



# Planning and Development Update

## Ipswich City Centre

A strong Ipswich city centre linked to other dynamic town centres such as Springfield Central and Goodna is helping secure the future for Ipswich Central and its residents.

In a major move forward for Ipswich Central, Council through a separate development arm - Ipswich City Properties Pty Ltd - took possession of Ipswich City Square from Memo Corporation in March while simultaneously appointing Knight Frank as the centre manager.

For over 140 years, the traditional Ipswich City Centre has been a key regional centre.

The traditional Ipswich City Centre is now entering the beginning of a new era as it moves towards revitalising itself as a Principal Regional Activity Centre for the Western Corridor of South East Queensland.

To assist in cementing the Ipswich City Centre as a Principal Activity Centre in accordance with the South East Queensland Regional Plan (SEQRP) and Ipswich 2020 and Beyond, the development of the Ipswich Regional Centre Strategy and an associated Master Plan has been initiated.

Jointly initiated, the Ipswich Regional Centre Strategy and Master Plan are excellent examples of State and Local Governments working together to

develop one of the most integrated and sophisticated planning strategies for South East Queensland.

Council is in the process of amending its planning scheme for the Ipswich City Centre. These amendments are currently with the Department of Infrastructure and Planning for State Interests Review. They represent an important milestone in achieving the centre's commercial potential with an increased emphasis on mixed use development whilst maintaining an intense retail, commercial and entertainment core surrounded by high density residential uses with a focus on high quality built form and public spaces and enhanced access to public transport and open space.



## Other Developments

Residential development is continuing at a fast pace. The top performing suburbs for growth with future housing include Brassall, North Ipswich and North Booval. In the eastern suburbs, Springfield Lakes, Bellbird Park and Redbank Plains top the list.

Commercial and industrial development this year will also help cushion the local economy from any downturn. A new \$32 million distribution centre for Australian Pharmaceutical Industries (API) is currently under construction at the Citiswiv Industrial Estate in

Bundamba and will employ 180 people.

Other recent development announcements include a \$50 million office and residential project earmarked for East and Wharf Streets. In addition, the \$30 million redevelopment of the historic Ipswich Post Office is well advanced and due for completion later this year.

All levels of government, business, industry and the community are working together to establish the building blocks of an exciting future for the entire Ipswich Local Government Area.



## Mayor's Message

Development activity within the Ipswich Local Government Area is continuing to defy the dire predictions of the global recession. Strong residential growth is continuing, particularly in the City's eastern and northern suburbs. Citiswiv industrial estate at Bundamba continues to kick employment goals with construction work proceeding on the large Australian Pharmaceutical Industries (API) complex.

Meanwhile, within the Ipswich City Centre, construction work is now well advanced on both the new Ipswich Court House / Watch House / Police Station complex and the Tower Central development incorporating the historic Ipswich Post Office site.

Each of these exemplar developments will soon make a positive contribution to the Ipswich CBD skyline, as their scaffolding is removed.

**Mayor Paul Pisasale**  
City of Ipswich



## Message from the Chair

The Queensland Government has proposed significant changes to the State's planning and development legislation, through the new *Sustainable Planning Bill*. Key changes proposed under the new legislation include:-

- the introduction of a new assessment category called Compliance Assessment;
- certain applications to be deemed to be approved if they are not decided within specified time periods;
- the ability for Councils to issue 'stop work' notices to developments rather than waiting 20 days from when a Show Cause Notice is issued;

- the availability of alternative options for dispute resolution rather than recourse to the Planning and Environment Court; and
- incorporating a more contemporary structure for the legislation with a number of operational elements as outlined below incorporated into regulations instead of the Act itself:
  - standard planning scheme provisions (Queensland planning provisions);
  - statutory guidelines for master planning;
  - state wide reporting on development assessment.

Further information in relation to the proposed legislation may be obtained by contacting the Department of Infrastructure and Planning.

Council's Planning and Development Department is reviewing its systems and processes in response to the proposed legislative changes.

**Councillor Paul Tully**  
Chairperson - Planning and Development Committee



## Strategic Planning News

### Update on Strategic Planning Projects

The Strategic Planning Branch have a number of projects currently underway. The status of these projects are as follows:-

- Swanbank / New Chum Enterprise Park Master Plan\* – amendments to the Planning Scheme have been prepared and were on public exhibition until 26 June 2009.
- Ipswich City Centre\* – amendments to the Planning Scheme have been prepared and forwarded to the Department of Infrastructure and Planning for State Interests Review.
- Ripley Valley Master Plan.
- Amendments to the Vegetation Management Code and Vegetation Clearing Controls are currently with the Department of Infrastructure and Planning awaiting State Interests Review.
- SEQ Regional Plan – Council made a submission to the Draft SEQ Regional Plan. The Department of Infrastructure and Planning have released the amended SEQ Regional Plan.
- The amendment of Planning Scheme Policy 3 – General Works and Planning Scheme Policy 5 – Infrastructure have been adopted by Council and took effect from 22 May 2009.

