

Planning and Development

Quarterly Activity Report
June 2018

"Building a balanced and sustainable Ipswich with a strong economy, key infrastructure and a community that cares for each other and the environment"



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Introduction

Council's Planning and Development (P&D) Department is the lead agency in the Ipswich community for managing growth and development in order to create a socially, ecologically and economically sustainable environment that:

- Meets the community's housing needs
- Integrates land use and transport needs
- Creates jobs and supports overall economic development
- Delivers appropriate infrastructure and community services
- Protects valuable features such as places of culture heritage significance and important natural environment areas

The department's core activities include:

- Preparing and implementing plans, strategies and policies to ensure integrated and sustainable development outcomes for the City as a whole and within specific local areas
- Identifying, protecting and promoting places of cultural heritage significance and streetscape value
- Identifying and protecting important natural environment areas through appropriate planning scheme mechanisms and development assessment processes
- Maintaining an appropriate and efficient regulatory environment for development assessment and building and plumbing compliance

The P&D Department's activities are delivered through its five (5) Branches:-

- Strategic Planning
- Development Planning
- Engineering and Environment
- Building and Plumbing
- Business Support

This Development Activity Report profiles the volume and composition of development related activity within the Ipswich Local Government Area for the March to June quarter of 2018, referred to in this document as the June quarter.

Development Activity

Population Growth

At 30 June 2018, the population¹ of Ipswich City was 212,533 persons, up from 210,205 persons at 31 March 2018. This represents an increase of 2,328 persons and an equivalent annual growth rate of 4.43%. This represents an annual change from the same period last year of 8,529 persons and 4.18% and a five year average annual growth rate of 3.5%.

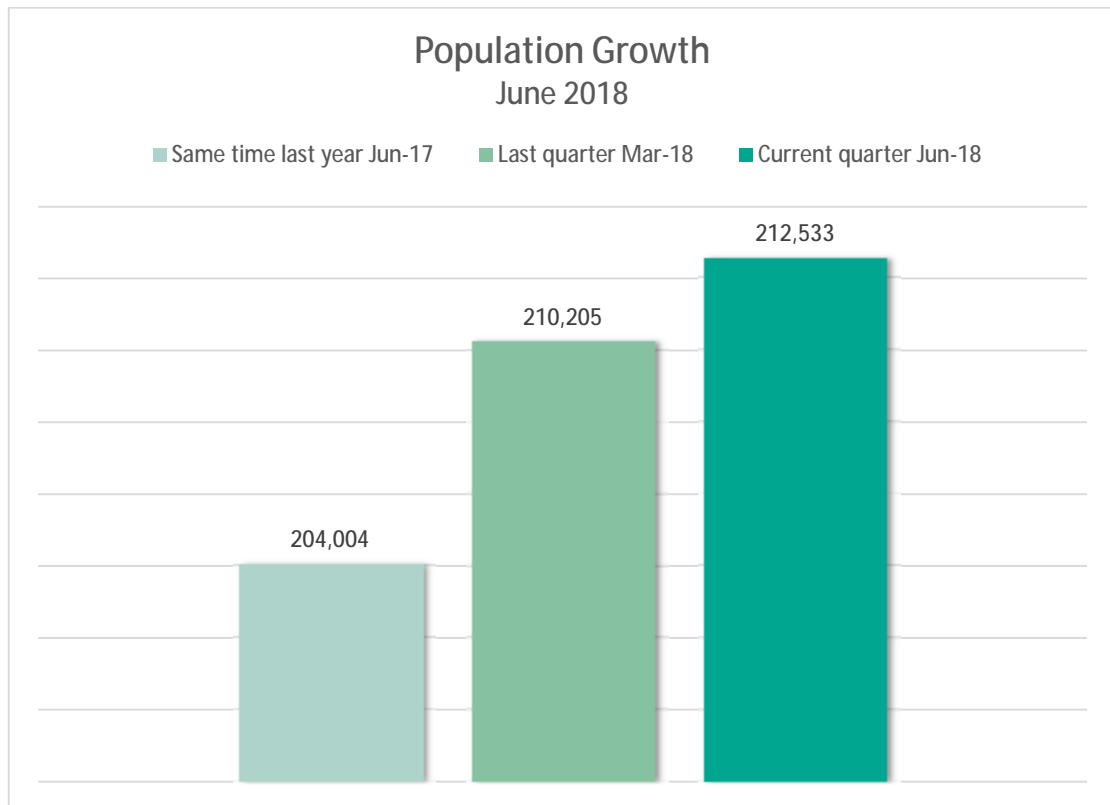


Figure 1: Population Growth June 2018

¹Population information is based on ICC Population Model based principally on take up for domestic refuse services.

Dwelling Activity

At 30 June 2018, there were 77,657 dwellings within Ipswich City as compared with 76,807 dwellings at 31 March 2018. This represents an increase of 850 dwellings and an equivalent annual growth rate of 4.43%. This represents an annual change from the same quarter last year of 3,226 dwellings and 4.33% and a five year average annual growth rate of 3.71%.

