

City of Ipswich

Off-site Stormwater Quality Improvement Guidelines



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1. BACKGROUND AND PURPOSE

Ipswich City Council (council) recognises that in certain circumstances, off-site stormwater quality improvement can provide superior environmental outcomes compared to developer delivered on-site stormwater quality treatment.

As enabled by the State Planning Policy 2017, council has established an Off-site Stormwater Quality Improvement Program (the Program) whereby eligible developers can volunteer for their stormwater quality improvement responsibilities to be delivered wholly or partially at a nearby off-site location. Eligible developers pay an in-lieu fee to council, and council must use these funds to deliver an off-site solution that achieves an equal or better water quality improvement. Developer eligibility and approval for off-site stormwater quality improvement is at the sole and absolute discretion of council.

Council has prepared this set of Off-site Stormwater Quality Improvement Guidelines (the Guidelines) to assist with the implementation of the Program as

enabled under Schedule 6.2, Part 3 of the Ipswich Planning Scheme and the State Planning Policy 2017. The Guidelines aim to provide clarity and consistency with respect to when the payment of an in-lieu fee may be an option, and what the associated requirements are when developers wish to participate in the Program. In this respect, the Guidelines also aim to offer a degree of certainty to development applicants, council, and the community.

The option to pay an in-lieu fee is offered when it can be assured that an equal or better water quality improvement can be achieved within Ipswich’s waterways compared to developer delivering on-site stormwater quality treatment.

These Guidelines do not preclude the use of alternative innovative solutions proposed by the developer or applicant, nor does compliance with the Guidelines guarantee that council will approve an application to pay an in-lieu fee.

2. PARTICIPATION AND ELIGIBILITY

The opportunity for developers to pay a fee in-lieu of on-site stormwater quality improvement is bound by the following rules and requirements.

- Participation in the Program is completely voluntary.
- The Program is limited to the post-construction phase of development to meet State Planning Policy 2017 requirements for Total Suspended Solids (TSS), Total Nitrogen (TN), Total Phosphorous (TP), and Gross Pollutant (GP) load reductions.
- Participation in the Program will meet or exceed the stormwater quality improvement responsibilities for development in Schedule 6.2, Part 3 of the Ipswich Planning Scheme, and the State Planning Policy 2017.
- Payment of an in-lieu fee does not remove requirements to meet stormwater management design objectives during the construction phase.
- Payment of an in-lieu fee does not remove other post-construction phase stormwater management responsibilities at the development site.
- Participation in the Program is limited to those sub-catchments where council has identified off-site solutions that will meet projected stormwater quality improvement demand (see Table to the right).

Sub-catchment (see Appendix A)	Eligibility
Black Snake Creek	No
Bremer River	No
Mid-Brisbane River	No
Bundamba Creek	Yes
Deebing Creek	Yes
Franklinvale Creek	Yes
Goodna Creek	No
Ironpot Creek	Yes
Mihi Creek	No
Oxley Creek	No
Purga Creek	No
Sandy Creek (Camira)	No
Sandy Creek (Tivoli)	No
Six Mile Creek	No
Warrill Creek	No
Western Creek	No
Woogaroo Creek	No
Woolshed and Plain Creek	No

The Table on the previous page identifies sub-catchments where payment of in-lieu fees is currently being considered. This Table may be updated periodically depending on the supply and demand for off-site stormwater quality improvement.

See appendix A for a map of eligible sub-catchments within the local government area. See appendix B - E for maps of eligible sub-catchments.

Additional rules and requirements for participation in the Program are listed below.

- Payment of an in-lieu fee may be accepted for Reconfiguration of a Lot development that meets the thresholds identified in Schedule 6, Part 3.2, Table 3.1 of the Ipswich Planning Scheme. For clarity, note that payment of an in-lieu fee is not accepted for any Material Change of Use (MCU) development.
- Payment of an in-lieu fee is not accepted within priority development areas, including but not limited to, Ripley Valley Priority Development Area.
- Payment of an in-lieu fee is not accepted where the development discharges to a sensitive receiving area. However, if the developer can demonstrate, to the satisfaction of council, that steps have been taken to ensure protection of the sensitive receiving area (e.g., through minimising impervious area, source control etc.) and no other treatment options are viable, a partial payment for off-site stormwater quality improvement (up to 20% of the on-site stormwater quality improvement responsibility) may be approved.
- Eligible development that does not discharge to sensitive receiving areas may request up to 100% of their stormwater quality improvement responsibilities be delivered off-site. If a partial off-site stormwater quality improvement is requested, the developer must demonstrate that they are following council determined best practice in how they meet their remaining on-site stormwater quality improvement responsibilities. The amount of water quality improvement (TSS, TN, TP, and GP) achieved both on-site and off-site must be demonstrated through Model for Urban Stormwater Improvement Conceptualisation (MUSIC) modelling or other council approved modelling software.
- Participation in the Program is at the sole and absolute discretion of council. Council is not obliged to justify or explain any decision made regarding participation in the Program.

