

Planning and Development

Quarterly Activity Report
December 2017

“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 report provides a snapshot of Planning and Development Department Activities for the December 2017 quarter.

Development Activity

This Development Activity Report profiles the volume and composition of development related activity within the Ipswich Local Government Area for the October to December fourth quarter of 2017.

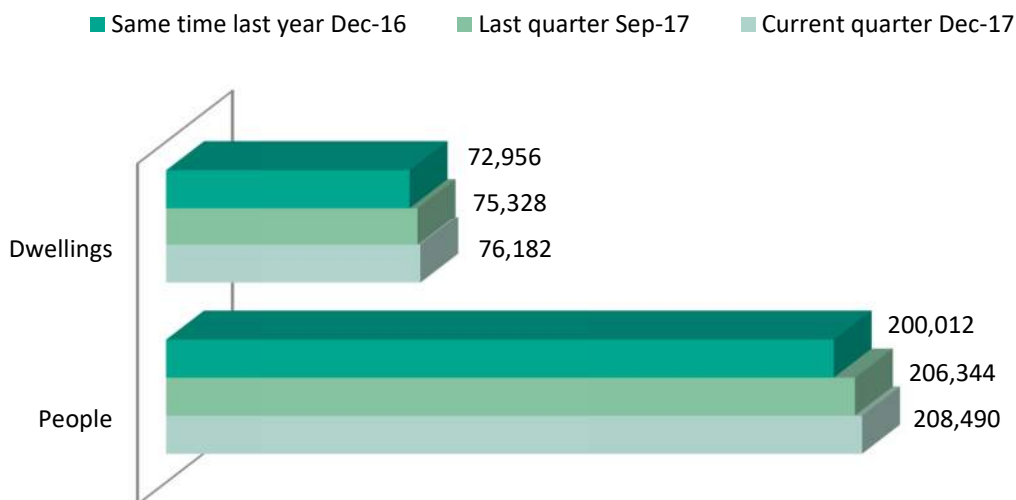
Population Growth

Quarterly Growth

At 31 December 2017 the population¹ of Ipswich City was 208,490 persons, up from 206,344 persons at 30 September 2017, representing an increase of 2,146 persons and an equivalent annual growth rate of 4.16%.

This represents an annual change from the same period last year of 8,478 persons and 4.24% and five year average annual growth rate of 3.29%.

Quarterly Activity



Dwelling Activity

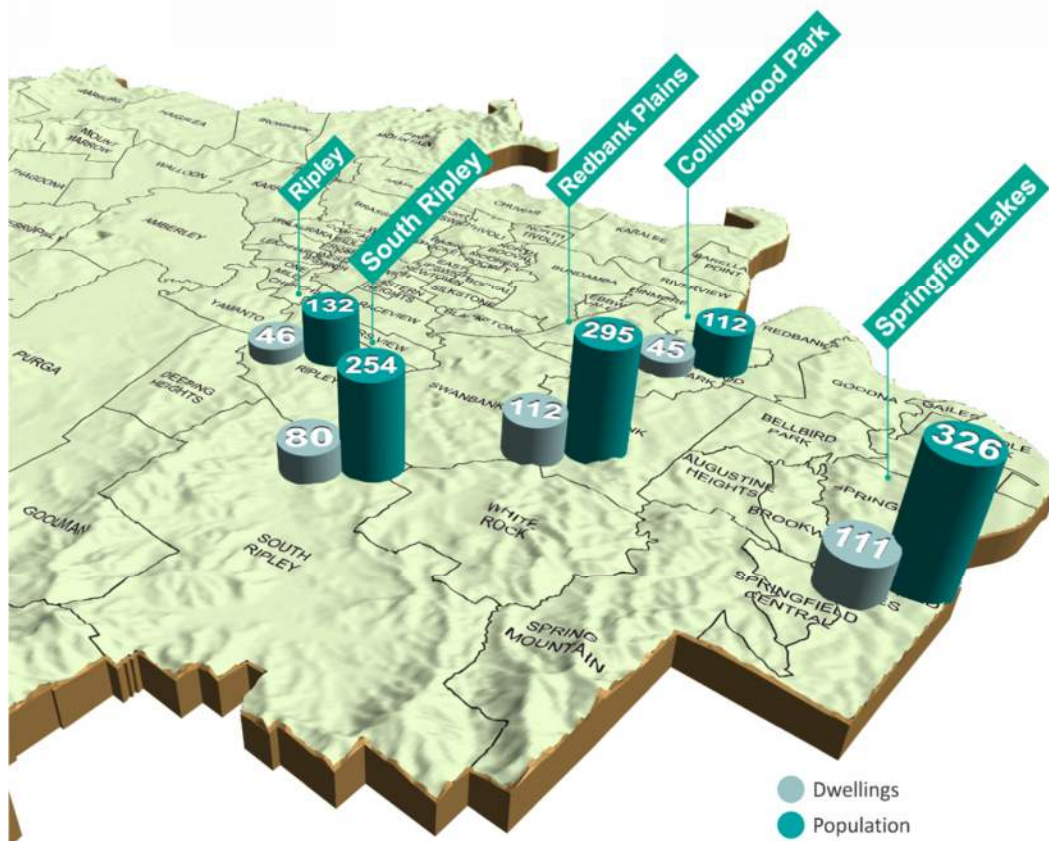
Quarterly Growth

At 31 December 2017, there were 76,182 dwellings within the City as compared with 75,328 dwellings at 30 September 2017.

