



Planning & Development Update

The Ipswich Development Boom Continues

Council has developed the Population Modeller to monitor ongoing population and housing growth across the local government area. The modeller is based on a somewhat quirky, but highly reliable growth measure - new connections to Council's residential waste collection service (the wheelie bin indicators). The modeller has estimated consistent, strong population growth over the past 5 years (see Table 1 and Figure 1 below).

As at 30 June 2008, the City had a resident population of 155,630 with 5,205 additional residents over the previous 12 months. This represents an average annual growth rate of around 3.5%.

New figures recently released by the Queensland Government (PIFU) indicate that, whilst overall growth in SEQ over the next 25 years to 2031 may decrease from 2.4% to 1.7% per annum, the actual growth forecasts

for Ipswich are predicted to increase strongly to between 4.1% (low series) 4.6% (mid series) to 5.4% (high series). Based on these projections Ipswich is set to become the fastest growing local government area in SEQ and, with a projected population of 434,788 persons at 2031 (medium series), will become the 5th largest local government population in SEQ (outgrowing Logan City and Townsville City).

Table 1

	Population	Population Change	
		No.	% inc.
30 June 2003	131,967*		
30 June 2004	135,418*	3,451	2.62
30 June 2005	140,775*	5,358	3.96
30 June 2006	145,465*	4,690	3.33
30 June 2007	150,425*	4,960	3.41
30 June 2008	155,630	5,205	3.46

*Figures have been adjusted to exclude residents of the area transferred to Scenic Rim Regional Council in March 2008.

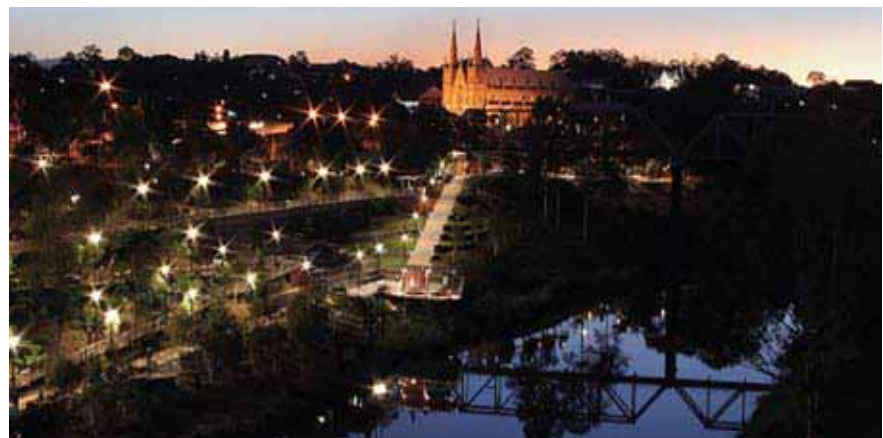
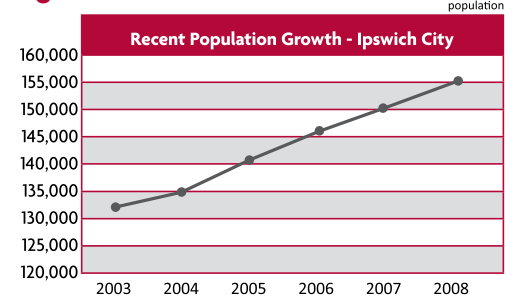


Figure 1



(For the full PIFU projections refer - <http://www.dip.qld.gov.au/population-forecasting/population-projections.html>)

in this edition

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Mayor's Message



I would like to congratulate Councillor Tully and our Team in Planning and Development for taking this initiative of a Newsletter to better inform our partners in the Development Industry about local planning and development issues.

The future for Ipswich is indeed bright, particularly given the State Government's latest growth projections for South East Queensland. Effective growth management is of critical importance

to the delivery of these growth projections, whilst meeting the needs of both the development industry and the local community. Good communication with the Development Industry is an important ingredient in achieving effective growth management.

Please don't hesitate to contact me if I can be of any assistance.

Mayor Paul Pisasale
City of Ipswich

Message from the Chair



Welcome to the first edition of the Ipswich City Council's "Planning and Development Update" newsletter. We hope that this newsletter will become a regular means to update members of the Development Industry about local planning and development issues.

In this Newsletter, we provide information about:

- recent development activity and approvals for major developments;
- changes to the Planning and Development Department structure and personnel; and

- news about a number of important strategic planning projects, namely:
 - Goodna Town Centre Master Plan;
 - Ripley Valley Structure Plan;
 - Springfield Growth Management; and
 - Swanbank New Chum Enterprise Park Master Plan.

Councillor Paul Tully
Chairperson - Planning and Development Committee

Development News

Development Activity

In the past 3 months to 30 June 2008, the Ipswich local government area continued to experience significant development activity with:

- construction of 467 new detached and 32 attached dwellings;
- approval of 893 new lots;
- sealing of 724 new lots; and
- construction of 53,500m² of new retail / commercial / industrial floor space, which is capable of providing 1,200 new jobs.