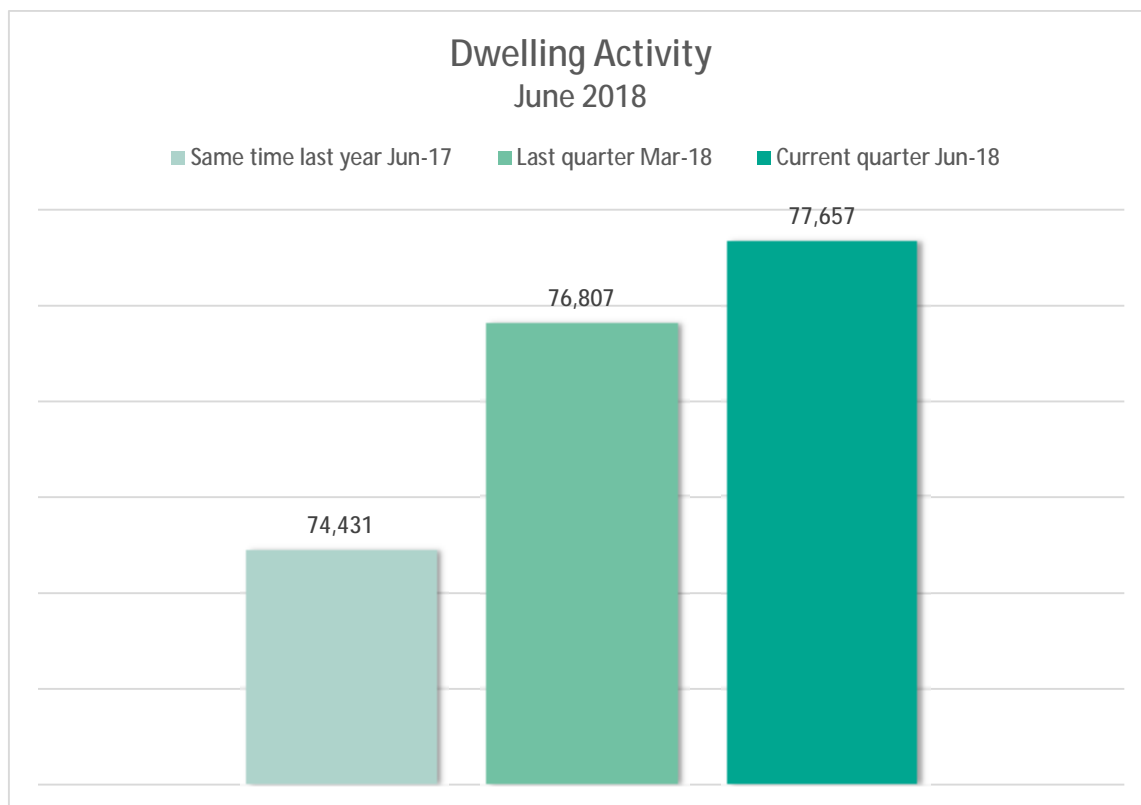


Figure 2: Dwelling Activity June 2018

Population Hotspots

Suburbs with the greatest population² growth during the June 2018 quarter are shown in Table 1 and Figure 3 below. The hotspot suburb with the highest total population growth was Redbank Plains (419 persons).

Table 1: Top 5 Population Growth 'Hot Spots' June 2018

Rank	Suburb	Population			
		Last Quarter	Current Quarter	Change	
		Mar-17	Jun-18	Rate	%
1	REDBANK PLAINS	21,520	21,939	419	1.95
2	SPRING MOUNTAIN	300	664	365	121.57
3	SOUTH RIPLEY	2,187	2,458	271	12.40
4	COLLINGWOOD PARK	7,598	7,771	173	2.28
5	RIPLEY	2,369	2,536	167	7.03

²Variations proportionally between the total population and dwelling numbers for suburbs are a result of differences in the occupancy rates reported for the Statistical Areas in the ABS Census and applied in estimating the resident population.

Dwelling Hotspots

Suburbs with the greatest increase in dwellings during the June 2018 quarter are shown in Table 2 and Figure 3 below. The hotspot suburb with the highest increase in total dwellings was Redbank Plains (148 dwellings).

Table 2: Top 5 Dwelling 'Hot Spots' June 2018

Rank	Suburb	Dwellings			
		Last Quarter	Current Quarter	Change	
		Mar-17	Jun-18	Rate	%
1	REDBANK PLAINS	7,295	7,443	148	2.03
2	SPRING MOUNTAIN	102	226	124	121.57
3	SOUTH RIPLEY	687	773	86	12.52
4	COLLINGWOOD PARK	2,604	2,673	69	2.65
5	RIPLEY	780	834	54	6.92

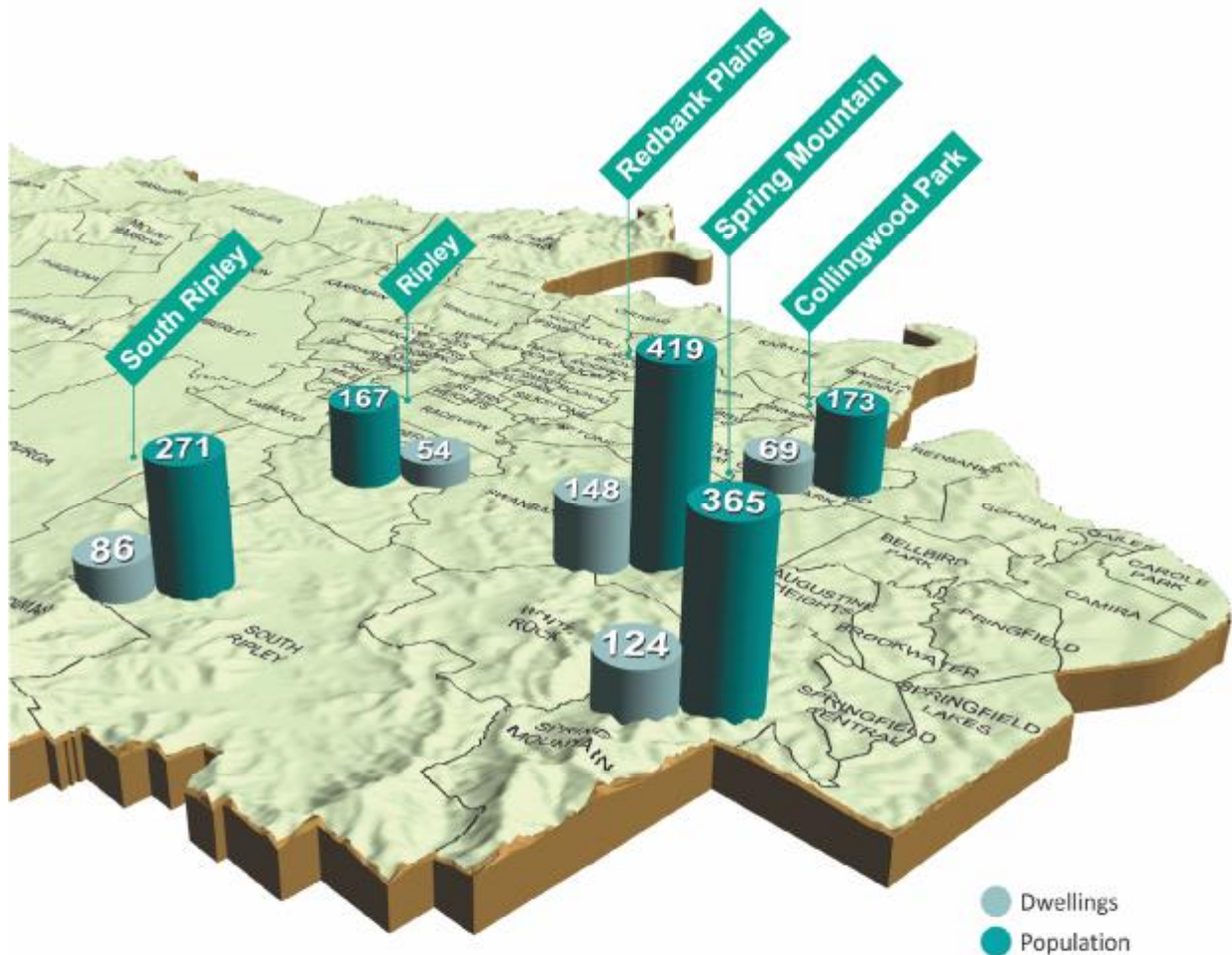


Figure 3: Dwelling and Population Hotspots June 2018

Dwelling Stock

The dwelling stock at 30 June 2018 comprised 10,371 attached (13%) and 67,286 detached (87%) dwellings. This represents an increase of 189 attached dwellings and 661 detached dwellings from 31 March 2018.