For further information in relation to any of these projects, please contact the Strategic Planning Branch on 3810 6251.

\*Refer to separate feature in this Edition for more details.

### STOP PRESS

The Ripley Valley has been declared as a Master Planned Area under the *Integrated Planning Act*. The planning scheme amendments Part 15 - Ripley Valley have also been approved by Minister Stirling Hinchcliffe MP, Minister for Infrastructure and Planning.

## Infrastructure Contributions

Most forms of development incur infrastructure contribution charges that are used towards trunk infrastructure provision across the City. These contributions are generally applicable for sewer, water, public open space, community facilities and road infrastructure.

The amount of contribution charges payable for each development is determined by consideration of the relative demand on trunk infrastructure by the nature of the development (eg land subdivision, multiple residential uses, general industry use etc). To derive detailed infrastructure contribution calculations for particular proposals, please refer to Planning Scheme Policy 5 - Infrastructure of the Ipswich Planning Scheme.

Copies of the Planning Scheme Policy can be obtained by contacting Council's Customer Service Centre on 3810 6666.

Infrastructure contributions conditioned to be paid in conjunction

with Material Change of Use developments are generally payable prior to the issue of Form 21 - Final Inspection Certificate for Building Works or prior to the commencement of the use, whichever comes first. For a Reconfiguring a Lot, infrastructure contributions are generally payable prior to Council signing the relevant plan of survey for the development.

The timing of payment can vary the cost of your infrastructure contributions

Infrastructure contribution calculations conditioned in Development Approvals are applicable for a period of **twelve (12) months from the date of the development approval**, and thereafter are based on the infrastructure contribution policies and rates applicable at the date when payment is made.

Policy **changes occur from time to time** to incorporate additional trunk infrastructure projects in the policy, to adjust the rate changes in line with inflation in the indexes used, or to include the actual cost of infrastructure projects on completion. Therefore, the timing of payment can vary the cost of your development, and generally the sooner the payment is made, the lower the infrastructure contribution costs might be for the development.

Payment of contributions must be made prior to the commencement of use, otherwise enforcement action may begin for non-compliance with the conditions of approval.





# Infill Contributions and Auxiliary Dwellings

Council has recently reviewed its provisions for infill development contributions for dual occupancies.

Council has repealed Implementation Guideline 9 – Infrastructure Contribution Relief for Infill Residential Development. This Guideline was originally introduced at a time when land values were relatively low, limited housing mix was being provided and where infrastructure contributions were a significant proportion of the actual land sale price. This situation has changed significantly since the inception of the Guideline. Land values have increased significantly, infill development has become more common place and infrastructure contributions no longer represent a significant proportion of the land sale price.

Members of the development industry have also identified an inconsistency whereby small scale infill developments were not attracting infrastructure contributions despite the cumulative impact of such development.

To ensure that housing diversity and affordability is promoted in Ipswich, Council has introduced a new form of accommodation that is ancillary to an existing residence.

Council has amended its Implementation Guidelines for Dual Occupancies to incorporate:-

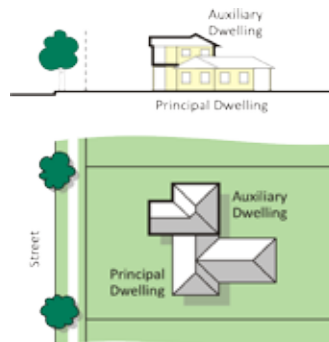
- the inclusion of a new definition for 'Auxiliary Dwelling';
- the inclusion of illustrative examples for locating auxiliary dwellings; and



**'Fonzie Flat' over garage**

- the incorporation of conversion requirements to allow dual occupancies that are used to accommodate relatives or aged or infirm persons to be converted to Dual Occupancies (Unrestricted).

'Auxiliary Dwelling' is a building or part of a building used as a secondary residence not exceeding 65m<sup>2</sup> gross



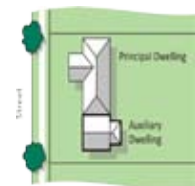
floor area which is attached to or associated with a dwelling on the same lot. The ability to develop auxiliary dwellings will have significant benefits. These include the provision of a greater range of affordable and intergenerational housing options. The auxiliary dwelling may be used to house an elderly relative or teenage children. It may be used to house a boarder for supplementary income, and may then be used by aging parents with a young family moving into the larger principal residence.

To qualify for the infrastructure credit, an auxiliary dwelling needs to be restricted to a small dwelling of no more than 65m<sup>2</sup>. This area is generally sufficient to construct a small 2 bedroom unit.