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

The December 2017 quarter saw an increase of 854 dwellings (equivalent to an annual growth rate of 4.53%). The 31 December 2017 number of dwellings represents an increase of 3,226 dwellings over a total of 72,956 dwellings at 31 December 2016.

Dwelling and Growth Hotspots



Suburbs with the greatest population growth during the December 2017 quarter are shown in Table 1².

Table 1 – Top 5 Population Growth ‘Hot Spots’

Rank	Suburb	Population			
		Last Quarter	Current Quarter	Change	
		Sep-17	Dec-17	Rate	%
1	SPRINGFIELD LAKES	16,865	17,191	326	1.93
2	REDBANK PLAINS	20,871	21,166	295	1.41
3	SOUTH RIPLEY	1,779	2,033	254	14.26
4	RIPLEY	2,177	2,309	132	6.06
5	COLLINGWOOD PARK	7,343	7,455	112	1.53

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.

The 'Hotspot' suburb with the greatest amount of population growth this quarter is Springfield Lakes with an additional 326 people, closely followed by Redbank Plains with 295 people. Both suburbs had similar dwelling growth.

Table 2 – Top 5 Dwelling 'Hot Spots'

Rank	Suburb	Dwellings			
		Last Quarter		Current Quarter	
		Sep-17	Dec-17	Rate	%
1	REDBANK PLAINS	7,056	7,168	112	1.59
2	SPRINGFIELD LAKES	5,815	5,926	111	1.91
3	SOUTH RIPLEY	559	639	80	14.31
4	RIPLEY	711	757	46	6.47
5	COLLINGWOOD PARK	2,504	2,549	45	1.80

Dwelling Stock

The dwelling stock as at 31 December 2017 comprised 10,026 attached (13%) and 66,156 detached (87%) dwellings. This represents an increase of 281 attached dwellings and 573 detached dwellings from 30 September 2017.

Table 2 – Composition of Dwelling Stock December 2017 Quarter

Dwellings	Last quarter	Current quarter	Quarter Change
	Sep-17	Dec-17	Rate
Attached	9,745	10,026	281
Detached	65,583	66,156	573
Total	75,328	76,182	854