Table 3: Composition of Dwelling Stock June 2018

Dwelling Composition			
	Last Quarter	Current Quarter	Change
	Mar-18	Jun-18	Rate
Attached	10,182	10,371	189
Detached	66,625	67,286	661
Total	76,807	77,657	850

Subdivision Activity

New Lot Approvals

During the June 2018 quarter Council approved 537 new residential lots³. This compares to 282 in the previous March 2018 quarter and 597 lots approved in the same quarter last year. Comparatively, 144 lots were approved in the June 2013 quarter.

New Lot Creations

During the June 2018 quarter Council signed plans creating 685 lots. This compares to 505 lots in the previous March 2018 quarter and 951 lots created in the the previous quarter last year. Comparatively, 305 lots were created in the June 2013 quarter.

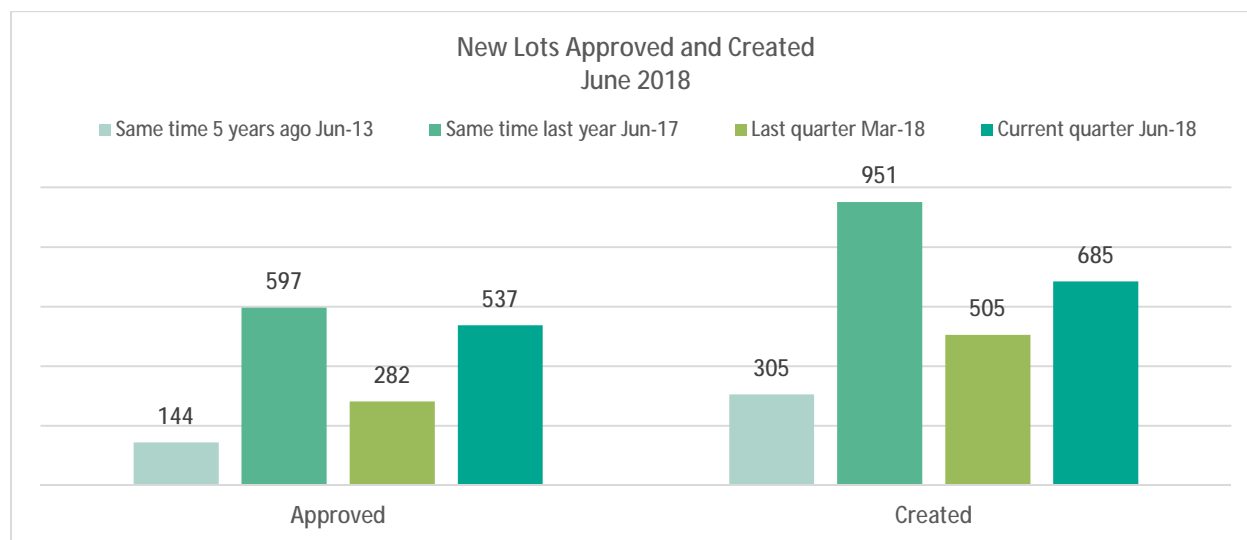


Figure 4: New Lots Approved and Created June 2018

³The lots created and approved figures are subject to change after the date of this report. This can be as a result of data entry corrections and amendments to the proposed number of lots for a development by an applicant.

Subdivision Hotspots

Lots Approved

Suburbs with the most lots approved during the June 2018 quarter are shown in Table 4 and Figure 5 below. The hotspot suburb with the highest number of lots approved was Ripley (166 lots).

Table 4: Top 5 'Hot Spots' New Lots Approved June 2018

Rank	Suburb	New Lots Approved	
		Last Quarter	Current Quarter
		Mar-17	Jun-17
1	RIPLEY	1	166
2	FLINDERS VIEW	0	136
3	SPRING MOUNTAIN	240	109
4	DEEBING HEIGHTS	0	62
5	BROOKWATER	0	25

Lots Created

Suburbs with the most lots created during the June 2018 quarter are shown in Table 5 and Figure 5 below. The hotspot suburb with the highest number of lots created was Spring Mountain (159 lots).

Table 5: Top 5 'Hot Spots' New Lots Created June 2018

Rank	Suburb	New Lots Created	
		Last Quarter	Current Quarter
		Mar-17	Jun-17
1	SPRING MOUNTAIN	223	159
2	DEEBING HEIGHTS	0	107
3	SPRINGFIELD LAKES	48	107
4	REDBANK PLAINS	2	51
5	COLLINGWOOD PARK	25	45