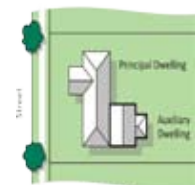
The amended Guideline also provides criteria for the conversion of a Dual Occupancy used to accommodate relatives or aged or infirm persons,



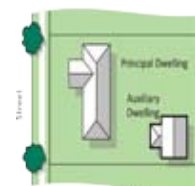
to a Dual Occupancy (Unrestricted). Under set criteria, this conversion will not require a new application, rather the applicant must comply with the conditions for conversion on the original approval. Where this is not possible, a further application for a Dual Occupancy is likely to be required.



Attached Side



Attached Rear



Detached Rear

Copies of the new Implementation Guideline No 1 – Relaxation of Development Standards for an Auxiliary Dwelling and for Dual Occupancies which are used to Accommodate Relatives or Aged or Infirm Persons can be obtained by contacting Council's Customer Service Centre on 3810 6666.

Another key area where developers can reduce costs is in the **timing of the payment** of infrastructure costs.

Often, developers leave the payment of headworks charges as the last step in the development process without realising that the headworks charges are affected by potential rate changes as well as the potential for increases in charges owing to inflation. If developers finalise the payment of headworks charges within the 12 month period from the date of approval, they will not be affected by the above cost increases.

## Swanbank / New Chum Enterprise Master Plan

The Swanbank / New Chum area is currently zoned predominantly for Regional Business and Industry **Investigation** Area and Regional Business and Industry **Buffer**.

The Planning Scheme required a comprehensive planning framework to be prepared before significant development commenced in the Swanbank and New Chum areas.

To facilitate the efficient development of the area, a Swanbank / New Chum Enterprise Master Plan has been prepared that divides the area into the following three precincts:-

- Northern;
- Central; and
- Southern.

The Swanbank / New Chum area is identified in the South East Queensland Regional Plan (SEQRP) as a Major Development Area. Before any development can commence in

Major Development Areas (MDA), a Structure Plan is required to be prepared.

The Swanbank / New Chum Master Plan amends the existing Land Use Concept Master Plan in the Planning Scheme.

Two new zones have also been created to achieve the outcomes of the Master Plan.

The Business Park Zone, adjacent to the Ripley Valley Urban Core and Secondary Urban Centre East, will provide a mix of compatible business, service trade and industry / research and employment opportunities for the future residents of Ripley Valley.

To support the open space requirements of future industry and the Ripley Valley, a Recreation Zone has been created which is also located adjacent to the Ripley Valley Urban

Core and Secondary Urban Centre East.

A revised strategic road network has also been incorporated in the proposed planning scheme amendments. This road network connects the Swanbank / New Chum business and industry area through a major north - south road linking the Centenary and Cunningham Highways. Two inter suburban link roads are also proposed to the Ripley Valley.

### Where To From Here?

The proposed amendments were on public exhibition until 26 June 2009. They have been referred to the Minister for further consideration of State Interests.

Once the Minister grants final approval, Council may then adopt the planning scheme amendments allowing them to take effect.

## Engineering and Environment Get Healthy

In Edition 2 of our Newsletter, we announced the formation of the Engineering and Environment Branch. At that time, we were in the process of recruiting staff and now wish to provide an update and introduction to the Environment Team within the Branch. The Environment Team includes three Senior Environmental Planners and recently welcomed two Environmental Health Officers to the Team.

The Environment Team will contribute to environmentally sustainable development through the assessment

of environmental issues such as air, noise, water, vegetation protection and biodiversity. The inclusion of environmental health matters aims to provide an holistic approach to the historically separate 'green and brown' development issues by forming an integrated Environment Team.

The skill set within the Environment Team consists of a Flora and Fauna Specialist with experience in rehabilitation projects, an Air and Noise Specialist and officers experienced in stormwater

assessment. The recent addition to the Team consists of experienced officers in the field of environmental health assessment for matters such as food licensing and Environmentally Relevant Activities. The Environmental Team has a practical approach backed by experience in both the private and public sector.

The two Teams within the Engineering and Environment Branch ensure a highly integrated approach to the challenging development assessment pressures facing Council and the development industry today.



In Edition 2, we commenced our series of overviews of the Scholarship Papers in relation to the 2010 Ipswich Sesqui Centenary.

In this Edition, we continue with this series by providing extracts from Papers 3, 4 and 5.

## Scholarship Paper No. 3 *Ipswich: The Country Music Capital* - Rosie Adsett

Considering the success of Tamworth and Gympie in marketing country music, some people will be surprised to learn that Ipswich developed many of the ideas that later paid such rich dividends for others. It was before either Tamworth or Gympie became solely identified with country music, that the Queensland city of Ipswich had a thriving country music community. In terms of organisation and output of live country music, Ipswich was only challenged by places in the United States of America like Nashville, Tennessee, where much of the recording and publishing of country music took place, Dallas/Fort Worth where live music was performed in massive bars like Gilley's Bar and Billy Bobs, or Austin Texas for its television show "Austin City Limits".



