



Planning & Development Update

Awards for Planning Excellence

Council's outstanding planning and development achievements have recently been recognised at the Planning Institute of Australia Queensland Division's Awards for Planning Excellence 2008.

Ipswich City Council received accolades for 2 of its key projects.



Award for Excellence - Planning Practice and Administration *Ipswich Population Modeller*

Council has developed the Ipswich Population Modeller (IPM) in response to a need for cost effective access to demographic data in order to fulfil its urban planning functions.

The humble wheelie bin is pulling double duty in Ipswich with its role extended far beyond being a mere collector of rubbish. Wheelie bins are being used to monitor Ipswich's significant population growth as it occurs. Council has created a world first model to estimate population figures based on the number of household rubbish bins in the city.

As wheelie bins are ordered by new residents, an average of 2.9 persons per detached dwelling and 1.5 persons per attached dwelling are added to the modeller.

Benefits of the IPM are:

- provides a ready source of information for urban planning functions within the Strategic Planning Branch;
- facilitates use of common growth / demand projections across Council;
- ensures that all short and medium term planning can be undertaken in the background of long term planning horizons; and
- provides a ready source of information for the community, business operators and a broad spectrum of local government, state and private infrastructure providers.



Councillor Paul Tully and City Planner, John Adams, accepting the Award

Certificate of Merit - Urban Planning Achievement *Ipswich Regional Centre Strategy*

The Ipswich Regional Centre Strategy is a joint initiative and partnership between the Queensland Government, Ipswich City Council and the people of Ipswich.

The Strategy was initiated to help ensure that the Ipswich City Centre achieves its role as the Principal Regional Activity Centre for the Western Corridor in accordance with the South East Queensland Regional Plan and Ipswich 2020 and Beyond. For the past 130 years, the traditional Ipswich City Centre has been a key regional centre. The Ipswich City Centre is now entering the beginning of a new era as it moves towards revitalising itself as a Principal Regional Activity Centre.

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Mayor's Message

I am pleased to advise that despite the global economic downturn, strong growth is continuing within the Ipswich local government area. In the past 3 months, around 700 new dwelling units have been constructed with 8,300m² of new commercial / industrial floor space.

The City's population continues to grow and is now getting close to 160,000 people.

This continued growth is very pleasing, particularly in such tough economic times and highlights the fundamental strengths of our local economy and development industry.

Mayor Paul Pisasale
City of Ipswich



Message from the Chair

Development growth rates are hot on the agenda at the moment with all the concerns being expressed as a result of the global economic downturn.

Ipswich City Council is very well placed to continuously monitor the growth which is occurring within the Ipswich local government area.

I was pleased to accept on Council's behalf the recent PIA Award for the Ipswich Population Modeller.

I am impressed by the technical competence and efficiency of the computer software that has created the modeller but also the simplicity associated with using the humble 'wheelie bin' service as a key growth indicator.

Councillor Paul Tully
Chairperson - Planning and Development Committee

Development News

Development Activity

In the past 3 months to 31 December 2008, the Ipswich local government area continued to experience significant development activity with:

- Construction of 520 new detached and 173 attached dwellings;
- Approval of 870 new lots;
- Sealing of 488 new lots; and
- Construction of 8,300m² of new retail / commercial / industrial floor space which is capable of providing 210 new jobs.

The City's population as at 31 December 2008 was estimated to be 159,000 representing an annual growth rate of 6,000 persons (ie 4%).

Major Developments

A diverse range of major developments has been approved by Council during the past 3 months. These developments include:

- Fernbrooke Residential Estate: 260 lots at School Road, Redbank Plains (DA 9484/07).
- Citiswih Industrial Estate: 53.17ha (Stages 1 and 2) at Bognuda Street and Hoepner Road, Bundamba (DA 6847/07 and DA 1837/07).
- McDonald's Restaurant: 184 and 188 Brisbane Street and 97-97A Limestone Street,



Ipswich (former Baptist Church site at the Top of Town which incorporates the retention of the State heritage listed former Baptist Church and memorial gates and garden) (DA 9478/07).