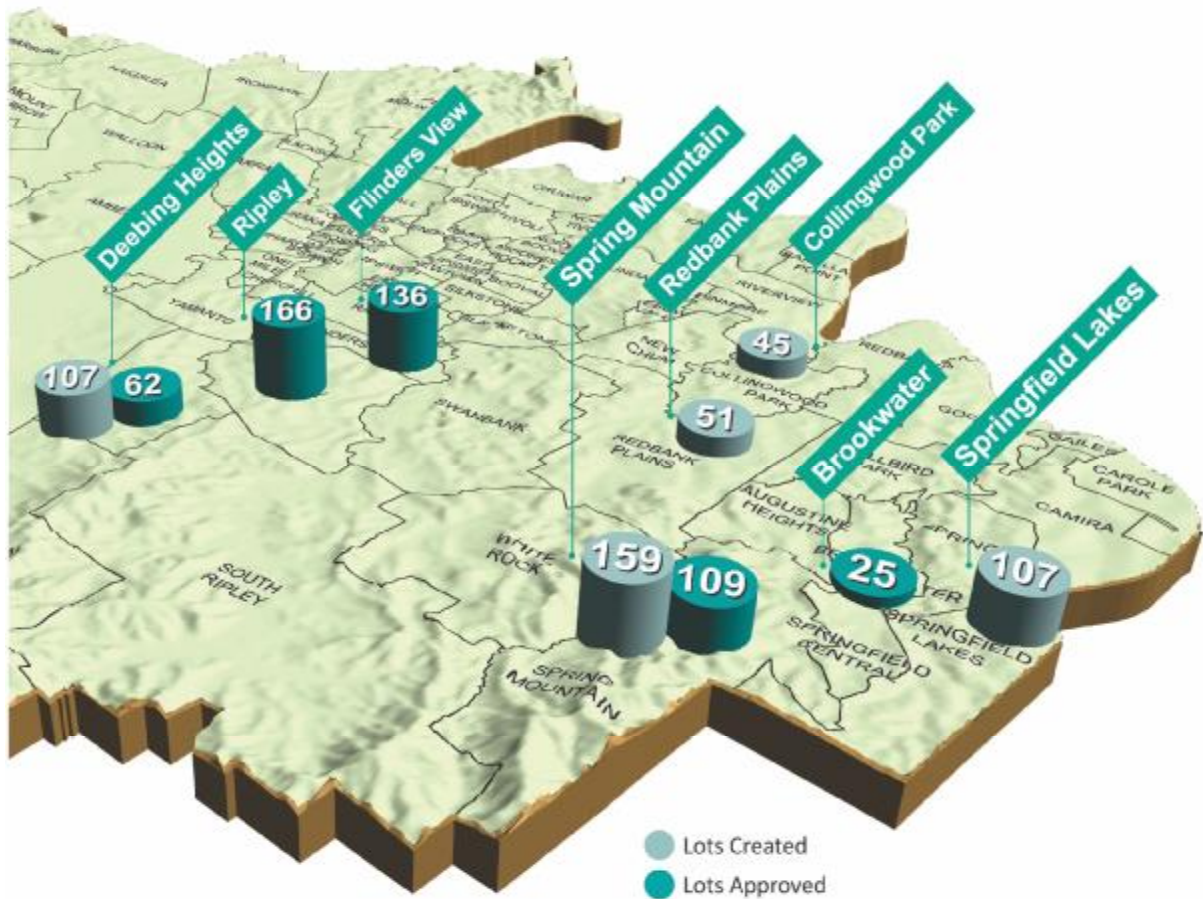


Figure 5: New Lots Approved and Created June 2018

Non-Residential Building Activity

New non residential floor space approved during the June 2018 quarter amounted to 12,314m², as shown in Table 6 below. The floor space approved during the June 2018 quarter can broadly be categorised into Retail, Industrial, Commercial or Other (which includes education).

Table 6: Total Approved GFA June 2018

Activity	Approved GFA (m ²)
Industrial	3,893
Other	4,108
Retail	4,314
Commercial	0
Total	12,314

The approved GFA will be able to accommodate in the order of 165 new employees across all sectors, as shown in Figure 6 below. This quarter most new jobs were created in the Retail sector accounting for 108 new jobs.

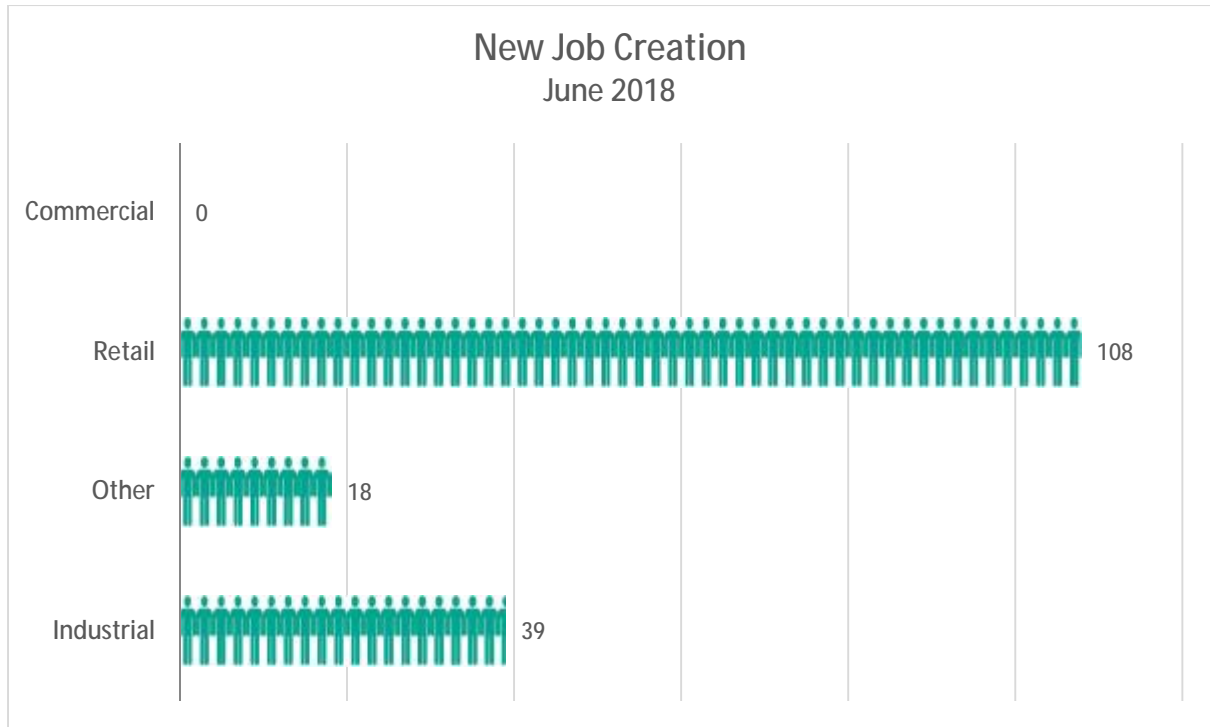


Figure 6 : New Job Creation June 2018

Development Applications

Development Applications Lodged

During the June 2018 quarter, 396 development applications⁴ were lodged. This represents an increase from the previous June 2017 quarter of 327 applications. The number of applications lodged during the June 2018 quarter is a decrease in the number of applications lodged during the June 2017 quarter where 459 applications were lodged. Application numbers represent an increase of 38% for the June 2018 quarter over the 5 year period since the June 2013 quarter. Refer to Figure 7 below.