Major Developments

A diverse range of major developments have been approved by Council during the past 4 months. These developments include:

- Redevelopment of the Swim Factory to a High Rise Multiple Residential and Town House Development at the corner of Martin, West and Darling Streets, Ipswich (DA 619/07).
- Preliminary Approval, Area Concept Plan and Reconfiguration for 189 lots at South Deebing Creek Road, Deebing Heights, for Residential Low Density Development.

- Ipswich Post Office Redevelopment at Brisbane and Limestone Streets, Ipswich (DA 7929/07).
- Mountview Estate: 683 lots at School Road, Redbank Plains (DA 908/07, DA 2677/08).
- Fernbrooke Estate: 91 lots at School Road, Redbank Plains (DA 9160/07).
- WOW: Business Use (Bulky Goods Sales) at 104-112 Brisbane Road, 1-3 Marian Street and 23-23A Green Street, Booval (DA 4362/07).
- Dan Murphy's: Business Use (Shop) at 215 Brisbane Road, Booval (DA 5172/07).

Development News Continued

- 309 lots at Keidges Road, Bellbird Park (DA 6892/06).
- Caltex Service Station and Local Shops at Augusta Parkway, Augustine Heights (DA1715/08).
- Retirement Community (96 Units) and Institutional Residence (Nursing Home 120 beds) at corner of Springfield Parkway and Springfield College Drive, Springfield (DA8292/07).
- 210 lots at Owen Street, Raceview (DA 3950/05).
- Corymbia Woods: 1,966 residential dwellings, 13,050m² commercial/retail and 32.97ha open space at 246 Collingwood Drive, Collingwood Park (DA 9609/07, DA 9579/07).

Strategic Planning News

The Strategic Planning Branch of the Planning and Development Department has been extremely busy in recent weeks with the completion of a number of major forward planning projects, namely:

- Goodna Town Centre Master Plan, and associated planning scheme amendments;
- Ripley Valley Structure Plan and Master Planning Framework;
- Springfield Growth Management Strategy;
- Swanbank New Chum Enterprise Park Master Plan; and
- the annual Ipswich City Council Awards for Excellence in Heritage Conservation, Design and the Environment.

Goodna Town Centre Master Plan

As part of the celebrations for the Goodna community centenary, Council commissioned consultants Urbis JHD and Maunsell to produce a master plan for the Goodna Town Centre area. A major focus for the master plan was to facilitate the development of Goodna as a Major Regional Activity Centre as set out in the SEQ Regional Plan.



Goodna Green Bridge

The master plan was prepared based on the following four themes for a great place:

- community and economic vitality;
- a centre of great streets and spaces;
- a connected centre; and
- a green centre.



Goodna Rail Plaza

creating
an exciting
sustainable
urban centre



Goodna Town Square

The key master planning outcomes have been incorporated as amendments to the Ipswich Planning Scheme. These amendments have recently completed the public notification and display stage and are now with the Minister for Infrastructure and Planning for final approval.



Goodna Central Parkland

The Goodna Town Centre amendments package also includes a number of operational amendments to the Ipswich Planning Scheme.

For further information about this amendments package please contact Garth Nolan on 07 **3810 6823**.

The Part 15 Ripley Valley - Ipswich planning scheme amendments are the culmination of an extensive 30 month planning process that began with the formation of the Ripley Valley Master Planning Task Force and the associated production of the Ripley Valley Structure Plan and Master Planning Framework.

This process is the first large scale, multiple owner Structure Plan to be produced under the SEQ Regional Planning guidelines.

The Ripley Valley Structure Plan, the Master Planning Framework and the Part 15 Ripley Valley amendments to the Ipswich Planning Scheme are being used by the Department of Infrastructure and Planning as a template for the implementation of structure planning and master planning innovation for the Integrated Planning Act and the SEQ Regional Plan.



Key Development Outcomes

Summary of Urban Form:

- i. The Ripley Valley will be developed with an integrated centres network, comprising an Urban Core, two Secondary Urban Centres, 4 Major Neighbourhood Centres and 6 Local Neighbourhood Centres.
- ii. Each centre will be created from the increment of the Neighbourhood - a 400-600 metre walkable pedestrian catchment.
- iii. The grouping of these Neighbourhoods allows for the creation of more intense centres.
- iv. The Urban Core and Secondary Urban Centres will comprise the most diverse and intense mix of uses.
- v. Each Neighbourhood will be based on Traditional Neighbourhood Design principles.

There are five key drivers that set the Ripley Valley Structure Planning process apart from conventional suburban development.

1. SEQ Regional Plan

The Ripley Valley Structure Plan is a key project in the achievement of effective growth management through the implementation of the SEQ Regional Plan.

