

LOGAN CITY COUNCIL

DEVELOPMENT ASSESSMENT BRANCH

NEWSLETTER



December 2008

RISKSMART

RiskSmart will enable eligible applications to be fast-tracked. We intend to develop further uses in the new year, and to introduce on-line forms to further streamline the approval process for simple applications.

RiskSmart is a process that enables low risk development applications to be quickly assessed against planning scheme provisions.

RiskSmart uses a series of questions relating to a selected "use type" in a planning scheme to qualify the level of risk associated with a development.

As part of Logan City Council's efforts to reduce assessment times for minor applications, we are launching a RiskSmart application form for houses which trigger Material Change of Use applications because of bushfire, steep slope or noise overlays.

For more information contact the DA Branch on 3412 5269.

DA FORUM

DATE CLAIMER

Friday 13 February 2009—2.00 pm to 5.30 pm

Springwood Tower Hotel, 9 Murrajong Road, Springwood

Invitations to the forum will be sent out in January.

Please email any topics you would like to see covered in the forum to triciabell@logan.qld.gov.au by Friday 16 January 2009.

WATER REFORM

The SEQ Water Reforms are gaining momentum as the Queensland Water Commission and the Council of Mayors move their focus from the establishment of various entities, to understanding how these new entities will work with Councils to deliver water and sewerage infrastructure services to the community. The state-owned Bulk Water Supply (SEQ Water) and Bulk Water Transport (Linkwater) entities have commenced. The local government owned distribution entity (responsible for water and waste water distribution and treatment for all of SE Queensland) and three retailers will be in place by 1 July 2010.

Importantly, from a development assessment perspective, discussions have begun into understanding how the IPA/IDAS process, and functions such as plumbing and drainage and trade waste, will be impacted by these reforms. DA, Strategy and Development and Logan Water are working together to ensure Logan is well represented in these discussions and to facilitate

the smoothest possible transition for customers and staff. Our rolling program of strategic, master and detailed planning for water supply and waste water infrastructure is continuing.

Significant strategic and master planning work is underway to address infrastructure needs to serve areas transferred from Beaudesert and the Gold Coast. Planning studies and feasibility projects are underway to:

- support planned development through rational planning;
- select best value, cost effective infrastructure solutions;
- establish a more robust basis for infrastructure charges;
- minimise stranded assets arising from a lack of strategic foresight;
- minimise whole of life asset costs and lift asset performance;
- minimise organisational risk and uncertainty, and raise customer service standards.

With support from the DA Branch, Logan Water is informing local

developers and land owners on the outcomes of the Logan Village Sewerage Master Planning and Jimboomba Sewerage Master Planning. Other projects underway include:-

- Water Supply Reservoir Site Investigations - Southern Development Areas
- Logan Village Interim Wastewater Treatment and Effluent Management Study
- Logan Village Water Supply Planning
- Jimboomba Interim Wastewater Treatment and Effluent Management Study

A new Development Response Unit has been created within Logan Water to respond to significant development activity involving water and sewerage services on multiple development fronts in the BSC and GCCC transferred areas. This work involves engineering assessments of development proposals on existing and future water cycle infrastructure, negotiations related to infrastructure agreements and negotiations for land acquisitions.

MERRY CHRISTMAS AND HAPPY NEW YEAR

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BRANCH UPDATE

Welcome to the second edition of our newsletter!. Your feedback on the first newsletter has been informative and we welcome your comments and suggestions.

Applications are continuing to flow in prior to the Christmas/New Year break. We are working through initiatives to further streamline our processes within the DA Branch and tackle the backlog of applications we currently hold including contract resourcing and outsourcing. Our recent recruitment efforts have been successful with new staff appointed and more to join us in the new year.

The DA Branch will operate between Christmas and New Year. You can still contact us on 3412 5269 during that time.

From all the team in Development Assessment, have a happy and safe Christmas. We look forward to seeing you in the New Year.

DEVELOPMENT ENQUIRIES COUNTER

In January 2009, staff from the Development Assessment Branch will take over responsibility for the Development Enquiries Counter in the main foyer of our administration building in Wembley Road, Logan Central.

The counter will be staffed by Assistant Planning Officers who will be able to assist customers with lodgement and application enquiries over the counter.

The new-look counter will be launched towards the end of January.

We will work closely with the Customer Service Unit to maintain Council's customer service standards.

For more information contact the DA Branch on 3412 5269.

LODGING APPLICATIONS ON CD

As outlined previously, we encourage applicants to submit applications on a CD with one hard copy file.

The CD should contain:

- Each document in a PDF format.
- Each report as a separate document, for example, environmental report is its own document etc.
- The proposal plans are each in one PDF document depending on size.
- Each separate document to be no more than 5mb.

For more information please contact the DA Branch on 3412 5269.

MEET THE OTHER PROGRAM LEADERS



Brian May is Program Leader of the Building and Plumbing team. Brian started work at Logan City Council in the City Standards branch responsible for the Building and Development Compliance team. Brian moved to DA in September 2007 when the branch functions were realigned. Brian has a degree in public administration. You may see Brian pursuing his passion for exercise in the local gym or cycling around the streets of Logan and the Gold Coast.

Marco Alberti, Program Leader of Planning N/E (old Logan area) joined LCC three years ago after working with State Government in the Main Roads Department. Prior to that,



Marco worked as a Planning Officer with Rockhampton, Maroochy and Gold Coast Councils. Marco has a degree in regional and town planning.

the branch with the IDAS team incorporated into her area. Tricia is working closely with all the DA Program Leaders and a number of areas in Council to streamline the development application process. Tricia has a degree in communication with experience in marketing, journalism and advertising. Tricia's passion is writing and she aims to become a published author now that her children are finishing university and following their own careers.



Tricia Bell joined LCC in June this year as Program Leader Business and Performance. Tricia is responsible for the processes and procedures of