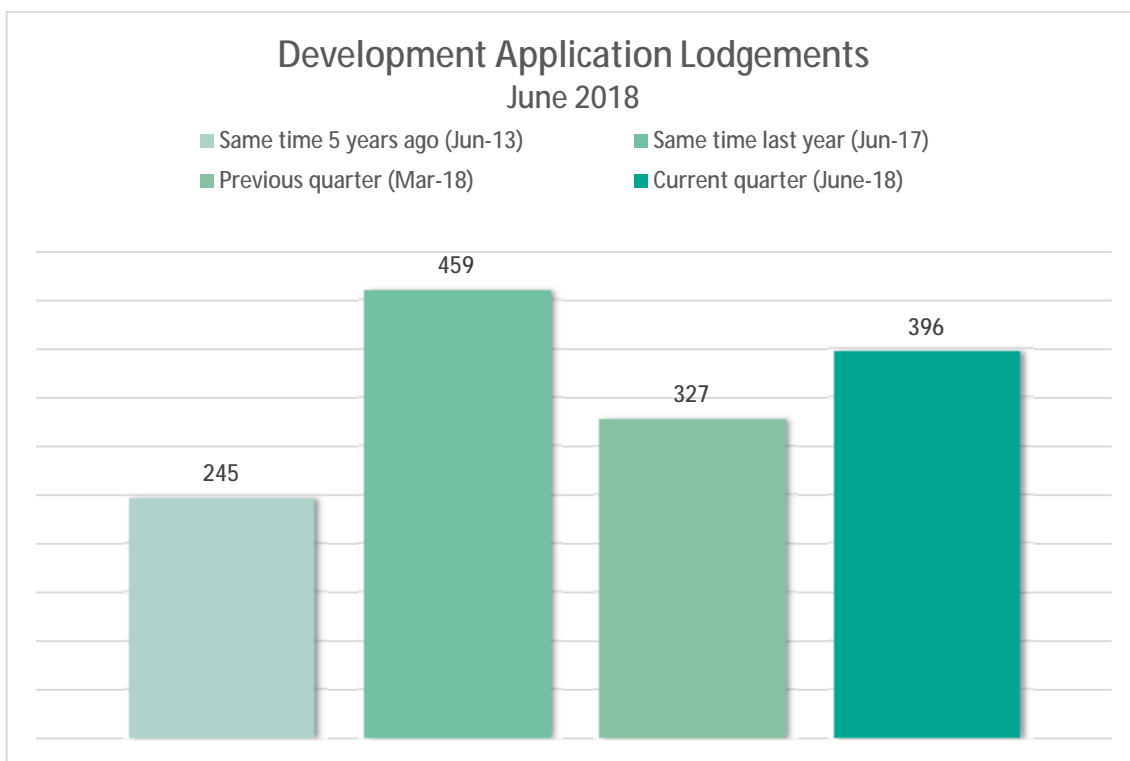


Figure 7: Development Applications Lodgements June 2018

⁴The data for development applications includes all application types listed in the 'Development Application Lodgements by Type' chart below. Application numbers are subject to change based on properly made status at the time of report.

During the June 2018 quarter, 396 applications were lodged across a range of application types, as shown in Figure 8 below.

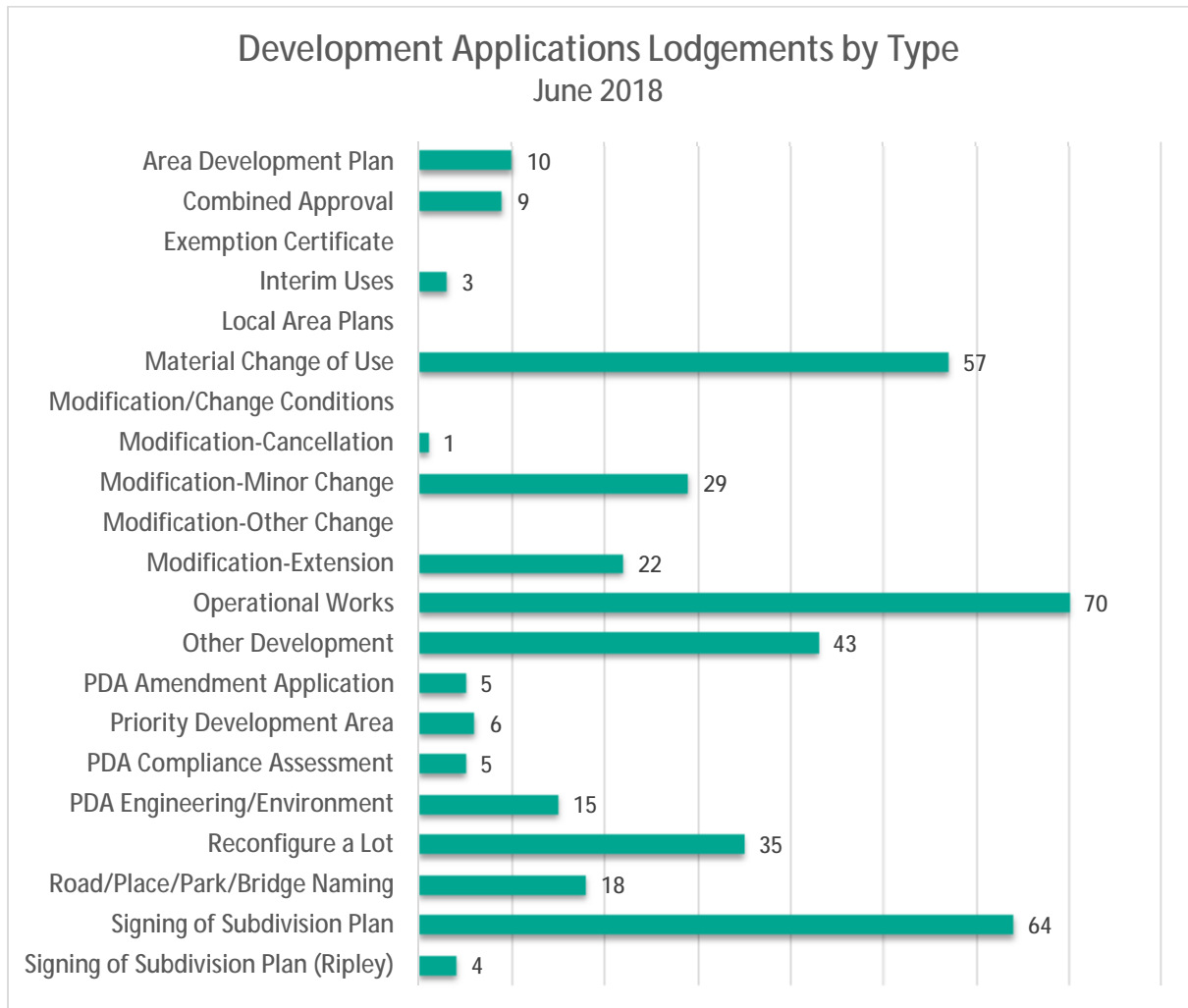


Figure 8: Development Applications Lodgements by Type June 2018

Development Applications Determined

Development Applications Determined

During the June 2018 quarter, 351 applications were determined across a range of application types, as shown in Figure 9 below.