2. Crafted from a Vision

Throughout all phases of drafting and consultation, the Ripley Valley Vision has been the touchstone in the development of the Structure Plan, from the selection of the consultancy team, to the determination of strategies and the identification of the assumptions, principles and



standards that underpinned World's Best Practice.

3. A Totally Collaborative Approach

The Ripley Valley Master Planning Task Force is a partnership between two levels of government, the development industry and the local community, chaired by Ipswich City Council.

The Task Force has been incorporated under a Memorandum of Understanding to deliver for the Ripley Valley:

- a comprehensive and integrated structure plan; and
- appropriate infrastructure planning and design.

4. Size

The Ripley Valley encompasses 100+ square kilometres of land.

It will accommodate 120,000 + people, in approximately 50,000 dwellings.

Conservation areas and recreation areas represent in excess of 50% of the Valley's land area.



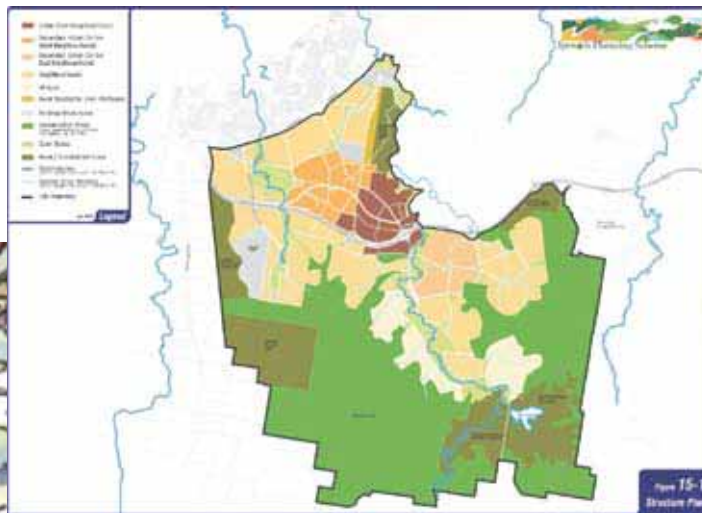
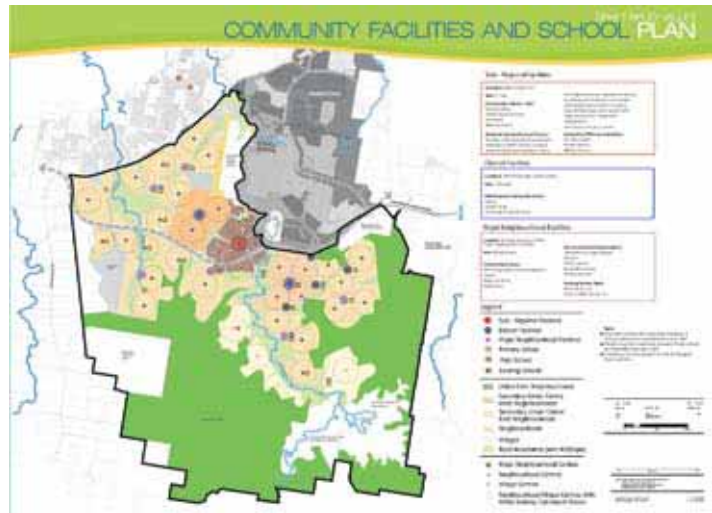
the first
large scale
multiple owner
structure plan

Ripley Valley Structure Plan Continued

5. A New Urban Design Approach

There is a key focus on Traditional Neighbourhood Design (TND), creating:

- walkable, transit ready, mixed use neighbourhoods that will ensure that the Ripley Valley is founded on a robust economic footing which ensures that it will be future proofed against the consequences of 'peak oil' and other economic cycles;
- contemporary, environmentally responsive 'Queenslander' housing;
- development of a form based, building typology code, rather than conventional single function land use based zone codes; and
- an intergenerational community designed to meet the housing needs of a full spectrum of society.



Form Based Code

It is proposed that Part 15 - Ripley Valley will be supported by a Form Based Code to facilitate mixed use/traditional neighbourhood design. The Code (which will be part of a separate amendment package to Part 12 of the Ipswich planning scheme) will facilitate the implementation of Traditional Neighbourhood Design - characterised by pedestrian accessibility (especially to schools, shops and open space), transit ready design, a greater mix of land uses and dwelling types, greater usability and legibility of open space (especially having clear centres and edges to neighbourhoods).

For further information about the Ripley Valley Structure Plan and the Part 15 amendments, please contact Garth Moore on 07 3810 6252.

Council has adopted guidelines to assist in the retention of vegetation on development sites.

The retention of native vegetation within the urban areas of the City has become a very important issue for Council and the community.

However, identifying areas of vegetation that can survive in and is compatible with urban development requires good site planning at the earliest stages of development.