- Tourist Facility for a Motorbike Museum: 69 Haigslea Malabar Road, Haigslea (DA 6615/07).
- 210 lot subdivision: 24 Owen Street, Raceview (DA 3950/05).
- Bunnings Warehouse: Orion Town Centre, Springfield Central (DA 4990/08).

Awards for Planning Excellence Continued

Jointly initiated, resourced and funded by the Queensland Government and Ipswich City Council, the Ipswich Regional Centre Strategy is an excellent example of State and Local Government working together to develop, in less than twelve months, one of the most integrated and sophisticated planning strategies for South East Queensland.

Ipswich City Centre is now entering the beginning of a new era

The Ipswich Regional Centre Strategy aims to foster growth in the Western Corridor by making the Ipswich City Centre an attractive place to live, work, study, recreate and visit. The Ipswich City Centre will secure its future growth by confidently presenting itself as an attractive and

vibrant location with a full range of services in a quality environment. Investing in Ipswich will not only attract new businesses and skilled workers, but retain and grow existing businesses which will build the social fabric of the City and the Western Corridor and improve the overall economic prosperity of the City.

The Ipswich Regional Centre Strategy has established a benchmark for the planning and development of sustainable and prosperous centres under the SEQ Regional Plan. Together, the Queensland Government and Ipswich City Council are working proactively, and in continued partnership, to implement the Strategy's outcomes to meet the region's economic and social needs.



Strategic Planning News

Springfield Growth Management (SGMS) and Springfield Town Centre Concept Plan (TCCP)

On 23 December 2008, amendments to the Ipswich Planning Scheme brought into effect the Springfield Growth Management Strategy (SGMS) and associated amendments to the Springfield Town Centre Concept Plan (TCCP).

The amendments package also included minor operational amendments to the Ipswich planning scheme.

The SGMS proposes an increase in population outside the Town Centre to approximately 50,000 persons accommodated within 17,000 - 20,000 dwellings and an increase



in the Town Centre population to approximately 36,000 persons accommodated in 22,855 dwellings. This will result in an overall resident population of 86,000 persons (40,000 - 43,000 dwellings).



The proposed amendments to the TCCP include increasing building heights, providing greater housing diversity, creating a 'mixed use' Town Centre, enabling the establishment of interim uses, focusing transport options on non car based solutions, facilitating the concept of local activity centres, reducing car parking rates and incorporating enhanced design guidelines.



The draft South East Queensland Regional Plan (SEQRP) 2009-2031 was released on 7 December 2008.

The document is on public display until 3 April 2009 and copies may be downloaded from www.dip.qld.gov.au. The Department of Infrastructure and Planning (DIP) proposes to review and finalise the Plan in July 2009.

Any submissions must include the name of the Submitter, must be in writing and be under the headings of the draft SEQRP.

As with the 2005-2026 SEQRP, the regulatory provisions including the regulatory maps, have force and effect from the release date (ie 7 December 2008).

The new SEQRP has a Vision Statement centred around the following key components:

- communities are safe, healthy, accessible and inclusive;
- diverse employment opportunities and quality infrastructure and services are provided;
- urban and rural areas are mutually supportive;
- development is sustainable and well designed;
- ecological and culturally significant landscapes are valued, celebrated and protected;
- the community has access to a range of quality, open space recreational opportunities.

The new SEQRP has 9 strategic directions based around:

- creating a more sustainable future;
- addressing climate change and oil price increases;
- protecting the regional landscape and supporting rural production;
- accommodating future growth;
- facilitating growth in the west;
- delivering smart growth;
- reducing automobile dependence and congestion;
- enhancing the identity of regional communities;
- providing infrastructure and services.

The land use categories shown on the Land Use Category map have been reduced to 3. These are:

- Regional Landscape and Rural Production Area;
- Urban Footprint;
- Rural Living Areas.

The former investigation areas have been removed from the Land Use Category map and are now only shown on the Identified Growth Areas map.

Overview of the Draft SEQ Regional Plan 2009 - 2031

There are few changes of significance to Ipswich between the current SEQ Regional Plan and the Draft SEQ Regional Plan 2009-2031.