Subdivision Activity

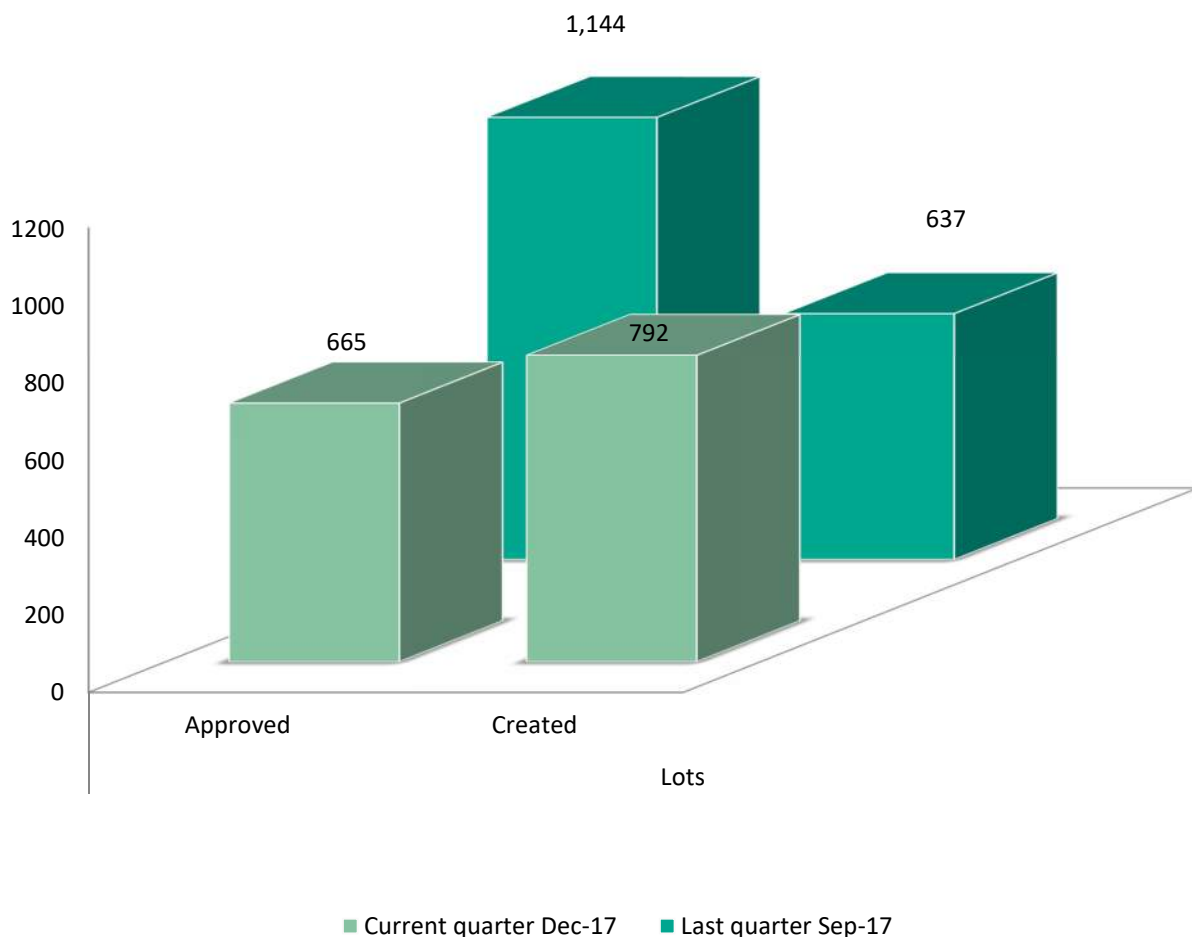
New Lot Approvals

During the December 2017 quarter Council approved 665 new residential lots. This compares to 1,144 in the previous September 2017 quarter and 724 lots approved this time last year.

New Lot Creations

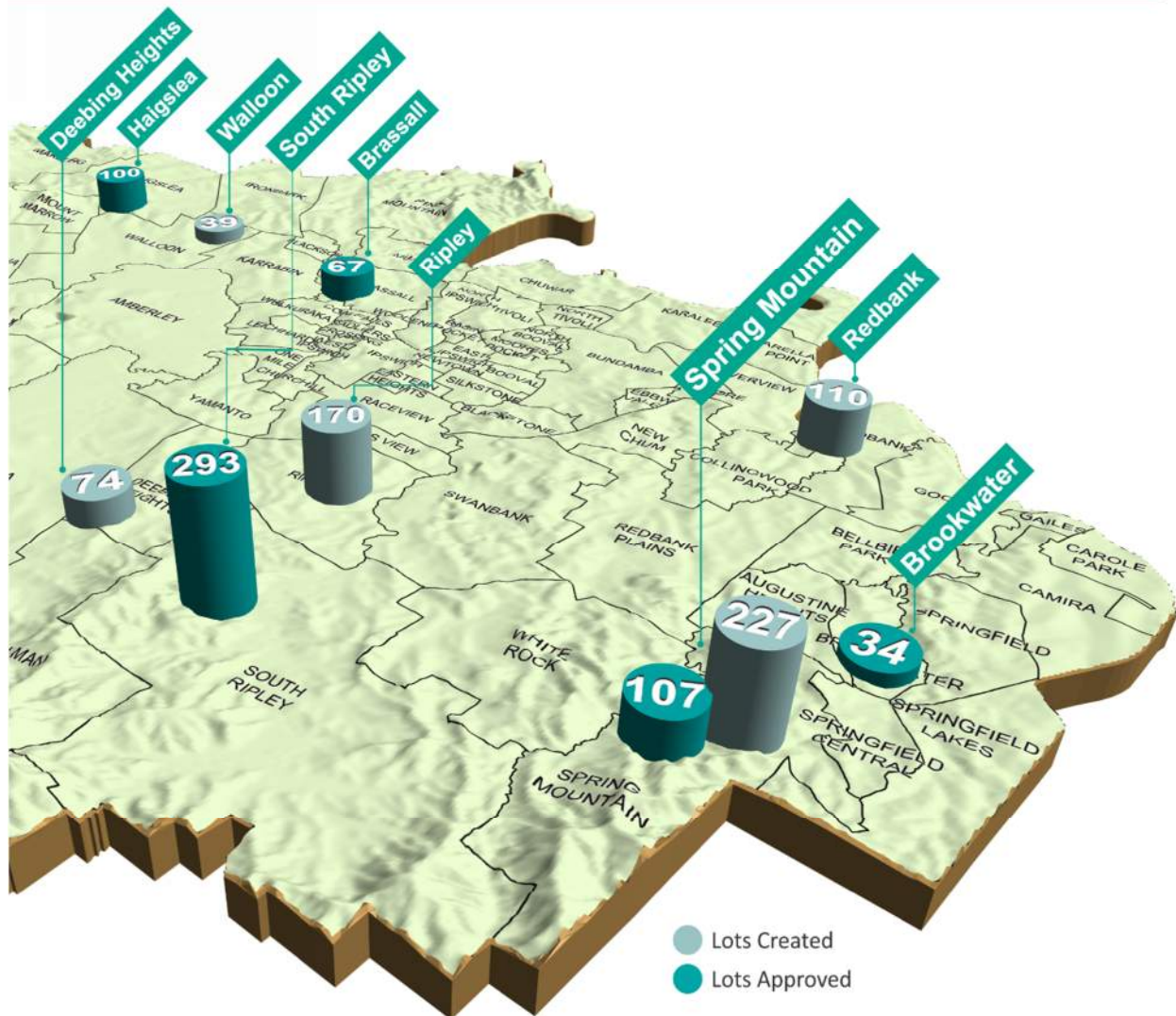
During the December 2017 quarter Council signed plans creating 792 lots. This compares to 637 lots in the previous September 2017 quarter. Comparatively, 572 lots were created this time last year and 290 lots were created in the December 2012 quarter.