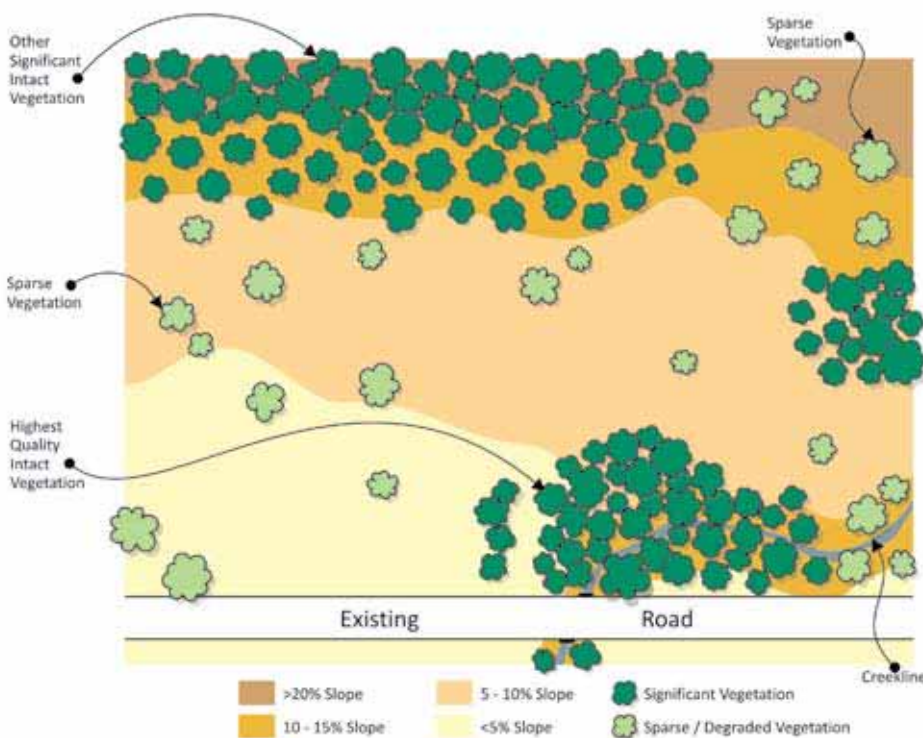
Vegetation retention is therefore an integral component of site management requiring detailed consideration in the site planning process.

Council accepts that it is not always possible to retain vegetation on part or all of the site. In these cases, the Guideline provides for a 'nil net loss' option which allows for new plantings to replace those that have been lost (cleared).

Vegetation Retention Criteria Checklist

Vegetation Retention Criteria - Vegetation Survey	YES	NO
Does the existing vegetation consist of regionally or locally significant species, protected species or ecosystems, plants and plant communities that have heritage or landscape significance?	<input type="checkbox"/>	<input type="checkbox"/>
Does the existing vegetation have important habitat/biodiversity values?	<input type="checkbox"/>	<input type="checkbox"/>
Does the existing vegetation include old or dead trees with hollows or nests that potentially could be used by hollow-dwelling fauna?	<input type="checkbox"/>	<input type="checkbox"/>
Does the existing vegetation enhance the landscape amenity and character of the site and in particular does it comprise visually prominent hillsides, or ridgelines?	<input type="checkbox"/>	<input type="checkbox"/>
Does the existing vegetation present as a special/attractive feature of the site?	<input type="checkbox"/>	<input type="checkbox"/>
Vegetation Retention Criteria - Slope Analysis	YES	NO
Does the existing vegetation contribute to geological or slope stability, i.e. does the existing vegetation exist on land with slopes in excess of 15%?	<input type="checkbox"/>	<input type="checkbox"/>
Does the existing vegetation retard erosion and assist in sediment control?	<input type="checkbox"/>	<input type="checkbox"/>
Vegetation Retention - within Drainage Corridors	YES	NO
Does the existing vegetation assist in the stabilisation of creeks and natural drainage paths?	<input type="checkbox"/>	<input type="checkbox"/>
Does the existing vegetation contribute to water quality management and the natural behaviour of the catchment?	<input type="checkbox"/>	<input type="checkbox"/>
Vegetation Retention - within Corridors for Buffers/Linkages	YES	NO
Does the existing vegetation screen unsightly development or act as a buffer?	<input type="checkbox"/>	<input type="checkbox"/>
Is the vegetation a continuation of a vegetation band or wildlife corridor encompassing other nearby land?	<input type="checkbox"/>	<input type="checkbox"/>