The draft SEQRP states that an increased proportion of the region's population growth will be accommodated in the Western (Ipswich) and South Western (Logan) Corridors.

The dwelling projections for 2031 have been substantially increased over the 2006 - 2026 Regional Plan. The overall population projected for SEQ by 2031 is 4.4 million (up from the projected 3.71 million in 2026). To accommodate this growth, it is expected that SEQ will need 6.5 new dwellings for every 10 existing dwellings. 45% of all new dwellings will be infill development.

The rate of development envisaged for Ipswich City is 116,000 dwellings over the next 22 years 2009-2031. The population targets for Ipswich have been increased from 318,000 to 350,000 in Year 2026 and 435,000 in Year 2031.

There is a greater emphasis on increased land use and development flexibility in rural areas by promoting rural and eco tourism, innovative rural based industries and activities which contribute to the viability of the rural economy.

The Amberley Aerospace and Defence Support Centre and the Purga Industry Investigation areas have been included in the Urban Footprint.



Development in these areas is intended to be subject to the preparation of a Master Plan and the completion of the Centenary Highway Upgrade.

Springfield, South Redbank Plains, Ripley, Walloon / Thagoona and West Brassall have been identified as major broad hectare growth areas.

There is a greater emphasis on Sustainability and Climate Change.

There is a significant emphasis on the development of Smart Urban Growth, which promotes mixed use, mixed density, walkable communities. A minimum dwelling yield of 15 dwellings per hectare net is included for new residential development in urban growth areas with higher densities indicated for Transit Oriented Development (TOD)

and Activity Centres. These areas are represented as follows:

Future Growth Areas - are areas intended to be developed within the life of the Planning Schemes eg the Ripley Valley Structure Plan area is promoted as a key example of a Future Growth Area and a development front that advocates Smart Growth. Ebenezer Willowbank Regional Business and Industry Area has been identified as an Urban Growth Area requiring master planning and determination of infrastructure arrangements and responsibilities.



Identified Growth Areas - are not in the Urban Footprint. However, they may be able to be activated for urban development subject to detailed master planning and infrastructure planning. Infrastructure agreements with state agencies will be a feature of these proposals.

The area known as the Rosewood Investigation Area, which includes parts of Lanefield, Calvett, and Grandchester is essentially retained without change. It is expected that development in the Rosewood 'Identified Growth Area' would not commence until the Ripley Valley and Walloon / Thagoona communities are established.

The Warrill View Investigation Area in Scenic Rim Regional Council has been deleted.

Infill Development - represents 45% of all future growth throughout the life of the Regional Plan. Reference is made to the retention of local character. Density ranges of 30 to 120 dwellings per ha for Activity

Centres and 30 to 80 dwellings per ha for Transit Oriented Communities are recommended. The role of the Urban Land Development Authority is promoted as an agent for change in urban localities.

Regional Activity Centres - are based on a strong promotion of mixed use development. The Regional Activity Centres network continues to designate Ipswich Central and Springfield as Principal Activity Centres and Goodna and Ripley as Major Activity Centres. The draft Plan requires 15% of activity centres to be street activating non retail businesses. Any extension of more than 10,000m² to an existing retail centre is to provide sufficient land with street frontage to accommodate non retail business premises. Residential development is also encouraged within regional activity centres.

Natural resources have been updated. The major change has been the incorporation of the Natural Resource Management Plan which describes Core Elements and sets regional targets to ensure the sustainable and appropriate use and conservation of natural resources.

The Economic Development Section has been amended to incorporate the promotion of the 'Smart State' concept through the development of:

- Science and Technology Opportunity Areas;
- Health, Education and Training Opportunity Areas; and
- Enterprise Areas.

The Integrated Transport Section is similar to the existing provisions though more compact. However, although the public transport corridor from Ipswich to Ripley is shown, the connectivity link between Ripley and Springfield has been removed. Council considers the connectivity should be reinstated.

SEQ Regional Plan Regulatory Maps

The Regulatory Maps present a number of minor inconsistencies between the existing Urban Footprint boundaries, the draft Urban Footprint and the urban zonings contained in the Ipswich Planning Scheme.

