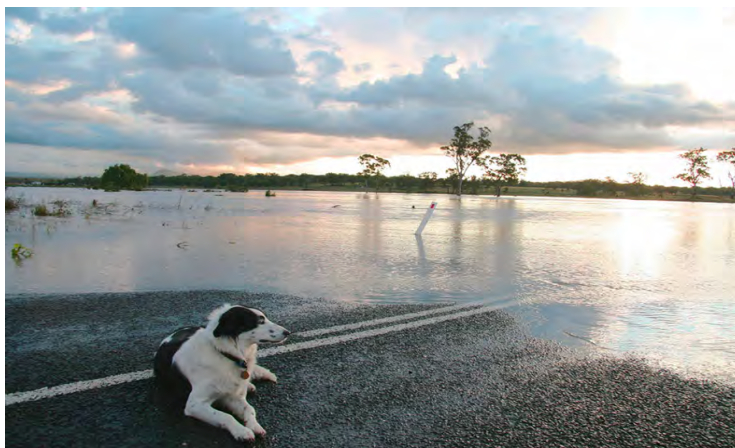
"We have already learned so much from the January Flood and this training will better equip Council to manage future natural disasters," Cr Pisasale said.

"This training will help us build an improved framework of guidelines to ensure we are getting the best results for the people of Ipswich when they need our help the most."

Cr Pisasale said Council continued to work with all levels of government as it addressed the key recommendations of the flood inquiry.

"We are making tremendous progress towards implementing many of the Commission's final 'preparedness' recommendations," he said.

"This is about working with governments, emergency services and community groups to ensure we are all as best prepared as possible ahead of the next storm, flood, cyclone and fire season."



Remembering the January 2011 Flood

Goodna

On 11 January 2012, an historic flood marker on the corner of Church and Queen Streets, Goodna, was unveiled.

The unveiling took place on the anniversary of the day that up to 600 Goodna homes were inundated by floodwater.

Councillor Paul Tully said the marker is an important historical and art installation.

"This is the largest flood marker in Queensland. It is over 10 metres high and represents all the major floods at Goodna since 1894," he said.

Councillor Tully said the decision to make the marker as much a piece of art as an historical record of flood

events was designed to help the healing process for many Goodna people.

"This particular marker appears more like a work of art, with coloured segments representing the height of individual floods," he said.

"The anniversary has been very difficult for a lot of people and the marker and community gathering is recognition of what people went through."



Ipswich CBD

An Ipswich Flood Commemoration Event was also held at River Heart Parklands on 11 January 2012.

Members of the community gathered to reflect on the events of the day that floodwaters inundated Ipswich.

"While the damage suffered has been devastating, it has been truly inspiring to witness the community spirit which has shone through," Mayor Paul Pisasale said.

"I have always known Ipswich's biggest asset is its people, the hardworking residents who are always willing to help others in need, and the floods certainly reinforced that," he said.

New Swimming Pools

Now that summer is upon us, we are all looking at ways to cool off. It is very tempting to purchase an inexpensive portable swimming pool.

Before purchasing a swimming pool or spa, you should ensure that you are aware of the pool fencing requirements.

In most cases, portable type swimming pools will require a building approval and a complying pool fence.

Before purchasing a pool, ask yourself these three questions:-

1. Can the pool be filled to a depth of greater than 30cm?
2. Can the pool hold greater than 2,000 litres?
3. Is there a filtration system?

If the answer to any of the above questions is yes, a building approval and compliant pool fencing is required prior to filling the swimming pool.



Example of a Portable Swimming Pool

The building certifier (either a private certifier or a Council building certifier) who grants the building approval must inspect and certify the pool safety barrier before the pool is filled to a depth of 300mm or more.