Site Analysis



Vegetation Identification

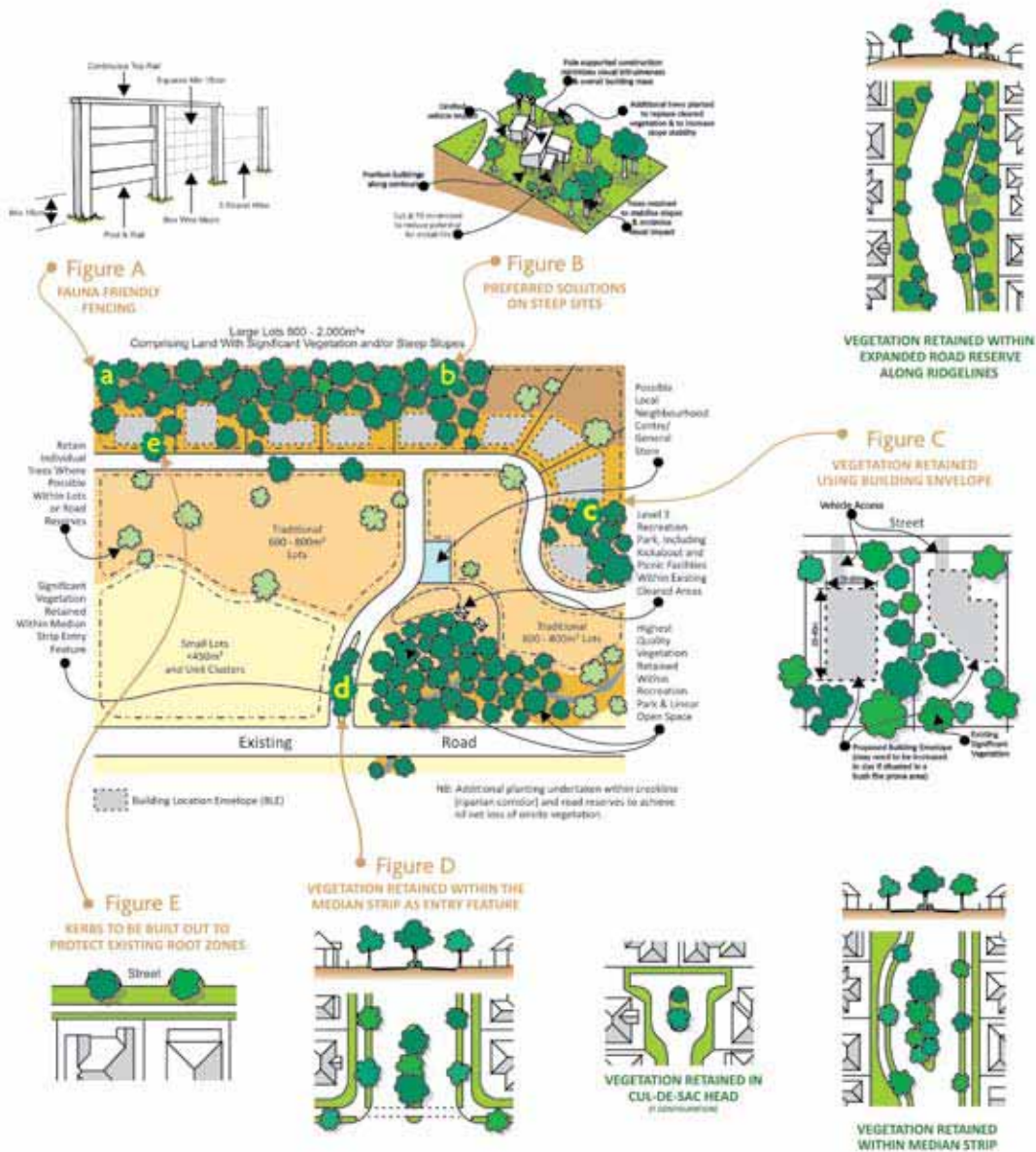
The Guideline provides a user friendly checklist to assist in the initial evaluation and identification of significant vegetation and site opportunities and constraints.

The Guideline requires a comprehensive and thorough approach to vegetation retention as part of the site planning process.

To achieve this outcome, the Guideline provides a range of solutions and illustrative examples for use in site planning. The key purpose is to achieve a balanced approach to sensible vegetation retention within areas identified and intended for development.