***Ian Skippen from Radio 4KQ, and Channel Seven's Frank Warwick congratulate Johnny Chester at the Queensland Country Music Awards held at the Ipswich Civic Hall on 26 October 1980***

Ipswich could boast a flurry of country music activity that was unique in Australia. It included country music venues that had professional live country music performances several times per week. It had several amateur country music associations within the city, such as the West Moreton Country Music Association, where non-professional people could get together and enjoy performing. Additionally, Ipswich boldly hosted country music talent quests, country music festivals and family days, country music cabaret shows and dinners, along with country music fashion parades, and carnivals.



***13 year old Keith Urban receives the Junior Vocal Encouragement Award at the Queensland Country Music Awards held at the Ipswich Civic Hall on 26 October 1980***

The crowning glory for country music in Ipswich in the late 1970s and early 1980s, was the Queensland Country Music Awards and Festival. Most of this activity came from an organisation known as "Ipswich Country Music Capital of Queensland Association", an organisation that was largely driven by Robert Ricketts, a country music entertainer who was known professionally as Bobby Ricks.

The Junior Vocal Encouragement Award went to 13-year old Keith Urban who has since gone on to pursue a successful international career in country music.

In 2004, Urban was named the Male Vocalist of the Year at the American Country Music Association (CMA) Country Music Awards in Nashville Tennessee, and at the 2005 CMA Awards that were held in New York City, Urban was named the Male Vocalist of the Year as well as Entertainer of the Year.

## Scholarship Paper No. 4 *Aphrodite and the Mixed Grill: Gender and Ethnic Relations in Ipswich's Greek Cafes from 1900 to 2005* - Toni Risson

The emergence of a café society in the Ipswich CBD in recent years is marked by the lack of a similar culture in the preceding few decades. Prior to the 1970s, however, a plethora of milk bars and cafés thrived in those same streets and most were owned by Greek immigrants. From the beginning of the twentieth century, Greek cafés and milk bars forged an important place at the heart of the Ipswich community and when older Ipswich residents talk about them their eyes light up. Greek cafés supplied more than just huge plates of good, cheap food; bustling to the clatter of silver cutlery, the hiss of sizzling steaks, and the swoosh of soda fountains. Cafés like Londy's, the Ritz, and the Regal Café were public gathering places that helped to nurture a sense of community in a city built on railways and coalmines.

This project investigates the role Greek cafés played in Ipswich's cultural history, situating them in the context of Greek immigration and the Greek café phenomenon throughout Australia. In attempting to identify all of the Greek cafés in Ipswich's history, it covers various decades from 1900 to the present and gathers oral histories from both Greek and Anglo-Celtic Australians. The project focuses on women's stories in order to understand the role of gender in people's experience of Greek cafés. Because they flourished at the interface between an anglophile Australia and a new wave of 'foreigners', however, Greek cafés are also a valuable means of understanding the relationship between Greek and Anglo-Celtic Australians.



## 2010 Ipswich Sesqui Centenary Continued

### *The City Cafe*

Peter Spathis sold the City Café to Jim Strategos, who subsequently sold to Nick Stathis just before WWII. Several non-Greek residents claim that while wedding receptions were held at Whitehouse's Café and at the Capitol Café in Nicholas Street, they were not held at Ipswich's Greek cafés. The function room above the City Café, then, is a rare example of a function area where Ipswich wedding receptions were held. The wedding of Jim Strategos' daughter was the last function to be held at the City Café because, according to Nick's son Jack, food and staff were difficult to procure during the war years. Jack remembers that his father turned the upstairs area into a billiard saloon during the war and divided the café into two: a fish shop on one side and a café on the other.



***John Kentos behind the counter of the Wintergarden Milk Bar in East Street, Ipswich in the 1950s***



***The City Café, 80 Brisbane Street, the site of the first Greek café in Ipswich, taken during Spathis' ownership 1916-1933. Top floor windows announce the café's Oyster Grill Rooms and Ladies Special Dining Rooms.***

### *The Regal Cafe*

George Kentrotis emigrated from Greece in 1927 aged 20. He worked in Londy's Café until he had saved enough money to bring three brothers out to Australia. With his brother Jim, George bought the café three doors down from Londy's in the early 1940s.

No information is available about the history of the café prior to 1940, although the Regal Café was possibly situated on the site of Stratigos and Company's oyster saloon of



***The Regal Café was a long narrow café with tapestries on the walls***

1918. Ipswich people remember the Kentrotis brothers' Regal Café as 'a long, narrow café' and George's daughter Joanne believes this may be the result of it being built in a laneway. If this is the case, then the buildings are not the same as those on the 1918 plan, where no laneway is evident.