Council has reviewed the Regulatory Maps and has identified that changes to the Urban Footprint have not taken into account a number of pre-existing anomalies where urban zones have been left outside the footprint. These anomalies have been highlighted previously and comprise localised areas at Walloon, South Redbank Plains and Deebing Heights.

Council will be requesting that the mapping be amended to include these areas within the Urban Footprint.

Whilst Council has provided the above general overview of the document from an Ipswich perspective, members of the public are encouraged to peruse the complete document and provide feedback directly to the Department of Infrastructure and Planning prior to the close of submissions on 3 April 2009.



The year 2010 will mark 150 years of the Municipality of Ipswich.

In 1910, the Council celebrated the jubilee of the Ipswich Municipality with the production of a book entitled 'Jubilee History of Ipswich: a record of Municipal, Industrial and Social Progress'.

At its meeting of 29 November 2001, the Ipswich Heritage Consultative Committee suggested that as a means of commemorating this highly significant anniversary, Ipswich City Council should consider the production of a series of academically researched reports covering various topics or time periods of the history of Ipswich.

These reports could then be collated and edited to produce a compilation of the City's history that would be launched in 2010.

Since 2002, Ipswich City Council has provided an annual scholarship through The University of Queensland Ipswich Campus as a research grant to assist in the production and compilation of a comprehensive history of the Ipswich Region.

In this Edition, we commence our series of overviews of Scholarship Papers to date.

Scholarship Paper No. 1 Retail History of the Ipswich CBD from the mid 1970s to 2003 - Andrew Blythe

This thesis argues that the Ipswich CBD developed its physical composition through a combination of the experience of national retail innovations, their rapid application once adopted, and the mitigating influence of local business factors. This evolution is explained through a matrix of four interconnected themes: the change in the type of CBD retail businesses; the nature of specific businesses involved in the CBD transformation; the increase in civic participation in CBD retail decision making, and the combined effect of these three factors upon the physical

composition of the CBD and its image as a retail destination.

These four themes are elaborated through an historical narrative that examines the introduction of corporate supermarkets and shopping centres from the mid 1970s, the impact of the destruction of Reids (formerly Cribb and Foote) Department Store in 1985, the



Aftermath of Reids Fire:

Photo by Lyle Radford

Queensland Times 17 August 1985

revitalization of CBD shopping with the completion of the Ipswich Mall in 1987 and Kern Corporation's Ipswich City Square shopping centre in 1988, the negative effects of the recession in the early 1990s and the subsequent competition from suburban shopping centres, and the more recent debate surrounding the Riverlink development and the adoption of the River Heart Vision to plan the future CBD retail development.

Scholarship Paper No. 2 Depictions of Women in the History of Ipswich - Sarah Davey

Although the history of Ipswich and its surrounding region continues to be mapped in a bid to capture the stories and events of our past, there appears to be a history of a group of people that has not been a direct focus of the study of Ipswich history. Although the area has been shaped by social, economic, cultural and political developments, the history so far has not focused on a part of society that helped to construct that very history. The women of Ipswich who feature heavily in the making of the town

should be recognised through the roles that they played in shaping it.

While there are many other histories that should also be told such as aboriginal history, children's history, and migration history, this study focuses on the roles of women in Ipswich's history.



**Portrait of a mother and child
1900 - 1910**

This thesis concentrates on photographs, even though these can give only limited clues as to the true history that they capture. Photographs of women throughout different epochs in the region can be read in a way that they shed light on the roles that women played in the changing town and how they were perceived.



**Shoe Department in Cribb & Foote's
Ipswich Store, 1949**

If a picture tells a thousand words, then the photographs taken throughout history certainly do give us a detailed account of Ipswich over the years. In written history, the town is marked by its industrial, agricultural and economic growth. Photographic histories also capture Ipswich history in relation to the different growth periods. However, it is more evident through these photographs that the different markings in time feature

2010 Ipswich Sesqui Centenary Continued

mainly men, as they are the subjects of many of the pictures taken to commemorate the different eras.