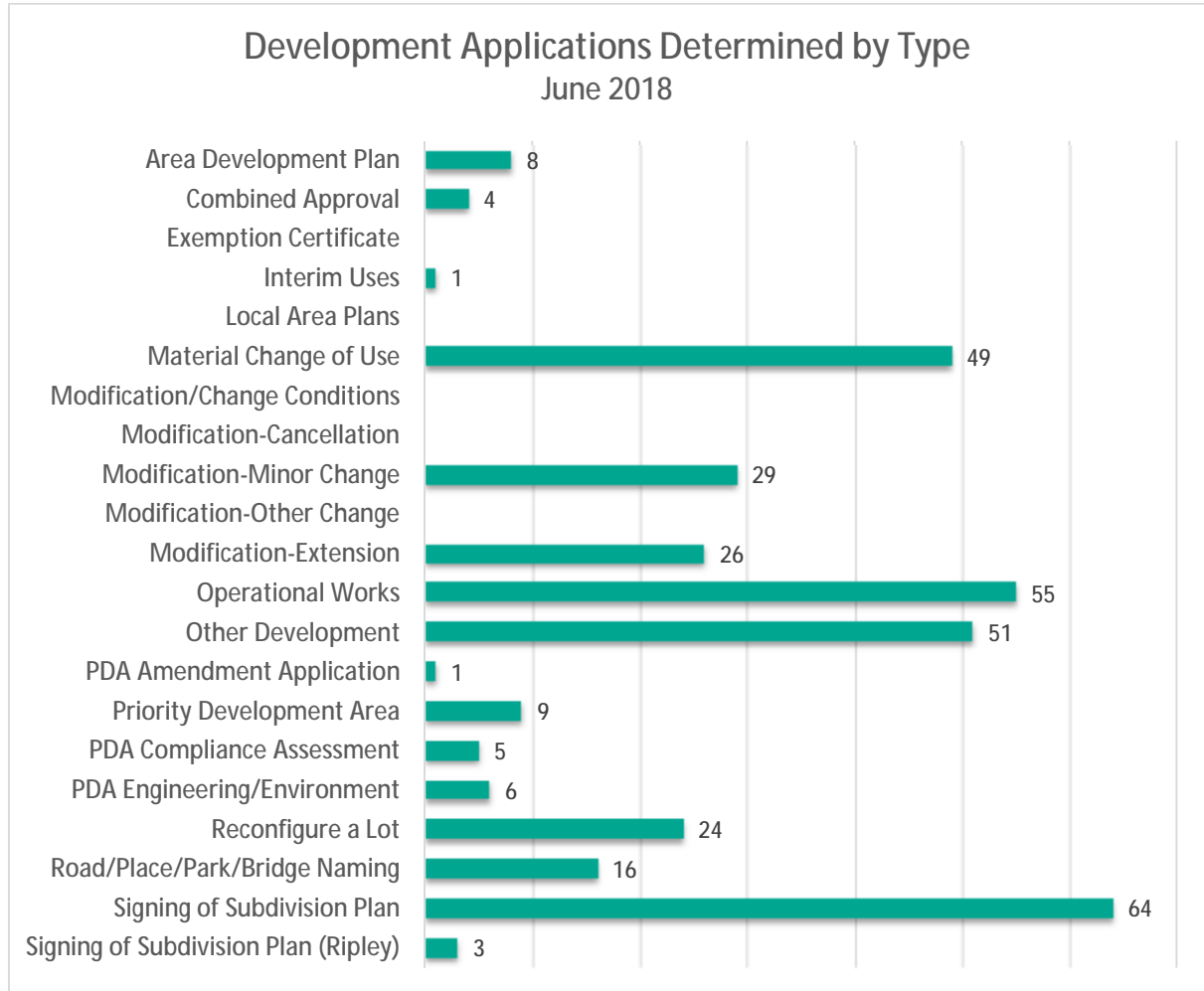


Figure 9: Development Applications Determined by Type June 2018

Development Applications Determined – Fast Track

During the June 2018 quarter, 26 applications were assessed and decided through the ICC Fast Track Process, as shown in Figure 10 below. Fast Track applications are assessed and decided within 5 business days of the application being properly lodged with Council. The majority of the Fast Track applications were identified in the Other Development category which includes Building Work assessable against the Planning Scheme and Advertising Devices.

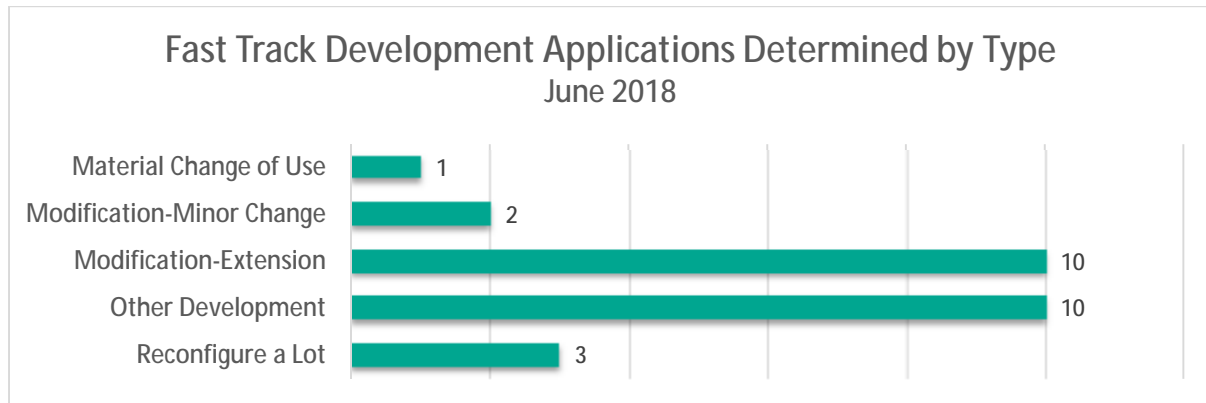


Figure 10: Fast Track Development Applications Determined by Type June 2018

Note: Figures 7-10 above represents applications lodged and approved under the *Sustainable Planning Act 2009* (SPA) and the *Planning Act 2016* (PA). As a result of the PA taking effect on 3 July 2017, changes have been made to ICC's application types. The following changes are noted:

- Applications within the bounds of the Springfield Structure Plan are now one of the following: 'Area Development Plans', 'Local Area Plans' or 'Interim Uses'.
- New application categories include: 'Exemption Certificate' and 'Superseded Planning Scheme Request'.
- Signing of Subdivision Plans for Ripley are now contained within a separate category to standard Signing of Subdivision Plans.
- 'Modification/Change Conditions' reflects 'Permissible Change' and Extension to Relevant Period' applications under the SPA only.
- Modification-Change Application Minor', Modification-Change Application Other', Modification-Cancellation' and 'Modification-Extension Application' reflect 'Minor Change', 'Other Change', 'Cancellation Application' and 'Extension Application' under the PA only.