Four large tapestries adorned the Regal Café's side walls. These are visible on the right-hand side of the above photograph. Joanne remembers that one was a Venetian scene and an Ipswich resident recalls that another depicted a bullfight. Joanne believes the tapestries were in the building when her father bought it. Narrow two-seater booths lined one side with longer booths for families on the other. The wall mirrors next to the booths had to be cleaned daily of children's fingerprints.

The kitchen was at the back of the shop. Waitresses took orders at the tables and returned with the bill and

customers paid at the front counter on the way out. As was the case with most Greek cafés in the forties, staff at the Regal wore casual clothes rather than uniforms. Typically, six staff worked a shift: Jim cooked, with a waitress helping out during busy periods; someone was concerned specifically with the washing up; two people, one of whom was George, handled counter sales; two waitresses took orders and served meals.

### ***Scholarship Paper No. 5 A Tributary but a Highway: the significance of the Bremer River during the settlement and development of Ipswich 1823-1900 - Erin Coster***

Brisbane describes itself as the 'River City' and with the Brisbane River's meandering course surrounded by Queensland's state capital this claim is easily substantiated. The Brisbane's major tributary, the Bremer River, lays further inland and formed part of a vital trade and communications network in the 19th century. It also greatly influenced the site and development of Queensland's oldest provincial city, Ipswich. As sister cities, Ipswich and Brisbane have been linked physically, historically, economically and politically by the

ivers. The Bremer River and City of Ipswich have however often been overshadowed by Brisbane mostly owing to their close proximity. Highlighting the relationship between the Bremer River and the development of Ipswich and the surrounding region is therefore of great significance.

As a tributary whose only outlet to sea is its parent stream, the story of the Bremer is thus inextricably tied to that of the Brisbane River. In comparison with the latter, the Bremer is rather short, therefore most of the journey steamers, their passengers and cargoes made were on the Brisbane. The significance

and making a good companion for understanding the individual and combined river stories. More has been written about the Brisbane River of which Helen Gregory has compiled the most comprehensive history. In *The Brisbane River Story* she covers all major aspects of the river's life from its original inhabitants, to European settlement, intervention, exploitation and attempts to heal the river and is complemented by a range of photographs.

Situating the Bremer within the colonial landscape also requires an examination of broader settlement and development patterns, offering explanations of how and why the Bremer was significant and related to wider developmental trends. To do this, the works of Lionel Frost, Clive Forster, Geoffrey Blainey and William Lines are used. These writers provide a range of discussions on city and urban development, the development of transport and trading networks and European worldviews and how they brought about environmental impact. In all, concepts and explanations from these theoretical works are applied to the Bremer and the development of Ipswich to illustrate their place in the development of colonial Queensland.



**Looking along the Bremer from the Bridge, c.1900.**  
Source: donated by B. Johnston to Picture Ipswich, Ipswich City Council.

To understand the significance of the Bremer River to the settlement of Ipswich and its role in the development of South East Queensland, the river's geographical location and relation to its parent river, the Brisbane, requires examination. The reasons for and nature of the Moreton Bay colony also require consideration, as Ipswich was initially an outpost of this settlement.

Situated in what is now the southern region of Queensland, the Bremer River lies approximately 30km inland from Moreton Bay and is the largest tributary of the Brisbane River. Heading towards the ocean, the Bremer flows roughly northeast, converging with the Brisbane at 'The Junction'. Having made its way southeast from its headwaters near Kilcoy to about 20km south of the point where it meets the ocean, the Brisbane River curves to the northeast from The Junction. Continuing this course it meanders towards the coast, flowing into Moreton Bay. The cities of Brisbane and Ipswich have grown along and around these rivers.

of the Bremer River should not be understated however, as on its banks deposits of limestone caught the attention of Moreton Bay Commandant Patrick Logan who then established the first settlement near the present city centre.

There have been a small number of publications with the Bremer as the focus. Along with scientific studies on the geology, mineralogy and overall health of the catchment, the two most significant cultural and social studies are *The Romance of the Bremer* by Margery Brier-Mills in 1982 and the more recent *History Report: The Bremer River Catchment* compiled by Robyn Buchanan of Buchanan Heritage Services for the Environmental Protection Agency. While the latter study also offers an assessment of the catchment's health, the majority of the document is devoted to a detailed account of the river's life. It is organised using the same headings as those in *The Brisbane River Story*, breaking the content into chronological order and the dominant theme of each era,



**Source: donated by P. McMahon to Picture Ipswich, Ipswich City Council.**



# Building the Education Revolution Program

The Federal Government's Building the Education Revolution (BER) Program will see \$14.7 billion over three years spent on new and upgraded infrastructure and infrastructure maintenance in Australian schools. Queensland is in line to receive billions of dollars to build libraries, multi-purpose halls, classrooms, science laboratories and language centres in hundreds of state and non-state primary and secondary schools. However, the Federal funding is contingent on the projects being fast-tracked to ensure jobs are created quickly to help insulate Australia from the global financial crisis.