Women, while they do feature in historical photographs, are not generally at the centre of the historical record. The mining, farming, and railways that mark Ipswich history are visually male dominated. Women are not shown in such roles. This is not to say that they did not play a pivotal role in Ipswich history.



**Second Railway Station
1904 - 1905**

In many ways, women lived in a parallel history not often marked in the Ipswich timeline. Their history is shown, pictorially, as one of mother and wife, intrinsically linked to the domestic arena and far removed from the industries that the town is noted for. The lived reality of these women was connected to the home. It was such roles that have produced the stereotypes and explain the lack of public photographs of women in that era.

It is the author's hope that historians and researchers look closer at the history of women in Ipswich, to tell their story and make it as integral to Ipswich history as the current recorded history. It is also the author's hope that women, in the present, are given a place in the record books. While there are many notable women of recent times being recognized for their achievements – let us make sure



**Nicholas Street
November, 1959**

that they are shown in the recorded histories that will colour how people looking back over this epoch will view women in the region.



**Brisbane Street
May, 1938**

2009 Ipswich City Council Awards for Excellence

Opportunity for Sponsorship of the 2009 Student Awards

In 2009, we are seeking a sponsor for the Student Awards Category of the Ipswich City Council Awards for Excellence in Heritage, Design and the Environment. To continue the high standard of the Awards and to ensure maximum promotion and exposure, the sponsorship seeks an investment of \$5,000 in a joint partnership program with Ipswich City Council.

As a major sponsor of the Awards for Excellence and naming rights sponsor of the Student Awards, the sponsor would enjoy a major profile at the Awards Event. You will also have the platform to create meaningful promotions, cementing relationships with prospective customers.

At this event, the successful entrants will be presented with certificates and the overall winners of each category are presented with certificates and plaques. The winning school is

presented with a cheque for \$2,000.

If you would like further information or would like to discuss this opportunity, please contact Council's Team Coordinator (Cultural Heritage) on (07) 3810 6256.

Aims of the Awards of Excellence

The aims of the Awards include:

- Recognising and promoting major sponsorship support.
- Recognising those individuals and corporations who are committed to promoting and producing excellence in the design of new development, the conservation of our built heritage, conservation of our natural environment and academically within our schools.
- Promoting and developing student 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.

Who Can Nominate?

Nominations are invited from any member of the public, development industry, government sector or students. Any development, conservation or environmental project presently under construction or that has received Council approval is eligible, however, preference is given to completed projects. Applicants can nominate their work for more than one category.

Further information about the 2009 Awards for Excellence can be found on Council's web site:

http://www.ipswich.qld.gov.au/about_ipswich/heritage/awards_for_excellence



Rhossilli - Brisbane Street

The demand for building works approvals in the Ipswich local government area continues to translate into corresponding demands for Plumbing and Drainage Works. 874 Plumbing and Drainage Approvals were issued from 1 September to 1 December 2008.

Further, a number of legislative changes have also occurred in relation to Plumbing and Drainage Works. An overview of these changes is listed to the right.



Queensland Development Code (QDC)

The Queensland Development Code Part MP4.2 and MP4.3 complements the Government's commitment to water savings by implementing mandatory water saving targets to all classes of building.

Water saving targets can be achieved through effective utilisation of:-

- household rainwater tanks;
- communal rainwater tanks;
- greywater treatment plants;
- dual reticulation; or
- stormwater reuse.



Queensland Plumbing and Wastewater Code (QPW)

The Queensland Plumbing and Wastewater Code is designed to provide performance based solutions to meet the statutory requirements of the *Plumbing and Drainage Act 2002*.

The Queensland Plumbing and Wastewater Code is split into 5 parts:

1. On-site wastewater management systems.
2. Greywater use facilities.
3. Land application systems.
4. Water meters for new premises (sub meters).
5. Chief Executive (Department of Infrastructure and Planning) approvals for treatment plants, etc.

Fact sheets on these changes and legislative amendments may be obtained from Council's Building and Plumbing Branch on 3810 6666 or by going to the Queensland Government site at www.dip.qld.gov.au.