These graphs will continue to reflect all SPA and PA application statistics until all SPA applications have been finalised.

Pre-lodgement Meetings

Formal pre-lodgement meetings provide an opportunity for prospective applicants to seek advice and clarify requirements from Planning and Development staff.

There were 54 development related formal pre-lodgement meetings held in the June 2018 quarter. This represents an increase compared to the 47 meetings held in the previous March 2018 quarter and an increase compared to the 52 meetings held in the previous June 2017 quarter. This figure is based on formal requests for pre-lodgement meetings and does not capture meetings held once an application is lodged or post approval.

Operational Works Activity

The number of open and active construction sites during the June 2018 quarter was 17.

Building and Plumbing Applications

A total of \$235 million in building works⁵ was approved during the June 2018 quarter. As shown in Figure 11 below, there was an increase of 161 building certification applications lodged, 39 building regulatory applications lodged, 120 plumbing applications lodged and 202 plumbing applications approved compared to the March 2018 quarter.⁵

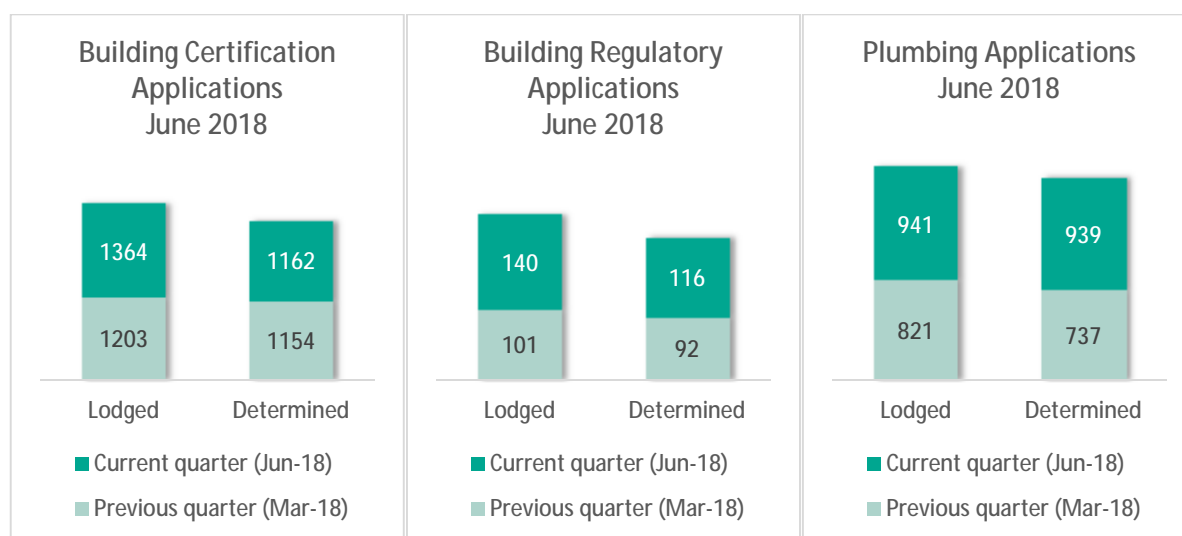


Figure 11: Building and Plumbing Applications Lodged vs. Determined June 2018

⁵The data for building applications includes Private Certifier applications in addition to applications decided by Council.

Variations in this data in comparison to the previous reporting quarter may occur as a result of the delayed lodgement of building approvals. These approvals may not have been captured when the previous quarter's data was collated however are now captured in the figures above.

Building and Plumbing Inspections

A total of 3,562 building and plumbing inspections were undertaken in the June 2018 quarter, representing an increase of 421 applications from the previous March 2018 quarter. In comparison, 3,048 inspections were undertaken in the same quarter last year.

Major Development Applications Lodged

The following major development applications were lodged during the June 2018 quarter.

Table 7: Major Applications Lodged

Council Reference	Application Description	Address
4253/18/MCU	Business Use (Extension to Medical Centre)	355 Ipswich Boonah Road, Purga
4502/18/MCU	Special Industry (Waste Recycling, Reprocessing and Disposal)	100 Chum Street and 20 Rhondda Road, New Chum
3343/18/MCU	Special Industry (Landfill for Non-Putrescible Waste and Waste Transfer Station) and related Environmentally Relevant Activities (ERAs)	Unnamed Road & Ipswich-Rosewood Road, Jeebropilly and Mt Elliot Mine Road, Unnamed Road and Ipswich-Rosewood Road, Amberley
2491/18/MCU	Special Industry (Waste Recycling and Reprocessing), Caretakers Residence and related Environmentally Relevant Activities (ERAs)	Lot 73 Rhondda Road, New Chum
3193/18/ADP	Area Development Plan for Community Building (Multi-Purpose Hall)	Sinnathamby Boulevard & Parkland Drive, Springfield Central
3536/18/ADP	Educational Establishment (St Peters Lutheran College – Stage 3)	42 Wellness Way, Springfield Central
2886/18/ADP	Area Development Plan for Neighbourhood Shopping Centre and Child Care Centre	11 Grande Avenue, Springfield Lakes
3004/18/PDA	Reconfiguring 3 lots into 178 dwelling lots, 7 balance lots, 9 parkland/detention basin lots, new road and Plan of Development	84, 114 & 122 Binnies Road, Ripley
4431/18/ADP	General Industry (Freight Depot)	7001 Robert Smith Street, Redbank
4513/18/ADP	Community Use (Hospital) and Business Use (Medical Centre)	59 East Street, Ipswich
3268/18/CA	Variation Request to the Planning Scheme from Special Use Zone to Residential Low Density Zone and Recreation Zone Reconfiguring 3 lots into 217 lots plus park and new road and Single Residential Uses	Lot 136 Unnamed Road, 145-179 Robin Street, 2 Blackwall Road and 62 Coal Road, Chuwar
2890/18/ADP	Neighbourhood Shopping Centre, Service Station and Automatic Car Wash (Stage 2)	11 Grande Avenue, Springfield Lakes

Major Development Applications Determined

The following major development applications were determined during the June 2018 quarter.