To facilitate these projects, the State Government amended the *Integrated Planning Regulation 1998* (IPR) to exempt particular developments funded under the BER Program from assessment against local government planning schemes. This means that these projects do not need a Council development approval provided that the stipulated criteria are met and therefore allowing construction to begin earlier than would otherwise be the case. Building Certifiers will be responsible for assessing BER school

projects under the *Building Act 1975* in the same way they would assess any other building.

All the criteria stated in the IPA, Schedule 11 are set out in the *BER School Project - Exemption from Planning Scheme Assessment Compliance Checklist* (available at [www.dip.qld.gov.au/BER-schools-exemption](http://www.dip.qld.gov.au/BER-schools-exemption)). To be exempt, the proposed development must meet a range of criteria including building height, building setbacks, floodlighting, vehicle access, on-site vehicle parking, heritage values or be unaffected by past underground mining. The criteria also includes

matters of state interest such as coastal management districts, airports, acid sulphate soils, vegetation clearing, koala habitats and area management advice for unexploded ordnances.

Schools are encouraged to give Council as much notice of projects as possible and to liaise in regard to local matters. For any schools undertaking BER-funded projects, the school (or entity representing the school) must give the relevant local government written notice of the proposed

development at least 10 business days before work commences. It is recommended that a copy of the completed compliance checklist and proposal plans accompany the written notification.

If one or more of the exempt criteria are not met - including if the local government advises the school (or entity representing the school) it does not agree to the exemption (in relation to identified protected vegetation, local cultural heritage or past underground mining) - the exemption will not apply.

If a project is non-compliant, schools are encouraged to modify the project to achieve compliance or lodge a development application. Alternatively, the school (or entity representing the school) may ask the Minister for Infrastructure and Planning to consider whether the development could be specifically listed for exemption in a future amendment of the IPR. In this instance, please visit [www.dip.qld.gov.au/BER-schools-exemption](http://www.dip.qld.gov.au/BER-schools-exemption) for further information.

To assist schools, Council has nominated Project Officers that will be able to assist with any particular BER-funded projects. For further information, please contact either of the following officers:

- Tim Foote  
Team Co-ordinator (City Wide)  
Phone: 3810 6551  
E: [tfoote@ipswich.qld.gov.au](mailto:tfoote@ipswich.qld.gov.au)
- Sean Dickson  
Planner (Development)  
Phone: 3810 7266  
E: [sdickson@ipswich.qld.gov.au](mailto:sdickson@ipswich.qld.gov.au)

## Local Government Act 2009

On 12 June 2009, the *Local Government Act 2009* received royal assent and it is anticipated that the Regulations will be proclaimed and the Act will take effect in December 2009.

Under the new Act, various provisions have been introduced, including the statutory power for Council to name and number private roads.

The Act also clarifies the roles and powers of the Mayor and Councillors and sets expectations and standards



for public administration including transparent decision making, inclusive community consultation and engagement, accountability for decisions and integrity of behaviour.

## Development Activity

In the past 6 months to 30 June 2009, the Ipswich local government area continued to experience significant development activity with:

- Construction of 1,100 new detached and 275 attached dwellings;
- Approval of 1,875 new lots;
- Sealing of 297 new lots; and
- Construction of 32,000m<sup>2</sup> of new retail / commercial / industrial floor space which is capable of providing 430 new jobs.

The City's population as at 30 June 2009 was estimated to be 162,471 representing an annual growth rate of 6,841 persons (ie 4.4%).

## Major Developments

A diverse range of major developments has been approved by Council in 2009. These developments highlight the confidence the development industry has in Ipswich's future.

- **Commercial / Industrial** Medical Centre (Podiatrist): 36 Roderick St, Ipswich (DA 445/08)
- Workshop and Offices: Southern Amberley Rd, Amberley (DA 691/08)
- General Industry, Service Trades and Business Uses: 59 Lobb St, Churchill (DA 1224/06)
- General Industry and 19 lot subdivision: 7/61 River Rd, Redbank (DA 2097/08)
- Shopping Centre and Multiple Residential Dev: 30 East St, Ipswich (DA 2327/08)
- Warehouse: 27 Huxham St, Raceview (DA 2331/08)
- 11 Industrial Units: 102 Briggs Rd, Raceview (DA 3076/08)
- Business and Service / Trade Uses: 217 Pine Mountain Rd, Brassall (DA 3382/08)
- Extn to Service Station, Service / Trades Use - Storage Facility: Lot 324 Kruger Pde, Redbank Plains (DA 4703/08)
- Office: 35 Smiths Rd, Goodna (DA 4857/08)