Development Control Measures

In August 2006, the Department of Local Government, Planning, Sport and Recreation released a Discussion Paper regarding the proposed implementation of penalty infringement notices for further offences under the *Integrated Planning Act 1997*. These offences with associated penalty provisions are now available to Local Governments.

As part of Council's commitment to protecting Ipswich's lifestyle, communities and business centres, Council has taken additional measures to complement its existing enforcement actions.

As of 1 December 2008, Penalty Infringement Notices (PINs) may now be issued by the officers of

Ipswich City Council's Development Compliance Team to help advance the purposes of the *Integrated Planning Act 1997* (IPA), specifically, to help manage the process by which development occurs and to assist in managing the effects of development on the environment. A key reason for implementing a PIN regime is to provide more timely and cost effective outcomes for minor offences than is available through other enforcement tools.

The ability to issue PINs for breaches of legislation administered by Council will enable Council to act more effectively and efficiently with respect to time spent on commencing action in accordance

with the current enforcement provisions of the *Integrated Planning Act 1997*. Furthermore, the ability to issue infringement notices will act as a deterrent to members of the community, whether it be landowners, developers or contractors, who perform unauthorised development work without consideration for the environment or the amenity of nearby residents. Development offences for which penalty infringement notices can be issued include failing to comply with development conditions, carrying out assessable development without a permit and unlawful use of premises.

Building News

Building Certification Team

The Ipswich City Council Building Certification Team, headed up by Marty Wallis, has recently recruited a range of experienced and cadet staff to improve certification services to builders and the community. They are all a welcome addition in light of the ongoing industry skills shortage and will reduce the timeframes for assessment and inspection in relation to building matters.

Legislative Changes

A few years ago, in an effort to further professionalise the building certification industry, the Queensland Government moved to abolish the lowest level of Building Certifier (Building Surveying Technician). The move was made to encourage the Building Surveying Technicians working privately or in Councils to upskill to a level of Assistant Building Surveyor or Building Surveyor.



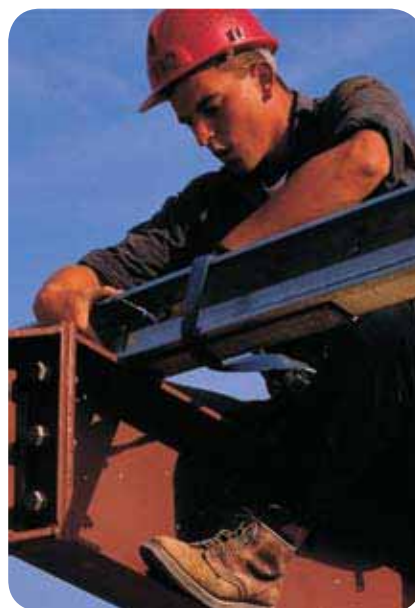
However, as with other parts of Australia, Queensland is experiencing a significant shortage of Building Certifiers. Some sources suggest that, in a worst case scenario, the number of licensed Building Certifiers in Queensland could fall by up to 86% over the next 8 years owing to an ageing workforce and low entry numbers into the profession.

In light of this, the Department of Infrastructure and Planning (DIP) recognised the critical role Building Certifiers play in Queensland and began working with key stakeholders to maintain an adequate supply of Building Certifiers. Earlier this year, the *Building and Other Legislation Amendment Act 2008* changed the *Building Act 1975* to allow Building Surveying Technicians to provide certification services to all local government areas in Queensland and removed the time period to gain accreditation at a higher level.

The results of this change may encourage school leavers and other people working in the building industry to undertake studies in the building surveying profession and thereby increase numbers for the future.

TV Antennas

The Australian Building Codes Board (ABCB) has recently released a handbook to assist with the conversion of analog Free-to-Air TV to digital in buildings with shared antenna systems. This handbook will be of great assistance to multi dwelling units, public buildings and hotels. A copy of the handbook can be downloaded from www.abcb.gov.au.



Council's Building Services

Thinking about building? Whether you are doing it yourself or employing a licensed builder, contact the Ipswich City Council's Building Team for professional, quality service.