New Lots Created and Approved



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

Subdivision Hotspots



Suburbs with the most lots created and approved during the December 2017 quarter are shown in Table 3 and Table 4.

Table 3 – Top 5 suburb ‘Hot Spots’ for new lots created

Rank	Suburb	New Lots Created	
		Last Quarter	Current Quarter
		Sep-17	Dec-17
1	SPRING MOUNTAIN	231	227
2	RIPLEY	0	170
3	REDBANK	58	110
4	DEEBING HEIGHTS	25	74
5	WALLOON	0	39

Table 4 – Top suburb ‘Hot Spots’ for new lots approved

Rank	Suburb	New Lots Approved	
		Last Quarter	Current Quarter
		Sep-17	Dec-17
1	SOUTH RIPLEY	3	293
2	SPRING MOUNTAIN	0	107
3	HAIGSLEA	0	100
4	BRASSALL	45	67
5	BROOKWATER	0	34

Non-Residential Building Activity

New non residential floor space approved during the December 2017 quarter amounted to 2,325m² and will be able to accommodate in the order of 56 new employees across all sectors. This quarter, job creation was similar in the commercial, retail and other sectors.

New Job Creation

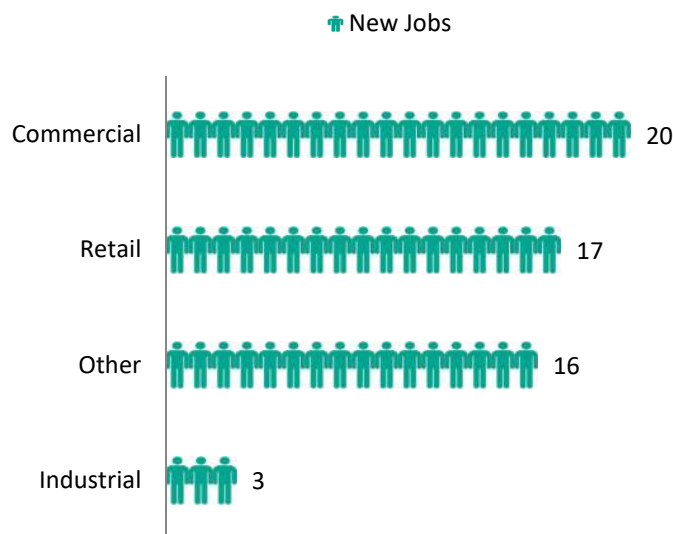


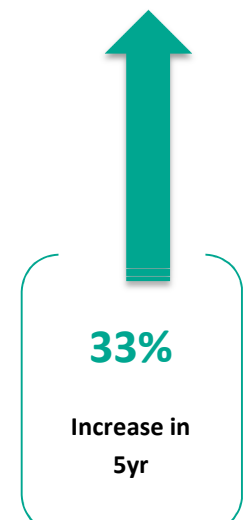
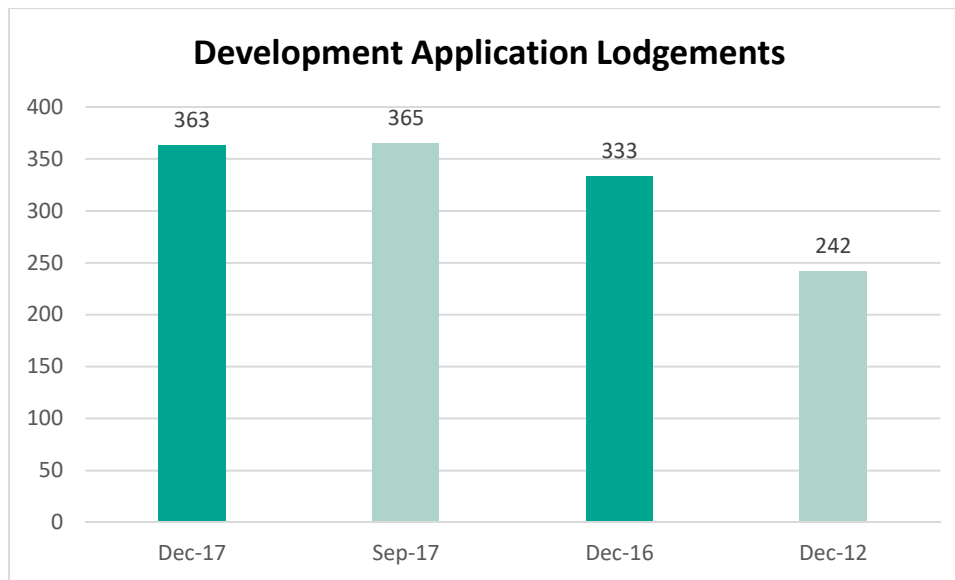
Table 5 – Total approved GFA and attributed job creation