Table 8 – Major Applications Determined

Council Reference	Application Description	Address
7565/17/PDA	Reconfiguring 1 lot into 167 lots, new road, park and drainage works	450-546 Ripley Road, Ripley
4432/17/RAL	Reconfiguring 2 lots into 340 lots, new road, park, linear open space and drainage reserve	12-26 and Lot 902 Eugene Street, Bellbird Park
6672/17/PDA	Reconfiguring 1 lot into 137 lots and Plan of Development	125 Boyland Way, Flinders View
9690/17/MCU	Community Use (School)	67-87 Halletts Road, Redbank Plains
1118/17/MCU	Multiple Residential (70 townhouses)	33 & 35 River Road, Bundamba
3193/18/ADP	Community Building (Multi-Purpose Hall)	Sinnathamby Boulevard & Parkland Drive, Springfield Central
9070/17/MCU	Business Use, General Industry and Service/Trade Use	7002 & 108-110 Eagle Street, Redbank Plains
4617/17/PDA	Reconfiguring 1 lot into 63 lots plus drainage reserve and new roads and Plan of Development	1 Lakeview Drive, Deebing Heights

Infrastructure Delivery

Developer contributed assets for the June 2018 quarter include:

Roads & Pathways

Local Roads	8.8km
Pathways and Bikeways	13.2km

Recreation and Community Purposes

Local Recreation Parks	2.25 Ha
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Major Projects

Planning Scheme and Planning Scheme Policy Amendments

During the June 2018 quarter, the following Planning Scheme and Planning Scheme Policy amendments were made:

Implementation Guideline No. 35 – Riverview Urban Village Planning and Development Guidelines on public display for comment from 3 April 2018 to 8 May 2018 (came into force 2 July 2018)

- Ipswich City Council has prepared an implementation guideline for an area of land in the suburb of Riverview to assist in the coordination of development outcomes and clarify Council's future planning intent for land adjacent to the Riverview railway station.
- The guideline seeks to maximise the benefits associated with accessibility to the existing Riverview Railway station through an integrated approach which revitalises the area as a compact urban village.
- The guideline provides an overall vision for the core study area and applies a standard approach and interpretation of the Planning Scheme which recognises the existence of Local Business and Industry activities allowing this land and the surrounding area immediately to the north of the Riverview railway station to transition to medium to high density residential uses focussed on a local main street.
- The guideline has received strong support from land owners and the local community.

Planning Scheme Major Amendment Package 03/2017

- Public consultation was undertaken on Planning Scheme Major Amendment Package 03/2017 from 5 March 2018 to 4 April 2018 and the outcomes of the consultation was considered by Council at its meeting on 29 May 2018. The amendment package has now been forwarded to the State Government requesting approval to adopt. The amendment package considers the following matters:
 - Amendment to the Single Residential (Auxiliary Unit) accepted development triggers for Auxiliary Unit locations and consequential amendments;
 - Amendment to make 'restaurant' a consistent use within the Special Opportunity Zone, Sub Area SA15 – Powells Road, Yamanto;
 - Amendment to the parking space provisions for single residential use in the Parking Code to remove duplication and ensure consistency with the Ipswich Planning Scheme and Queensland Development Code;
 - Amendment to the Reconfiguring a Lot Code to clarify footpath provision for a Collector Street;
 - Amendment to Zoning Map Z15 for 25 Kendall Street, East Ipswich;
 - Amendment to Overlay Map OV2 – Key Resource Areas, Buffers and Haul Routes at Pine Mountain and Muirlea to remove the Kholo Sands Key Resource Area consistent with state government mapping; and

- Amendment to Schedule 2 – Character Places to remove a listing at Kraatzs Road, Tallegalla and include a listing at Grandchester Mt Mort Road, Grandchester.

Planning Scheme Minor Amendment Package 01/2018

- Ipswich City Council has adopted minor amendments to the Ipswich Planning Scheme which came into force and effect on 8 May 2018 to include a Moreton Bay Fig Tree located at 3 Roma Street, North Booval and the associated tree canopy and root system located at 1 Roma Street and 111 Jacaranda Street, North Booval in Schedule 2 – Character Places, Part 2 – Trees and Vegetation of the Ipswich Planning Scheme.

Business Improvement Initiatives – Current Quarter

Branches within the Planning and Development Department are committed to ongoing business improvement, with the following improvements made to operations during the June 2018 quarter:

Development Planning

- Participation in Business Improvement Workshop to set future branch direction for 2018/19 financial year.
- Commencement of QGIS implementation for geo-referenced PDFs.
- Continuation of external mapping program implementation – user interface design draft completed.

Business Improvement Initiatives – Next Quarter

In addition to current projects, the following activities are scheduled to commence or will be underway during the next quarter:

Development Planning

- Completion of external mapping program build and interface design, and finalisation of user testing (expected project completion September 2018).
- Finalisation of QGIS implementation.
- Finalisation of application templates review.
- Finalisation of review of internal communications procedures and processes to support exceptional customer service.

Engineering & Environment

- Review of As Constructed processes
- Creation of Virtual Toolbox library
- Creation of risk assessment framework for development application risk profiling
- Review of processes for contributed assets (bio retention basins)

Information Searches

Certificates

In the June 2018 quarter, 183 Planning and Development Certificates were issued, as shown in Table 9 below.

Table 9: Planning and Development Certificates June 2018

Type	September	December	March	June
	2017/18	2017/18	2017/18	2017/18
Limited	167	171	123	178
Standard	7	1	32	1
Full	3	1	0	4
Totals	177	173	155	183

Website Activity

Online user activity utilising the Planning and Development Website in the June 2018 quarter increased by 2.19% over the previous March 2018 quarter. Information searches increased across all areas, with the most traffic accessing property information through the Property Search function. Table 10 below provides detailed information on activity during the past 4 quarters.

Table 10: Planning and Development Website Search Activity June 2018

Information viewed	September	December	March	June
	2017/18	2017/18	2017/18	2017/18
Property	128,792	116,351	120,308	121,588
Application	48,522	48,322	53,794	56,543
Mapping	9,462	8,841	9,643	9,730
Totals	186,776	173,514	183,745	187,861



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