- Warehouse: 3 Cooney St, Ipswich (DA 5441/08)
- Tavern Extn and New Liquor Barn: Lot 4 Redbank Plains Rd, Redbank Plains (DA 5797/08)
- Concrete Batching Plant: 39 Huxham St, Raceview (DA 6291/08)
- Dental Surgery: 21 Warwick Rd, Ipswich (DA 6296/08)
- Shop and Offices: 12 Queen St, Goodna (DA 6382/08)
- Tourist Facility: 69 Haigslea Malabar Rd, Haigslea (DA 6615/07)
- Warehouse Pharmacy: 4/214 Brisbane Rd, Booval (DA 6836/08)
- Professional Offices: 44 Roderick St, Ipswich (DA 6925/08)
- Service Station and Shopping Centre: 59 Raceview St, Raceview (DA 7097/08)
- Extn to Existing Workshop, Carport and General Purposes Shed: 11 Turley St, Ipswich (DA 7187/08)
- Car Wash: 61 Briggs Rd, Raceview (DA 7515/08)
- Extn to Industrial Warehouse: Lot 105 River Rd, Redbank (DA 8644/06)
- Medical Centre: 29-31 Commercial Dr, Springfield (DA 8708/08)
- Shopping Centre: 2 The Terrace, Ipswich (DA 9240/07)
- Truck Depot: 10 Hawkins Cr, Bundamba (Citiswich) (DA 9535/08)
- Extn to Bulky Goods Sales: 28 Brisbane Rd, Bundamba (DA10200/07)
- Swim Factory - Indoor Swim Centre: Wildey St, Raceview (DA 9210/08)
- Shopping Centre: 3 William St, Goodna (DA 515/09)
- Hide Processing Facility: 1 Lock Way, Riverview (DA 1185/09)
- Shopping Centre: 123 Queen St, Goodna (DA 6238/08)
- Extn to Vehicle Sales: 246 Brisbane Rd, Booval (DA 21/09)
- General Industry (Eng Works): 105-109 Cobalt St, Carole Park (DA 1863/09)

- Shops and Offices: 171 Brisbane Rd, Booval (DA 8464/08)
- Office: 187 Brisbane Rd, Booval (DA 9205/08)
- **Residential** 99 lots at 551 Redbank Plains Rd, Collingwood Park (DA 5052/07)
- 291 lots at 15 Windle Rd, Brassall (DA 6192/06)
- 91 lots at 2 Leon Capra Dr, Augustine Heights (DA 6256/08)
- 42 Res Units at 141 Jacaranda St, North Booval (DA 7542/08)
- 52 lots at 47 Naomi St, Bundamba (DA 9064/07)
- 367 lots at Lot 71 School Rd, Redbank Plains (DA 9797/07)
- 152 lots at 105 South Deebling Creek Rd, Deebling Heights (DA 4737/08)
- Emerald Hills Estate 117 lots at 93 Heritage Dr, Brassall (DA 9926/07)
- Rosewood Green 312 lots at 179-207 Rosewood Thagoona Rd, Rosewood (DA 7564/07)
- 115 Res Units at 43 River Rd, Bundamba (DA 7423/08)
- 42 Res Units at 141 Jacaranda St, North Booval (DA 7542/08)
- 101 Res Units at Queen and Albert Sts, Goodna (DA 7564/07)
- **Community Uses** Child Care Centre: Lot 11 Eleazar Dr, Blacksoil (DA 5903/08)
- Child Care Centre and 2 lots: 2-4 Halletts Rd, Redbank Plains (DA 7608/07)
- Extn to Educational Establishment: 10 Old Ipswich Rd, Riverview (DA 9297/08)
- **Other** Brookwater Leisure Centre: Lot 2 Augusta Parkway, Brookwater (DA 8162/08)
- Master Area Development Plan for Robelle Domain, Springfield Central Parklands (DA 1489/09)
- Master Area Development Plan for Springfield Gateway Precinct (DA 2764/09)
- Preliminary Approval - subdivision for res purposes: 1 Grieves Rd, Haigslea (DA 2570/06)



# Building Certification News

## Legislation

On 1 March 2009, the Queensland Government made a number of changes to the State Government legislative requirements for new dwellings and renovations. These changes reflect public expectations for energy efficiency and sustainability for housing.

### Energy Efficiency

The Queensland Government has now adopted a 5-star (out of 10) energy rating for new Class 1 buildings, bringing the housing requirements in line with the Building Code of Australia's (BCA) 5-star rating. This is an increase from the 3½ star rating previously adopted.

There are a number of energy efficiency software programs on the market which are able to assess and report on the star rating for a building. Before building, it is suggested that you discuss your options for compliance with the new energy star rating requirements with your Building Designer or Energy Efficiency Consultant.