Activity	Approved GFA (m2)	New Jobs
Industrial	279	3
Other	856	16
Retail	686	17
Commercial	504	20
Total	2,325	56

Development Applications

Planning Applications

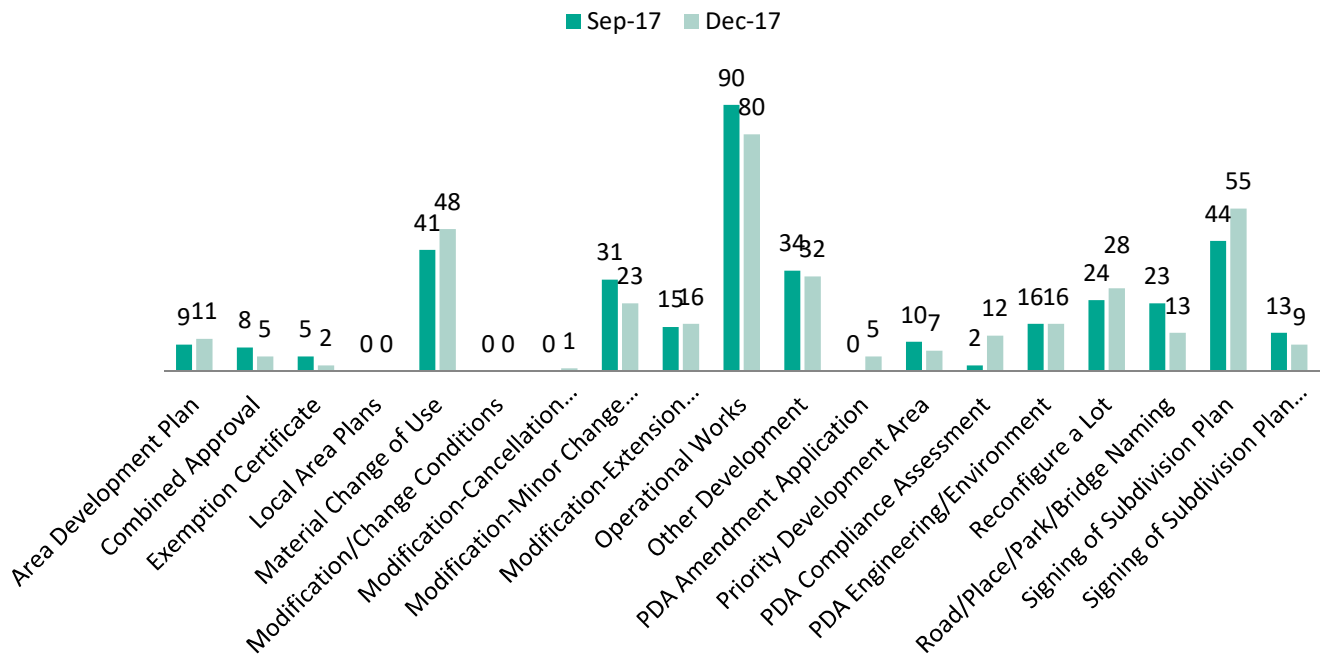
363 Development Applications³ were lodged in the December 2017 quarter. This is consistent with the number of applications lodged in the previous September 2017 quarter and represents an increase of 30 applications from the December 2016 quarter.