For further information on obtaining approval to construct a swimming pool and associated fencing, please contact Council's Building Team on 3810 6120 or visit www.ipswich.qld.gov.au/residents/building/pools/



General Information

For information about the new standard for pool fences and some of the most common non-compliance issues for existing pools (including simple cost effective tips to make your pool comply with the Pool Safety Laws) refer to the Queensland Government website

www.dlgp.qld.gov.au/pool-safety/

Selling a Property with a Swimming Pool

Where a property is being sold with a swimming pool, the pool owners are to comply with the new Pool Safety Laws by obtaining a Pool Safety Certificate.

Different rules apply depending on whether the pool is a shared pool or non shared pool. Please refer to the *Selling a Property with a Pool* fact sheet on the Queensland Government website

www.dlgp.qld.gov.au/pool-safety/pool-safety-information-for-buyers-sellers-lessors-and-real-estate-agents.html

Leasing a Property with a Swimming Pool

Where a property is leased with a swimming pool, the pool owners are required to comply with the new Pool Safety Laws by obtaining a Pool Safety Certificate.

Different rules apply depending on whether the pool is a shared pool or non shared pool. Please refer to the *Leasing a Property with a Pool* fact sheet on the Queensland Government website

www.dlgp.qld.gov.au/pool-safety/pool-safety-information-for-buyers-sellers-lessors-and-real-estate-agents.html

Pool Safety Inspection / Certificates

If selling, buying or leasing a property with a pool, a Pool Safety Certificate is required. Owners can engage Council's Pool Safety Inspector (a fee of \$400.00 currently applies for this service) to conduct the inspection or, alternatively, you can engage a private Pool Safety Inspector.

A list of Pool Safety Inspectors can be found on the Queensland Government website www.dlgp.qld.gov.au/pool-safety/

The Role of the Plumbing Industry Council

The Plumbing Industry Council's role is to promote, enforce and enhance the occupational licensing of plumbers and drainers in Queensland.

The Plumbing Industry Council does this through the administration of licensing functions under the *Plumbing and Drainage Act 2002* (Qld).

The responsibilities of the Plumbing Industry Council include:-

- Granting Plumbing and Drainage Licences and licence endorsements;
- Investigating complaints relating to plumbing, drainage, fire protection and unlicensed work;
- Taking disciplinary action against licensees;
- Conferring on national policy development and implementation for the trade.

The Plumbing Industry Council may discipline licensees who breach the plumbing laws. Disciplinary action decided by the Plumbing Industry Council can include requiring a licensee to pay a monetary penalty up to \$6,000 or to attend a course to receive further training. It may also impose conditions on a licence or suspend or cancel a licence in serious cases.

National Licensing

On 30 April 2009, the Council of Australian Governments agreed to the introduction of a National Occupational Licensing System.

The new system provides nationally consistent occupational and contractor licences. This means that a Queensland plumbing licensee can work anywhere in Australia holding just one licence rather than one licence per jurisdiction.

Draft regulations have been prepared by the Council of Australian Government's taskforce team and they are currently out for public consultation.

For further information refer to the Department of Local Government and Planning website or contact the Plumbing Industry Council on 1800 682 021 or email plumbers@dlgp.qld.gov.au

Compliance Corner

Building Codes Queensland (a Division of the Department of Local Government and Planning) supports the Plumbing Industry Council and has a team of investigators who investigate complaints made by the public, licensees and other government agencies.

A Plumbing Industry Council Investigator has the right to enter a workplace such as a site office on a construction site and approach individuals undertaking regulated work for specific information regarding their licence details and the type of work being performed.

Investigators can also obtain details relating to a person's work from their employer to assist in their investigations. Plumbing Industry Council Investigators also assist the Plumbing Industry Council by ensuring that licensees are appropriately trained to carry out specialist plumbing and drainage work (eg solar heat pump installation and backflow prevention devices) and hold the relevant endorsement on their licence for that work.

Work that can be done by an Unlicensed Person

Below is a list of unregulated work that can be performed by an unlicensed person.

For sanitary plumbing and sanitary drainage:-

- Cleaning or maintaining ground level grates to traps on sanitary drains;
- Replacing caps to ground level inspection openings on sanitary drains;
- Maintaining an above or below ground irrigation system for the disposal of effluent from an on site sewerage facility.