### Queensland Development Code

Following the State Government's release of the "Improving Sustainable Housing in Queensland" Discussion Paper, the Queensland Development Code (QDC) MP 4.1 has been amended to further improve water and energy efficiency in the housing sector.

These changes include:-

- Better recognition of outdoor - indoor areas in building standards;

- Increased requirements for energy and water efficient fixtures in new houses;
- A ban on the installation of air conditioners that do not meet minimum performance requirements (4-star energy rating or energy efficiency ratio of at least 2.9) from 1 July 2009.

The responses to public consultation and the recent changes to legislation, demonstrates that the people of Queensland are embracing climate smart and energy efficient building practices, which will have flow on positive effects in relation to climate change.

### Sustainable Building Guideline

The State Government has recently released a Guideline to assist with achieving the requirement for Sustainable Buildings (QDC MP4.1). This can be viewed at:- [http://www.dip.qld.gov.au/index.php?option=com\\_content&task=view&id=456&Itemid=579](http://www.dip.qld.gov.au/index.php?option=com_content&task=view&id=456&Itemid=579).

### Air Conditioning Fact Sheet

If an air conditioning system is not labelled with the EER or star rating, the tested average EER for all models currently registered in Australia can be found at [www.energyrating.gov.au](http://www.energyrating.gov.au).

## Pool Safety Review

The Queensland Government has established a Pool Safety Review Committee as the first step in the biggest overhaul of pool laws and standards in 20 years.

The Committee, which consists of representatives from industry, local government, child safety and the Queensland Government has developed a *Report of the Pool Safety Improvement Ideas*.

The public had an opportunity to review the report and offer comments on the following proposed changes:-

- Broadening pool laws to include all swimming pools in Queensland and not just outdoor pools on residential land;
- Implementing regular swimming pool inspections; and
- Making pool safety standards uniform.

Currently, the responses are being collated and reviewed with the aim of reducing drownings or near drownings throughout Queensland.

Further information can be found at [www.dip.qld.gov.au/poolsafety](http://www.dip.qld.gov.au/poolsafety).



## Staff Profile



**Michael Bond,**  
**Building and Plumbing Manager**

In this Edition, we commence a regular feature introducing Planning and Development Department staff to the development industry.

Michael Bond joined Ipswich City Council approximately 10 months ago and heads up our Building and Plumbing Branch. Michael has over 20 years experience in local government with qualifications in

engineering, business administration and sustainable development.

Michael has previously held senior roles at Logan City Council and Beaudesert Shire Council and has extensive experience in building, plumbing, water supply and sewerage construction, waste management, public health, environment and sustainable community development.



Over the last 12 months, Council has received 3,779 Plumbing and Drainage Applications and has carried out 12,453 inspections.

Over this period, there have been major legislative amendments to the Queensland Plumbing and Waste Water Code.

These amendments include:-

- **Water meters for new premises, tenancies and units.**  
All Plumbing and Drainage Applications received after 1 January 2008 for new premises, tenancies and units are required to have a water meter installed.
- **Non certified testable backflow prevention devices for fire services.**  
Fire services connected to water service provider infrastructure have either a certified testable backflow prevention device or non certified testable spring loaded single check valve.

- **Water conservation for Class 1 and Class 2 buildings, in areas serviced by a water service provider, outdoor irrigation systems installed or replaced on or after 1 March 2009 must facilitate the efficient use of water.**



- **New and replacement hot water systems with a low greenhouse gas emissions impact are installed to all new Class 1 buildings and for the replacement of existing hot water systems for Class 1 buildings from 1 January 2010.**
- **Greywater Use Facilities.**  
The legislation has been amended to allow for greywater to be used or dispersed within the boundaries of the property and to protect public health.
- **Land application systems for On-Site Sewerage Facilities.**  
The legislation has been amended so that land application is designed, installed and maintained so that the environment and public health are protected.

For further information, refer to [www.dip.qld.gov.au/plumbing/2.html](http://www.dip.qld.gov.au/plumbing/2.html).

## Estate and Directional Signage

Council has recently reviewed its Implementation Guideline in relation to temporary directional signage. Additional signage options have been designed to assist potential purchasers of land in Ipswich to locate new residential estates.

These amendments incorporate:-

- the ability to provide temporary directional signage where a land sales site abuts a major road but the actual land sales area is not visible from that road;



- requires the developer to install and remove the signage as approved by Council;
- requires the developer to provide a bond for the removal of the signage; and
- provides two additional sign options to cater for a wider range of directional signage.



Copies of the Implementation Guideline No 18 – Estate and Directional Signage can be obtained by contacting Council's Customer Service Centre on 3810 6666.

## 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](http://www.ipswich.qld.gov.au).