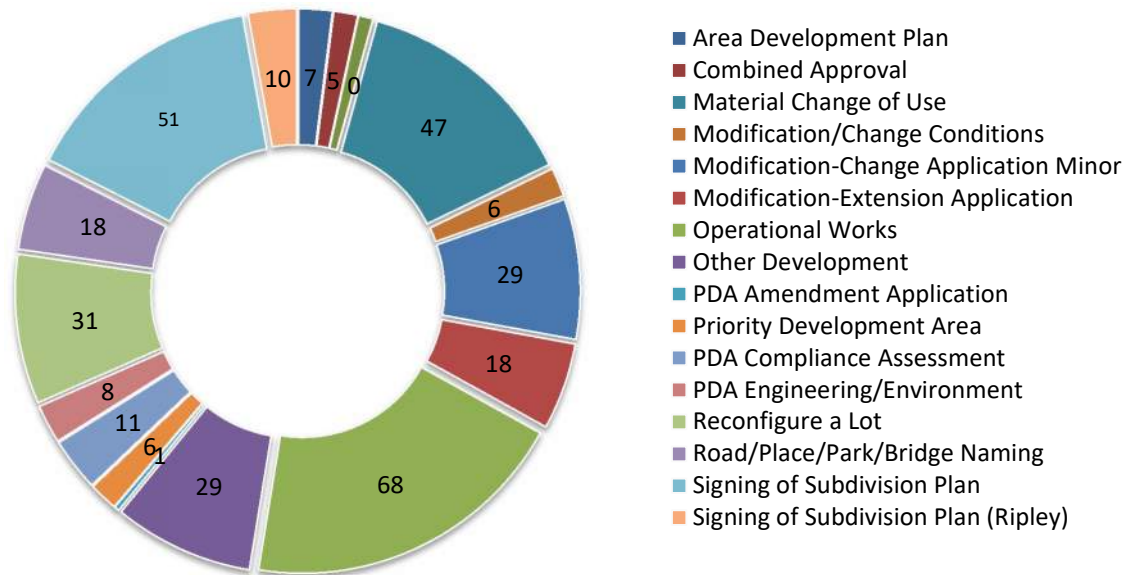
Application numbers overall represent an increase of 33% for the December 2017 quarter over the 5 year period since 2012.

³The data for 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.

Development Application Lodgements by Type



Development Applications Determined December Quarter 2017

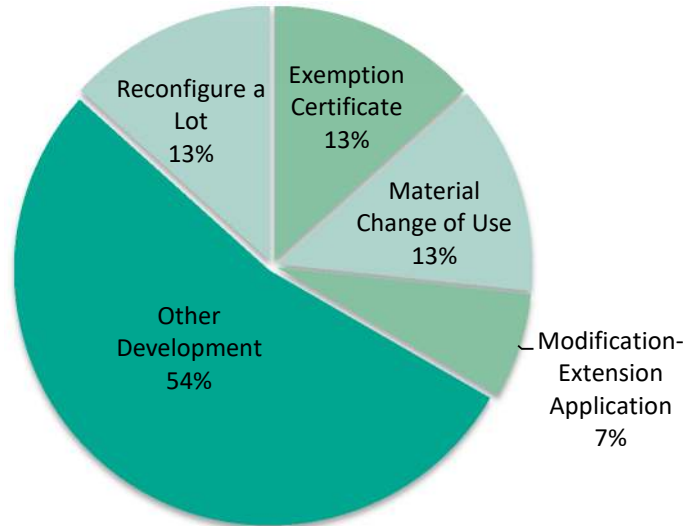


Note: The graphs above represents applications lodged and approved under the *Sustainable Planning Act 2009* (SPA) and the *Planning Act 2016* (PA). As a result of the PA taking effect on 3 July 2017 (the first day of this quarterly reporting period), changes have been made to ICC's application types. 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.

348 Development Applications were assessed and decided in the December 2017 quarter. This represents an increase of 7% on the 323 development applications that were assessed and decided in the September 2017 quarter.

Fast Track December Quarter 2017



During the December 2017 quarter, **15** Applications were assessed and decided within 5 business days of the application being lodged with Council through the ICC Fast Track Process.

The majority of the fast track applications assessed were identified in the Other Development category which includes Building Works assessable against the Planning Scheme and Advertising Devices.