Vegetation Retention Continued

Illustrative Solutions



Benefits and Outcomes

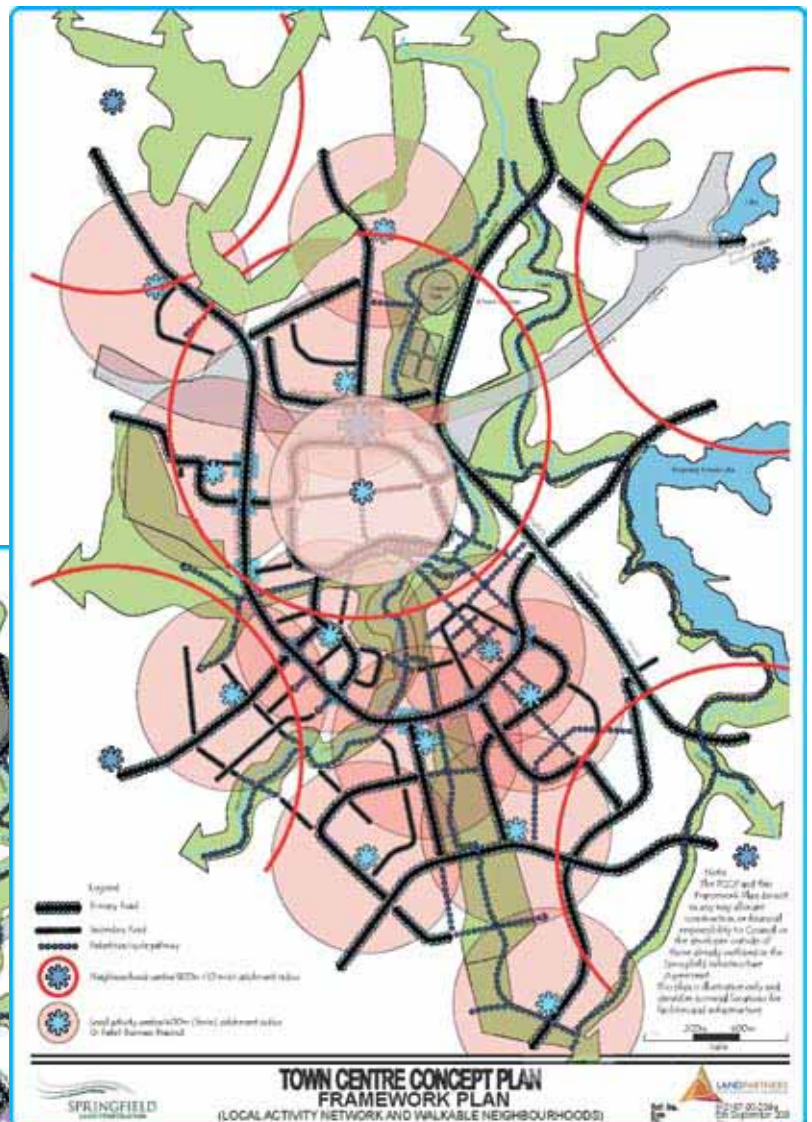
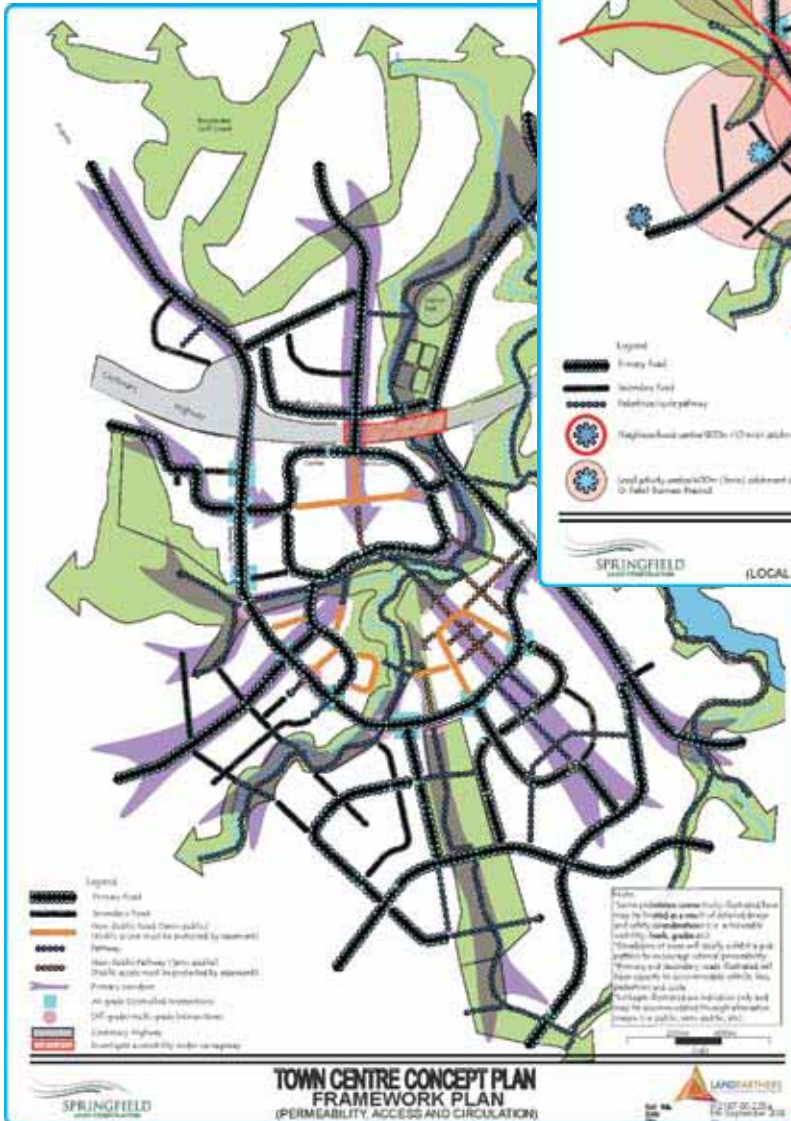
The principle of 'nil net loss' of mature vegetation is used to create a balance between clearing for urban growth and creating new treed areas and rehabilitating important environmental corridors.