For water plumbing:

- Installing or maintaining an irrigation or lawn water system downstream from an isolating valve, tap or backflow prevention device on the supply pipe for the irrigation or lawn watering system;
- Replacing a jumper valve or washer in a tap;
- Changing a shower head; and
- Replacing in a water closet cistern, a drop valve washer, float valve washer or suction cup rubber.

All other plumbing and drainage work must be undertaken by an appropriately licensed person.



Pregnancy Club Update

More Pregnancies!

In our last Edition we shared the news that 4 of our ladies were expecting. We have another update to share.

The Pregnancy Club is expanding with the announcement that Lara Minion, Trish Standen and Karen Roberts are expecting. Congratulations also to Sean Dickson and his wife with the news that they are expecting another child.



Births

The Department continues to grow. We can confirm the arrival of Rebecca Pinches' son Samuel (weighing in at 9lbs), Artemis Phipps' daughter Zoe Georgina (6lbs), Louise Lillingstone's daughter Piper Grace (8lbs) and Natalie Plumbe's son Lawson Barnes.

All mothers and babies are doing well.

Congratulations to all our new families on the safe delivery of their babies.

Maternity Leave

Arrangements

Please note that while Natalie Plumbe is on maternity leave, the Team Co-ordinator role will be shared by both Michael Simmons and Mitchell Grant.

They have assured everyone that they don't plan on taking any Maternity Leave.

We wish everyone all the best during this exciting time of their lives.



Tim Foote
Team Co-ordinator (East)
Photographer: Tamara Brown

Staff Profile - Tim Foote

Tim Foote has been with Council for 10 years. For the last 6½ years, Tim has held the position of Team Co-ordinator in the Development Planning Branch.

As the Team Co-ordinator for the Eastern Team, Tim oversees the development assessment for the eastern suburbs.

Prior to moving to Ipswich, Tim worked with the Caboolture Shire Council for approximately 3 years.

Tim is married and has two sons aged 3 years and 11 months.

Tim's interests include cattle breeding and fattening as well as rugby.



Aaron Katt
Senior Engineering Officer
Photographer: Tamara Brown

Staff Profile - Aaron Katt

Aaron Katt was born and raised in Ipswich and has lived in the district his entire life.

Aaron commenced with Ipswich City Council in 1985 as a Civil Designer.

In 2003, Aaron transferred to the Planning and Development Department where he progressed through the ranks from Technical

Officer (Engineering) through to his current role as a Senior Engineering Officer.

Aaron is happily married to Megan, his wife of 20 years and is very fortunate to have three daughters.

Aaron enjoys playing and watching cricket, music, travelling and getting together with family and friends.



Mark Denman
Business Support Manager
Photographer: Tamara Brown

Staff Profile - Mark Denman

Mark Denman began his employment with the former Ipswich City Council in February 1976.

In 1982, he took up a position in the Town Planning Department and worked in the areas of development assessment and land use control.

Three years ago, Mark was appointed as the Business Support Manager of the Business Support Branch in the Planning and Development

Department. The Business Support Branch is responsible for the Department's budget, fees and charges, business process design and systems administration.

Mark is married and has three children. In his free time, Mark enjoys travelling, the beach, growing Australian native rainforest trees and anything to do with new technology (surprise, surprise).

Blackstone

The first coal mine at Blackstone opened in the mid 1860s, owned initially by a partnership of solicitor John Malbon Thompson and experienced miner Lewis Thomas, but later by Thomas alone. Welsh miners, including some of his own family, began to arrive in Ipswich to work for him. The coal seam they mined became famous as the Aberdare Seam and it made Thomas wealthy. He was elected to Parliament and became a patron of the local community.

Apart from Thomas' mines, there were a number of smaller mines in the area including Cardiff and Borehole.