Although you have a choice between using Ipswich City Council's Building Team or Private Certifiers to approve and inspect new building work, when you choose Ipswich City Council to

process your building approvals, a number of benefits accrue such as:

1. the funds stay in the local community for the betterment of the people of the City of Ipswich;
2. our service is seen as fully independent of the builder; and
3. Council provides a comprehensive service (checking for town planning compliance, undermining, soil types, flooding etc).

For building enquiries, please contact Council's Building Certification Team on (07) 3810 6120 during the hours of 8:00 a.m. to 4:30 p.m. Monday to Friday.



Improved Stormwater Management for the Community and the Environment

Urban stormwater runoff has a major impact on the water quality in our rivers and coastal areas. Mindful of the fact that we all live in catchments, Council has for some time focused on requirements for Water Sensitive Urban Design (WSUD), referring developers and construction contractors to the Queensland Urban Drainage Manual (QUDM), originally published in 1995. This manual has now been revised and is available for download from the Queensland Department of Natural Resources and Water at www.nrw.qld.gov.au/services_resources.

Refresher courses run by the Healthy Waterways Partnership are now available in major centres throughout the State to enable engineers and contractors to improve their awareness of the technical requirements. The Healthy Waterways Partnership can be found on the web at www.healthywaterways.org.

Healthy Waterways has set targets for pollutant reduction in South East Queensland and has a comprehensive training program running across Queensland to provide engineers and developers with enhanced skills and tools to design, construct and maintain various stormwater quality treatments, including bioretention basins, swale and sedimentation basins and constructed stormwater wetlands. Council requires developers

to implement these stormwater quality management techniques to minimise the impact of nutrients and silt on our precious waterways.

Healthy Waterways has also published a set of Fact Sheets on Erosion and Sediment Control to complement the Engineers Australia Guidelines. These Fact Sheets provide helpful advice to enable builders and contractors to keep their worksites secure from erosion and runoff.

Good erosion and sediment control practices can increase the value of a development by preventing degradation of ecosystems. When riparian bushland becomes just a strand of trees, and creeks become just a means of stormwater drainage, it is difficult to promote a development to the environmentally conscious customer.

Cadets - An Investment in Council's Future

In an initiative designed to meet the engineering skills shortage head on, Council has embarked upon an ambitious staff development program by employing 9 engineering students as Cadets in Council's Engineering Services and Planning and Development Departments.

The Cadets will be given exposure to a broad range of engineering and technical work, with paid fees and time off to attend lectures and study, and will be employed after completion of studies as Graduate Engineers and Technical Officers.

Council's Engineering and Environment Manager, Gary Ellis, said:

"This is a win-win for us all. We have given some of the brightest students in Ipswich opportunities to fast track their careers, and their technical skills will ensure that Ipswich City Council continues to provide high levels of service to our community in the future."



Development Engineering Takes an Environmental Focus

To ensure a continuing awareness of environmentally sustainable development practices, the Development Engineering Branch now has an environmental planning function. This will provide the Branch with expert environmental guidance to ensure best practice environmental outcomes for the City. We are currently recruiting staff for this area. The Branch has also changed its title to Engineering and Environment Branch.

Charges to be Applied for Major Amendments to Design Drawings

Engineering Consultants are advised that Council will impose a charge of \$120 per drawing for sets of Operational Works Plans which are required to be re-submitted owing to insufficient or inaccurate information.

This initiative is intended to encourage better attention to the requirements of Development Approvals and to reduce the amount of re-work required by Council Officers, and consequently to reduce delays in processing times.



Stormwater pollution prevention – it's up to you!

HERE'S WHAT YOU CAN DO TO REDUCE EROSION AND PREVENT SEDIMENT FROM LEAVING YOUR SITE.

The following site management practices will minimise soil erosion and sediment run-off from your building site.

MINIMISE DISTURBANCE WHEN EXCAVATING

Preserve as much grassed area as possible. These areas not only improve the appearance of your site, they also reduce soil erosion and filter much of the sediment from stormwater run-off before it reaches the drainage system.