The benefits of retaining or planting new vegetation include:-

- maintaining the visual character and amenity of the City;
- assisting in soil conservation;
- screening major transport infrastructure uses that are unsightly or have negative visual impacts;
- providing shade and cooling;
- increasing property values;
- acting as carbon sinks;
- improving water quality;
- retaining and improving biodiversity; and
- improving air quality.

In response to the Queensland Government's commitment to construct a new passenger rail service from Darra to Springfield, Ipswich City Council and Springfield Land Corporation have developed the innovative Springfield Growth Management Strategy.

This strategy proposes an increase in population outside the Town Centre to approximately 50,000 persons accommodated within 17 - 20,000 dwellings and a substantial increase in the Town Centre population to 36,000 persons accommodated in approximately 23,000 dwellings. This will result in an overall resident population of 86,000 persons (in 40 - 43,000 dwellings).



The amendments package includes complimentary amendments to the Springfield Structure Plan and the Springfield Town Centre Concept Plan.

The amendments include increasing building heights, providing greater housing diversity, creating a 'mixed use' Town Centre, focussing transport options on non car based solutions, facilitating the concept of local activity centres, reducing on site car parking rates and incorporating improved building design guidelines.

Springfield Growth Management Continued



Key amendments to the Springfield Structure Plan include:-

- redefining the boundaries of the town centre (and increasing its size);
- increasing the population densities within the Springfield Structure Plan area (in particular the town centre);



- alterations of permitted building heights (to allow for up to 30 storeys in the town centre and up to 8 storeys outside of the town centre in specific locations); and
- specifying levels of assessment for new / changed uses.

The Springfield Growth Management amendments package has recently completed the public notification and display stage and are now with the Minister for Infrastructure and Planning for final approval.

For further information about this amendments package, please contact Garth Nolan on 07 **3810 6823**.



Swanbank New Chum Enterprise Park Master Plan

The Swanbank New Chum planning scheme amendments are intended to give statutory recognition to the Swanbank New Chum Enterprise Park (SNCEP) Master Plan initially prepared by Wingate Properties and Investa. The Planning scheme amendments also incorporate:

- the development approvals granted by Council for the SNCEP; and
- the latest round of operational amendments to the Ipswich planning scheme.

The SNCEP amendments will include the subject land within Regional Business and Industry, Investigation, Buffer and Recreation Zones. A new 'Business Park', zone has been created for the land adjoining the Ripley Valley Town Centre (urban core) and Secondary Urban Centre East. This land will provide employment opportunities for the future residents of Ripley Valley, providing a mix of compatible business, service trade and industry / research businesses.

Council has approved the proposed amendments and they have been forwarded to the Minister for first State Interests Review. Once approved by the Minister, they will be placed on public display for 30 business days.

For further information about this amendments package, please contact John Hoare on 07 **3810 6207**.

IPSWICH CITY COUNCIL
Awards for Excellence 08 innovation
 conservation culture

On 19 August 2008, Council held its 17th annual Awards for Excellence in Heritage Conservation, Design and the Environment. The aims of the 2008 Awards were to:

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



Heritage Awards MC: Mr Ashleigh Mac

Ron Brown Heritage Conservation Awards

Silver Awards were presented to Naomi George and Michael Melling for 'Province Modern Country', 197 Brisbane St, Ipswich; Ipswich Little Theatre Society for 'Historic tours of the Incinerator Theatre'; and



2 Ferrett Street, Sadliers Crossing

to the Ipswich Library and Information Service for the 'Local History Information Literacy Program'.

Gold Awards were presented to the Ipswich Library and Information Service for 'Remember When' and for 'Picture Ipswich'; John and Christine Page for 'Hinemoa' at 2 Ferrett Street, Sadliers Crossing; and to Ron and Liz Jumelet and Pearce Architects for 'Rhoissilli' at 4 Glebe Road, Newtown.

National Trust "Best Maintained Property" Awards were presented to

Bianca Henderson for 'Framill', 2 Waterworks Road, North Ipswich; Michael Nunn and Kirsten Podlich for 'Uraween', 77 Woodend Road, Woodend; Guy and Emma Rauber for 'Loudougann', 8 Blackstone Road, Newtown; and to Bob and Trish James for 34 Challinor Street, Sadliers Crossing.

The Overall 'Heritage' Award for Excellence was presented to John and Christine Page for 'Hinemoa' at 2 Ferrett Street, Sadliers Crossing.

Amex Corporation Design Awards

Silver Awards were presented to Springfield Land Corporation and Haysom Architects for 'Springfield Tower'; and to Dore Property Corporation, Hutchinson Builders, MPS Architects and Pearce Architects for 'Aspire Apartments'.

A Gold Award was presented to Les and Celia Thornton and Pearce Architects for the 'Professionals-Thornton Real Estate' office at 4 Commercial Road, Springfield.