Pre-lodgement Meetings

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

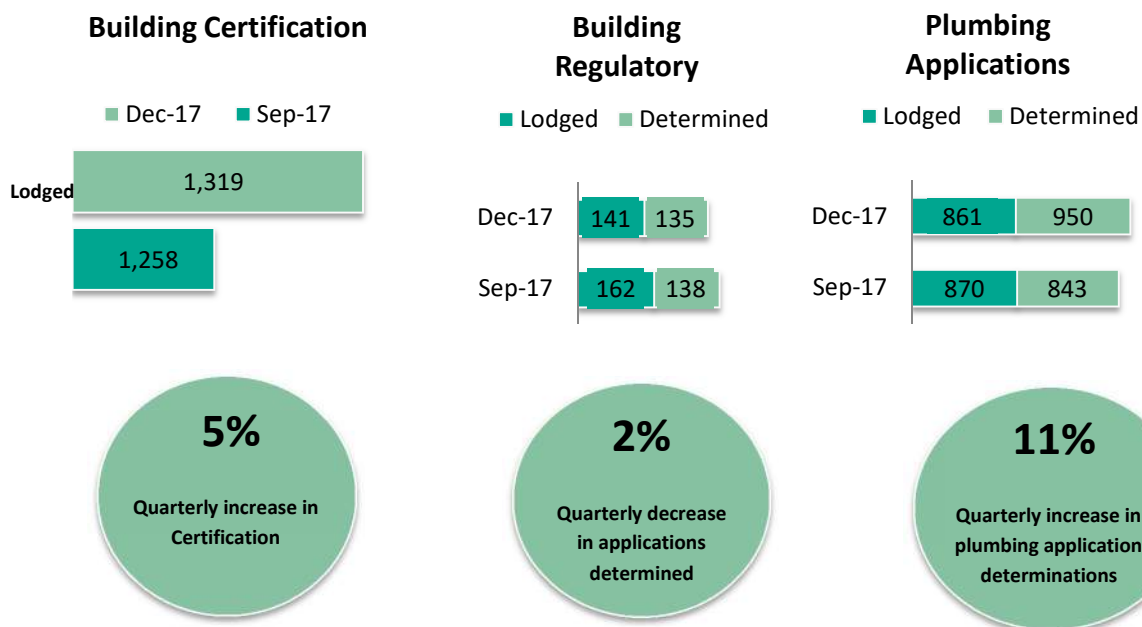
59 development related formal pre-lodgement meetings were requested and held in the December 2017 quarter. This represents an increase of 3 meeting over the previous September 2017 quarter and a 27% increase compared to the **43** meetings held in the same period last year. This figure is based on formal 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 is monitored across the Local Government Area. During the December 2017 quarter the number of active construction sites totalled 28.

Building and Plumbing Applications

A total of **\$234** Million in Building works⁴ was approved during the December 2017 quarter. This represents a 17% decrease from last quarter down from \$283 million and a small decrease (5%) in comparison to the December 2016 quarter when \$247 million was approved.



Building and Plumbing Inspections

A total of **3,173** inspections were undertaken in the December 2017 quarter, representing a decrease of 6% or 211 inspections from the previous September quarter. This decrease is likely due to the Christmas closedown period. The total number of inspections undertaken in the December 2017 quarter represents only a 3% decrease on the total number of inspections undertaken in the December 2016 quarter.

⁴The data for building applications includes Private Certifier applications in addition to applications decided by Council.

Infrastructure Delivery

Developer contributed assets for the December 2017 quarter include:

Roads & Pathways

- Local Roads: 3.8km
- Strategic Roads: 0.04km
- Pathways and Bikeways: 8.7km

Contributed Land for Recreation and Community Purposes

- Local Recreation Park: 0.79 Ha
- City Wide Linear Park : 4.57 Ha
- Sportsgrounds: 3.39 Ha
- Local Reserve: 2.54 Ha

Major Projects

Planning Scheme and Planning Scheme Policy Amendments

During the December 2017 quarter the following Planning Scheme and Planning Scheme Policy amendments occurred:

- Major Planning Policy Scheme (PSP) Amendment Package 02/2017 was adopted by Council on 16 October 2017 following completion of public consultation. No submissions were received during the public consultation and Council adopted the amendments with no further changes. The amendments to Planning Scheme Policy 2 – Information Local Government May Request (PSP2) and Planning Scheme Policy 3 – General Works (PSP3) came into force and effect on 6 November 2017. The changes were predominately to reflect contemporary standards and requirements, align provisions with current industry standards, remove references to outdated standards or requirements, as follows:

Amendments to PSP2

- updated requirements for information the local government may request;
- updated provisions relating to earthworks, structural certification of major structures, electrical and lighting design;
- updated requirements for operational works and engineering plans;
- removal of outdated provisions relating to pit burning of cleared vegetation;
- removal of provisions relating to water and sewerage reticulation to reflect the establishment of Queensland Urban Utilities;
- inclusion of requirements for street lighting to ensure consistency with PSP3;

- updating and amending Appendix 1 – Example of Design Certification and Appendix 2 – Infrastructure As Constructed Standards; and
- inclusion of a new Appendix 3 – Plans and Supporting Information Tables.

Amendments to PSP3

- electrical reticulation and street lighting;
 - material specifications for line marking;
 - use of technical guidance associated with standard drawings in design criteria for roadworks, parks and streetscapes; and
 - the public liability insurance (indemnity) amount for the construction of public (municipal) works.
- Major Planning Scheme Amendment Package 06/2016 was adopted by Council on 16 October 2017 following final approval from the State Government. The amendments came into force and effect on 6 November 2017. The amendments included:
 - Zoning Map amendments (Z15, Z23 and Z28) for properties in Silkstone, Yamanto and Grandchester and consequential amendments to Strategy Map 1 – Whole of City and Strategy Map 2 – Urban Areas to reflect the zone changes;
 - Removal of the Kholo Sands Haul Route and associated buffer from Overlay Map OV2 - Key Resource Areas, Buffers & Haul Routes; and
 - Amendment to Part 14 – Springfield Structure Plan definition of “Local Shops” and to Schedule 1 – Dictionary definition of “Shopping Centre”.