CATCH DRAINS AND PERIMETER BANKS

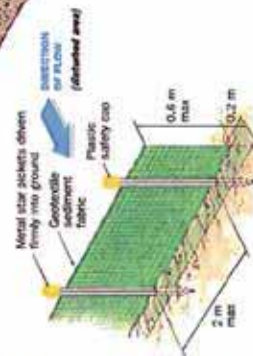
Where possible, allow for diversion of up-slope stormwater around the work site and other disturbed surfaces.

CONCRETE WASTE AND WASHING

Waste concrete and household paint must not be allowed to wash into the gutters or the street.

INSTALL A SEDIMENT BARRIER

Sediment barriers down-slope of the building site trap coarse sediment before it can wash into gutters, drains and waterways. Sediment barriers can be made from geotextile sediment fabric attached to posts with the geotextile buried in an up-slope trench.



ENTRY/EXIT POINT (RUMBLE PAD)

Restrict vehicle access to one entry/exit point where possible. Stabilising the access with rock will allow all weather access and will reduce the amount of soil carried off the site by vehicles.

EARLY STORMWATER DRAINAGE CONNECTION

Connect temporary or permanent downpipe/s to the underground stormwater system immediately after the roof is laid – or slow and spread the flow from downpipes to avoid localised erosion. Downpipes may be temporarily removed during wall construction. All stormwater should discharge in a manner that does not cause soil erosion.



SAND AND SOIL STOCKPILES

Stockpiles should be placed wholly on the construction site and behind a sediment barrier.

Who can be fined on a building site?

Anyone who does not comply with the duties mentioned above can be prosecuted or issued with on-the-spot fines. Companies, builders, subcontractors and individual workers can all be fined.

Penalties

Breaches of the legislation may result in:

- on-the-spot fines under the Environmental Protection (Water) Policy 1997 (ie. \$300 to \$400)
- prosecutions under the Integrated Planning Act 1997 or the Environmental Protection Act 1994 (ie. fines of thousands of dollars or prison sentences for serious offences).

Changes to Payment Terms

In view of the current worldwide financial and economic concerns, Council has had to introduce the following amendments to its payment terms.

Council will accept only Cash or Bank Cheques for the payment of developer contributions.

A Bank Guarantee may be provided in lieu of cash payment for the following Bonds:

- Building Reinstatement Performance Bond;
- Security Bond - water (building removal / demolition);
- Security Bond - sewer (building removal / demolition);
- Security Bond - site (building removal / demolition);



- Security Bond - road (building removal);
- Development Performance Bond;
- Uncompleted Works Bond;
- Maintenance Security Bond;
- Siltation and Erosion Performance Bond;
- External Works Performance Bond; and
- Landscaping Bond.

An appropriate Bank Guarantee, in the first instance, must meet the following criteria:

- be specified in Australian Dollars;



- be unconditional;
- be issued by a Bank licensed in Australia with a long term rating of BBB or better; and
- for a security greater than \$1,000,000, the Bank is to have a long term rating of A or better.

For further information regarding these changes, please contact the Planning and Development Department's Customer Service Officers on 3810 6888.



Heritage Adviser Service

To assist owners of historic Ipswich buildings, the Council has appointed a Heritage Adviser who is available for limited free consultations by appointment.

The Ipswich City Council employs a part time Heritage Adviser whose skills complement those of the Council's Strategic Planning Branch. The Heritage Adviser is an experienced conservation architect who provides free conservation and architectural advice to owners of historic properties.

Since its inception in October 1992, the Heritage Adviser Service has constantly been rated as a worthwhile initiative by its many users. More than 1,000 clients have used the service in this time.

The Heritage Adviser normally visits clients at their residence or at their

development site, thus maximising convenience to residents and developers.

The Heritage Adviser also provides Council with conservation advice on its own buildings and sites and on development proposals affecting heritage listed properties. This service is in many ways the Public Relations flagship of Council's overall approach to heritage awareness promotion.

If you would like to use the free Heritage Adviser Service, please contact the Ipswich City Council on (07) 3810 6256.

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

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.