United Welsh Church
Source: Picture Ipswich

United Welsh Church, Thomas Street, Blackstone

This is the only Welsh Church in Queensland. When Welsh miners began to arrive in Ipswich in increasing number in the 1880s, they decided that their nationality took priority over minor sectarian differences and established a United Welsh Church. The church building was constructed in 1886 on land donated by Lewis Thomas and became the centre for social life in the predominantly mining community. An eisteddfod was held on New Year's Day 1887 and eventually grew to become the Queensland Eisteddfod, still contested every Easter.

Brynhyfryd Park, Corner Thomas and Mary Streets, Blackstone

The name of the park recalls the mansion Brynhyfryd (Pleasant Hill) which once stood at the top of Blackstone Hill. Built by coal magnate Lewis Thomas in 1890, it was a magnificent three-storey

building with a tower and hydraulic lift, surrounded by terraced gardens. The property was bought by Ryland Collieries in 1936 and the house was demolished. The park was the location of the former double storey Blackstone School of Arts building which was a gift from Lewis Thomas.

Booval

There are many theories about the naming of this area.

The suburb was named after Booval House which was also the St Gabriels Convent of the Sisters of Mercy.

Booval House was built for George Faircloth and was once the centre of a cotton plantation. Employess of the Cotton Company (not convicts) built Booval House. It is not known why the house was called Booval.

One theory is that it was named after an aboriginal word 'bopval' which means frilled lizard. Another theory is that the word means a place where young men are made into Kippas - an initiation ceremony. The third theory is that Faircloth named it after a place in England and the final theory is that it is a corruption of 'Beau Val' which is French for beautiful valley.

Booval House is a Georgian mansion and is the oldest two storey house in Ipswich. The site also includes an

1850s underground water tank and original ceilings.

On 20 December 1859, Governor and Lady Bowen stopped at Booval House for lunch on their first official visit to Ipswich. They had left Brisbane at 10am and their carriage did not turn into the gates of 'Booval' until 2pm.

By 3pm Chief Constable Harry Quinn had marshalled the crowd that had gathered around 'Booval' gates, including carriages, dog carts and ladies on horseback and the Governor and his Lady passed down the ranks and on over Limestone Hill to Ipswich.

By 1870, Booval House was a well known stopping place for Cobb and Co coaches on their way inland from Brisbane.

One of the main businesses located in Booval was the Jacaranda Butter Milk Factory. The factory was officially opened on 18 May 1901 and closed in 2010 after 110 years.

Another Booval business was Booval Brewery located near Railway and Green Streets, Booval. The brewery was a three storey hardwood building 30ft high and 20ft by 20ft.

The beer was considered to be a light, mild beverage most suitable for the Queensland climate.



Booval House

IPSWICH CITY COUNCIL Awards for Excellence in innovation conservation culture

On 18 October 2011, Council held its 20th annual Awards for Excellence in Heritage Conservation, Design and the Environment. The guest presenter for the evening was Gary White, Government Planner, Department of Local Government and Planning.

The aims of the Awards are to:-

- promote and develop awareness of the unique built and environmental heritage of Ipswich;
- profile locally and externally the unique attributes of the natural and built heritage of Ipswich;
- recognise those individuals and corporations who are committed to promoting and producing excellence in the design of new development, the conservation of our built heritage and conservation of our natural environment;

- recognise and promote major sponsorship support; and
- promote excellence in academic achievement.



Guest Presenter: Gary White
Photographer: Lyle Radford

Ron Brown Heritage Conservation Awards

Gold Awards were presented to:-

- Andrew Spark, Clinton Smith, Stuart Holt and Modern Province Country for 'Gainsborough', 12 Herbert Street, Sadliers Crossing;
- Jack Sim, Ghost Tours Pty Ltd and Batstones Stone Masonry for Restoration of the Piper Memorial at the Ipswich General Cemetery.



Gainsborough

National Trust 'Best Maintained Heritage Property' Awards were presented to:-

- Shannon Tully for 11 Elizabeth Street, Woodend;
- Trevor and Anne Baxter for 30 Tiger Street, Sadliers Crossing;
- Geoff and Kim Munt for 98 Mt Crosby Road, Tivoli;
- Larry and Narelle Stone for Booebie, 75 Chermside Rd, Newtown.