Policy / Legislation review

There were no major policy and legislative reviews undertaken during the December 2017 quarter, largely due to the enforcement of the ‘caretaker period’ associated with the 2017 State Government election.

Heritage Projects

During the December 2017 quarter the following Heritage projects were undertaken:

- 12 customers accessed Council’s free Heritage Adviser Service.
- Completion of survey for customers who accessed Council’s Heritage Adviser Service during the previous financial year. The vast majority of customers provided positive feedback about the service.

Business Improvement Initiatives

Each branch within the Planning and Development Department is committed to ongoing business improvement, with the following improvements made to operations during the December 2017 quarter:

Development Planning

- Commencement of post-*Planning Act 2016* business improvement projects, including review of:
 - Planning Portal and Intranet content and format
 - Business Plan documents
 - Internal communication procedures
 - Infrastructure Agreement Standard template

Upcoming Major Projects - Next Quarter

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

Strategic Planning Branch

- Adoption of Local Government Infrastructure Plan Amendment 01/2017, subject to final State Government approval.
- Completion of Innovation and Improvement Fund project to create internal Infrastructure Charges Calculator.

Development Planning Branch

- Continued review and update of Planning Portal and Intranet content and format to improve user access to relevant information.
- Finalisation of review of Business Plan documents for the 2017-18 financial year, having regard to the *Planning Act 2016*.
- Review of internal communication procedures for customer service communications in regards to Planning and Development matters.
- Ongoing Innovation and Improvement Fund project to implement new external mapping system.

Major Development Applications - Determined

The following major development applications were determined during the December 2017 quarter.

Table 6 – Major Applications Determined

Council Reference	Application Description	Primary Address
2518/2017/MCU	General Industry (Aerospace Industry) and Service Trades Use (Warehouse/Storage)	51-89 and 91-103 Southern Amberley Road, Amberley
4651/2017/MCU	Multiple Residential (Conversion of 40 Student Accommodation Units to 40 Apartments)	87 Thorn Street, Ipswich
3397/2017/ADP	Area Development Plan for Reconfiguring 1 lot into 108 lots, 5 management lots, 1 balance lot and land for community facilities, and 108 detached houses	7001 Sinnathamby Boulevard, Spring Mountain
5239/2016/MCU	General Industry (Earthmoving Equipment Depot)	341 Riverside Drive, Pine Mountain
6780/2015/RAL	Reconfiguring 5 lots into 10 lots plus balance lot and road reserve	2, 4, 6 and 8 Hume Drive and 7001 Gliderway Street, Bundamba
4583/2017/MCU	Business Use and Community Use (Office Tower)	23 Ipswich City Mall, Ipswich

Major Development Applications - Lodged

The following major development applications were lodged during the December 2017 quarter.

Table 7 – Major Applications Lodged

Council Reference	Application Description	Primary Address
9690/2017/MCU	Community Use (School)	67-87 Halletts Road, Redbank Plains
9070/2017/MCU	Business Use, General Industry and Service/Trades Use	108-110 and 7002 Eagle Street, Redbank Plains
9877/2017/RAL	Reconfiguring 110 lots into 4 lots plus road and easement	Warwick Road, Saleyards Road and Hall Street, Yamanto
7565/2017/PDA	Reconfiguring 1 lot into 164 lots plus new road, park and drainage reserve	450-546 Ripley Road, Ripley
9353/2017/VA	Variation Request to the Planning Scheme – Recreation Zone to Residential Low Density (RL2) Zone	36 Child Street, Riverview
8773/2017/MCU	Business Use (Shopping Centre) and Community Use (Child Care Centre)	64, 72, 74, 76, 80, and 82 Raceview Street, Raceview
8854/2017/MCU	Multiple Residential (116 townhouses and 4 apartments) and Shopping Centre (3 tenancies)	1 and 19 Mcewan Street, Riverview

Information Requests

Planning and Development related Searches

In the December 2017 quarter **173** Planning and Development related searches were undertaken.

Table 8 - Planning and Development Certificates

Type	March	June	September	December
	2017			
Limited	184	192	167	171
Standard	6	6	7	1
Full	0	0	3	1
Totals	190	198	177	173

Online user activity utilising the Planning and Development Website in the December 2017 quarter decreased by 7% over the previous quarter. Activity decreased across all areas of development information. Accessing property information through the Property Search function remains as the primary function of interest to users of the site. Table 9 below provides detailed information on activity over the past year.

Table 9 – Planning and Development Website Search Activity

Information viewed	March	June	September	December
	2017			
Property	129,323	126,106	128,792	116,351
Application	42,319	39,586	48,522	48,322
Mapping	10,156	9,066	9,462	8,841
Totals	181,798	174,758	186,776	173,514



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