4 Commercial Road, Springfield

The Overall 'Design' Award for Excellence was presented to Les and Celia Thornton and Pearce Architects for the Professionals-Thornton Real Estate Office at 4 Commercial Road, Springfield.

Council again extends its thanks to the AMEX Corporation for its sponsorship of this Award and for its ongoing commitment to design excellence.



Awards for Excellence Continued

Enviroplan Environment Awards

Certificates of Merit were presented in the Commercial Greening Category to Brothers Leagues Club for the 'Water Efficiency Management Project' and in the Rural Greening Category to Carolyn and Cec Maddox for the development of a productive wildlife corridor on their property at South Ripley.

Silver Awards were presented in the Commercial Greening Category to Graham and Judith Turner for the 'Old Hidden Vale Nature Refuge' and in the Community Greening Category to Steve and Kerry Hall for their 'Water Wise native garden' at 354 Ebenezer Road.



185 Schubels Road, Marburg

Gold Awards were presented in the Commercial Greening Category to the Department of Defence for the Environmental Management Plan for RAAF Base Amberley; in the Community Greening Category to

Shirley Andersen for her work as a volunteer wildlife carer and in the Rural Greening Category to Bob and Narelle Hampson for their Rural Greening project on their property at 185 Schubels Road, Marburg.

The Overall 'Environment' Award for Excellence was presented to Bob and Narelle Hampson for the development of their property at 185 Schubels Road, Marburg.

Student Awards

Certificates of Merit were awarded to students from Ipswich Girls Grammar School for the Bremer River Blitz project and to students from St Peter Claver College for Phase 1: Energy conservation ideas for Dreamtime Wildlife Sanctuary.

Gold Awards were presented to students from West Moreton Anglican College for their 'Revamped Rubbish' project and to students from Karalee State School for the 'Mosaic Learnscape: the Everybody Seat'.



The Everybody Seat

Council is currently seeking a corporate sponsor for the student category in next year's awards.

This sponsorship provides a great opportunity for networking with each of the City's 60+ educational institutions plus broader exposure and publicity as part of the awards ceremony.

For further information about the awards and associated sponsorship opportunities, please contact Tanya Jen on 07 **3810 6256**.



Mayor Paul Pisasale and Cr Heather Morrow with Representatives and Students from Karalee State School

The Overall 'Student' Award for Excellence was presented to Karalee State School for the 'Mosaic Learnscape: the Everybody Seat'.



Departmental Change

Council's Planning and Development Department has recently been reorganised into five (5) branches, as follows:

- Strategic Planning Branch [responsible for strategic land use planning, special projects, cultural heritage, mapping and graphics];
- Development Planning Branch [responsible for assessment of material change of use (MCU) and reconfiguring a lot (RAL ie subdivision) applications and technical support (ie survey plans, development bonds, road and place naming)];
- Engineering and Environment Branch [responsible for engineering, environmental planning and environmental health input into MCU and RAL applications and assessment of applications for operational works and environmentally relevant activities (ERAs)];
- Building and Plumbing Branch [responsible for assessment of applications for building and plumbing works and development compliance]; and
- Business Support Branch [responsible for business processes, budget and customer service].

John Adams has been recently appointed Department Head - City Planner, following the departure of Gary White to become Deputy Director General, Department of Infrastructure and Planning.

Garth Moore has been appointed Strategic Planning Manager.

Gary Ellis has been appointed Engineering and Environment Manager.

Michael Bond has been appointed Building and Plumbing Manager and joins Council with over 20 years service to local government, primarily with Beaudesert and Logan City Councils.

Employment Opportunities

Are you in search of challenge and opportunity, with a keen interest in planning and development? Then we want you!

With a current workforce of over 1,500 staff, the Ipswich City Council is able to offer a diverse range of career opportunities including the following areas:

- Town Planners;
- Engineers (Civil and Environmental);
- Building Certifiers;
- Building Compliance Inspectors;
- Development Compliance Inspectors;
- Environmental Planners and Environment Officers;
- Environmental Health Officers;
- Engineering Technical Officers.

Benefits of working at Ipswich City Council include:

- Excellent working conditions;
- Exposure to a diverse range of planning and development activity;
- Involvement in large scale, innovative master planning projects;
- Being part of a growing region;
- Competitive salary packages and superannuation;
- Staff development programs to assist with career development;
- Supportive working environment;
- Flexible work arrangements to promote a great work life balance;
- Being part of a highly motivated professional team.

Further enquiries should be directed to Dawn Johnson on 07 3810 6254 or email djohnson@ipswich.qld.gov.au.

main contacts

Development Enquiries
Phone: 07 3810 6888

Building Enquiries
Phone: 07 3810 6120

Plumbing Enquiries
Phone: 07 3810 6130

Strategic Planning Enquiries
Phone: 07 3810 6251

Cultural Heritage Enquiries
Phone: 07 3810 6256

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 contacting PD Online on Council's web site www.ipswich.qld.gov.au.