Bertie Piper Memorial Restoration

The Overall Heritage Award for Excellence was presented to Jack Sim, Ghost Tours Pty Ltd and Batstones Stone Masonry for Restoration of the Piper Memorial at the Ipswich General Cemetery.

The Memorial for Terrence 'Bertie' Piper was erected by his parents in Ipswich Cemetery upon his death in 1904. In 2001 vandals pushed Bertie off his plinth and smashed him into a dozen pieces. The stone plinth he stood upon is all that remained of his memorial for almost 10 years. The

first element of the planning process was to locate the actual statue which had been returned to its owners. The stonemason that was chosen to restore the statue was Batstones – Ray Batstone discovered that his grandfather had been responsible for the design and building of the original memorial.

The grave was well known as being haunted, but with its destruction in 2001, the history of ghost storytelling had been forgotten. Jack Sim aimed through his company Ghost Tours Pty Ltd, and the ghost tours of the Ipswich Cemetery to use the restoration of the memorial to promote the importance of this particular grave to their customers and the wider community. Restoration began in late 2009 and in 2010 was completed by Batstones, 106 years after they originally built the statue. The work was commissioned and paid for by Ghost Tours Pty Ltd to commemorate the City's 150th anniversary.



98 Mount Crosby Road, Tivoli

Heritage Awards Continued



Amex Corporation Design Awards

Gold Awards were presented to:-

- Kaha Homes and Chris Glancy for 'Birchwood', 23 Birchwood Drive, Brookwater;
- The University of Queensland and Wilson Architects for The University of QLD Ipswich Campus Lecture Auditorium.



23 Birchwood Drive, Brookwater

The Overall Design Award for Excellence was presented to Kaha Homes and Chris Glancy for 'Birchwood', 23 Birchwood Drive, Brookwater.

This house is designed to be a private sanctuary for a busy professional couple with plenty of room to entertain or to chill out, depending on your mood. Laid out across three

levels, the upper level comprises family bedrooms and the lower level is exclusively for the master bedroom and ensuite. The middle level is designated for living, complete with large decks flowing out to a plunge pool with a stunning waterfall edge.

Kaha homes has used a traditional palette of materials in the classic 'timber and tin' idiom and have built a beautiful resort style sanctuary that complements the owners lifestyle whilst being sympathetic to the site and the environment. Its innovative, creative and holistic approach to design and construction has produced a beautiful and unique home that challenges and offers alternatives to current building trends.



UQ Lecture Auditorium

Enviroplan Environment Awards

Gold Awards were presented to:-

- West Moreton Landcare and the Society for Growing Australian Plants for Masons Gully;
- Powerlink Qld for Green Partnerships Ipswich – Walter Zimmerman Park.

The Overall Environment Award for Excellence was presented to Powerlink QLD for Green Partnerships Ipswich – Walter Zimmerman Park.

The Green Partnerships Ipswich at Walter Zimmerman Park was a six—month greening, employment

and training initiative of Powerlink GreenWorks, Boys Town, Ipswich City Council and the Queensland Green Army program administered by the Department of Employment, Economic Development and Innovation's (DEEDI) Skilling Queenslanders for Work initiative.

The collaborative project provided a group of nine young Ipswich residents with work experience, invaluable on-the-job training, and Certificate II qualifications in horticulture and minor construction, while enhancing the natural environment of a 2.5ha riparian area surrounding the



Masons Gully

ephemeral waterway of Iron Port Creek in Walter Zimmerman Park.

This was achieved through the planting of more than 3,000 local native seedlings, remediating creek bank and gully erosion, removing weeds, conducting soil conservation activities, and constructing interpretive signage, steps and creek crossings.

Student Awards

Silver Awards were presented to:-

- St Mary's College for their project 'Living Mercy' – The spirit of Jane Gorry;
- Primary Arts Network Ipswich and Ipswich District Teacher Librarian Network for 'One World Many Stories: The Mirror Project'.

A Gold Award and the Overall Student Award for Excellence was presented to Woodcrest State College, Junior School for their project 'Don't waste it – recycle it'.



Primary Arts Network

As part of a focus on the environment and sustainability, two classes, a year 4/6 class and a year 2 class, found a

way to encourage the Junior School to reduce their environmental waste. This was an impressive project which tied in with the curriculum and used different methods and approaches.

Students made good use of resources available from government and industry to help clarify their ideas. The entire school was involved with the project and funds were raised by the students to support the program.

A Look Into Our Past: Ipswich Baths

Before there was a reticulated water supply, and when water was usually purchased by the cask-load, many households had little spare water for a bath.

In 1852, Owen Connor erected 'bathing houses' which he said were 'rented to several of the most respectable families of Ipswich by the quarter'. Little else is known about this early enterprise except that it was situated near a part of the river towards the Junction known as Satan's Depression.

By the early 1860s, several floating baths had been built in the Brisbane River. Ipswich City Council also proposed floating baths in 1861 but the tender prices were high and the Council was concerned that floods and wood worm might damage the structure.

In late 1865, the Council finally built baths on the riverbank near St Mary's Church. They were quite small and became crowded on hot days.

These old baths were washed away in the flood of 1887 and replaced by a new building a few years later. The new bathing tank was 60ft long by 20ft wide, excavated out of solid rock and finished with concrete and cement. The water depth ranged from 3ft to 7ft. There is no mention of filtration or chlorination of the water, just a comment that a valve



Ipswich Baths, 1935

Source: Picture Ipswich

allowed the water to be emptied out into the river 'when necessary'.

The building also included dressing sheds and 'four warm baths which it is intended shall be made replete with every convenience for persons who indulge in a morning bath'.

It was eventually superseded by a new swimming pool built near the riverbank in January 1921. The location was Bremer Park, an area at the river end of Bell Street now occupied by a transport interchange and roadways.

The pool was approximately 30 metres long and the water was changed two or three times each week. Council later discussed the need to purify the water because tests showed a high ammonia content, but the method of completely replacing the water once a week continued until the 1950s.

Source: The Bremer River, Robyn Buchanan, 2009



Previous Editions of Newsletter

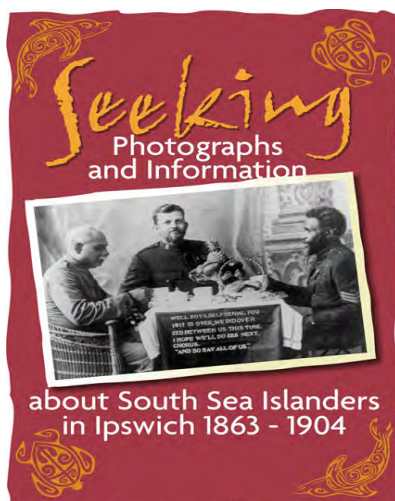
For previous editions of the Planning and Development Update Newsletter, visit Council's website

www.ipswich.qld.gov.au

or simply scan the following QR Code:-



South Sea Islander Project



Ipswich residents are invited to provide copies of photographs and information about South Sea Islanders in Ipswich between 1863 and 1904.

The Council will scan the image and keep a digital copy which will become part of the Picture Ipswich online photo database.

For further information please contact Council's Cultural Heritage Coordinator either by phone (07) 3810 6256 or email plandev@ipswich.qld.gov.au

main contacts

Development Enquiries
Phone: 07 3810 6888

Building Enquiries
Phone: 07 3810 6120

Plumbing Enquiries
Phone: 07 3810 6130

Strategic Planning Enquiries
Phone: 07 3810 6888

Cultural Heritage Enquiries
Phone: 07 3810 6888

General Council Enquiries
Phone: 07 3810 6666

Council also operates one of the most sophisticated electronic databases in Australia for development applications and planning and development information.

This information (including details of processing of development applications, zoning and development constraint information) is available 24/7 by accessing PD Online on Council's web site www.ipswich.qld.gov.au.