Sensitive receiving area: Areas including, but not limited to:

- A natural drainage feature corridor (stream orders 1 to 8 inclusive), the Bremer River and Brisbane River corridors
- The catchment of a naturally occurring wetland
- Areas where discharge is to an unlined gully or stream that contain in-situ soil conditions which are determined to be of a high dispersion classification
- Areas that have a high sensitivity to producing adverse outcomes in terms of water quality or water quantity management with small or incremental changes from development activity
- Waterways and natural drainage features that support species (flora and fauna) that are sensitive to changes in water quality and flow hydrology
- Receiving environments that may have significant human uses or human values (including cultural values).

3. REQUIREMENTS FOR APPROVAL

If an off-site solution is approved (full or partial), the developer must:

- Demonstrate how all on-site stormwater quality improvement responsibilities (if still required) will be met in accordance with Schedule 6, Part 3.2 of the Ipswich Planning Scheme and best practice
- Calculate all remaining/required stormwater pollutant load reductions to be achieved at an off-site location
- Calculate the stormwater pollutant load reductions (i.e., kilograms per year of TSS, TN, TP, and GP) using MUSIC or another council approved model.

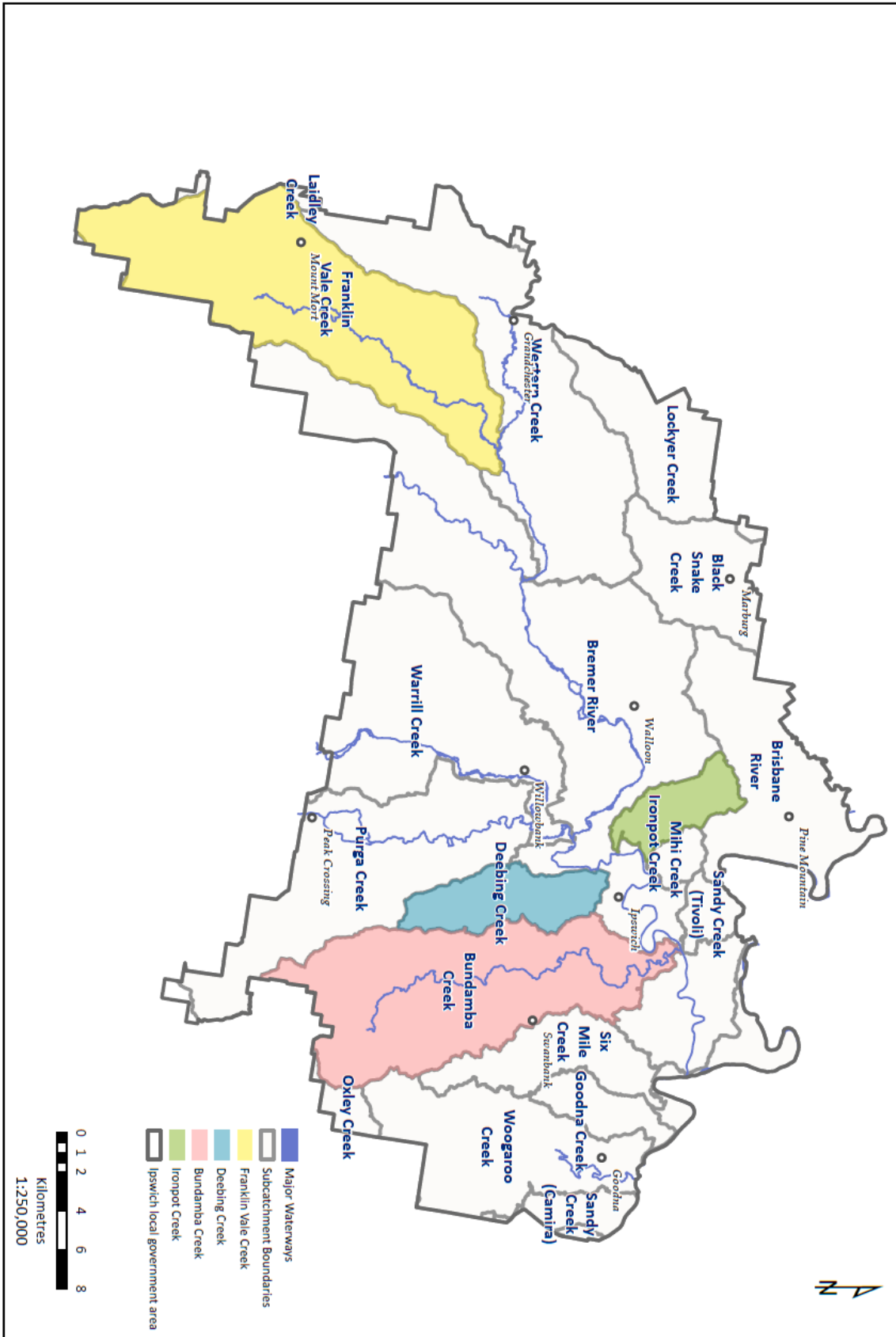
MUSIC modelling must be undertaken in conformity with Schedule 6, Part 3.2 of the Ipswich Planning Scheme. All model files must be provided to council to help verify the results. The in-lieu fee is to be calculated based on the amount of TN load reduction (i.e., kilograms of TN per year) that would otherwise be required by the development after applying a 1:1.5 delivery ratio in accordance with the Off-site Stormwater Quality Improvement Policy (the Policy). The in-lieu fee rate is as specified in council's Register of Fees and Charges and will be applicable to the financial year in which council requires payment of the in-lieu fee.

4. DEFINITIONS

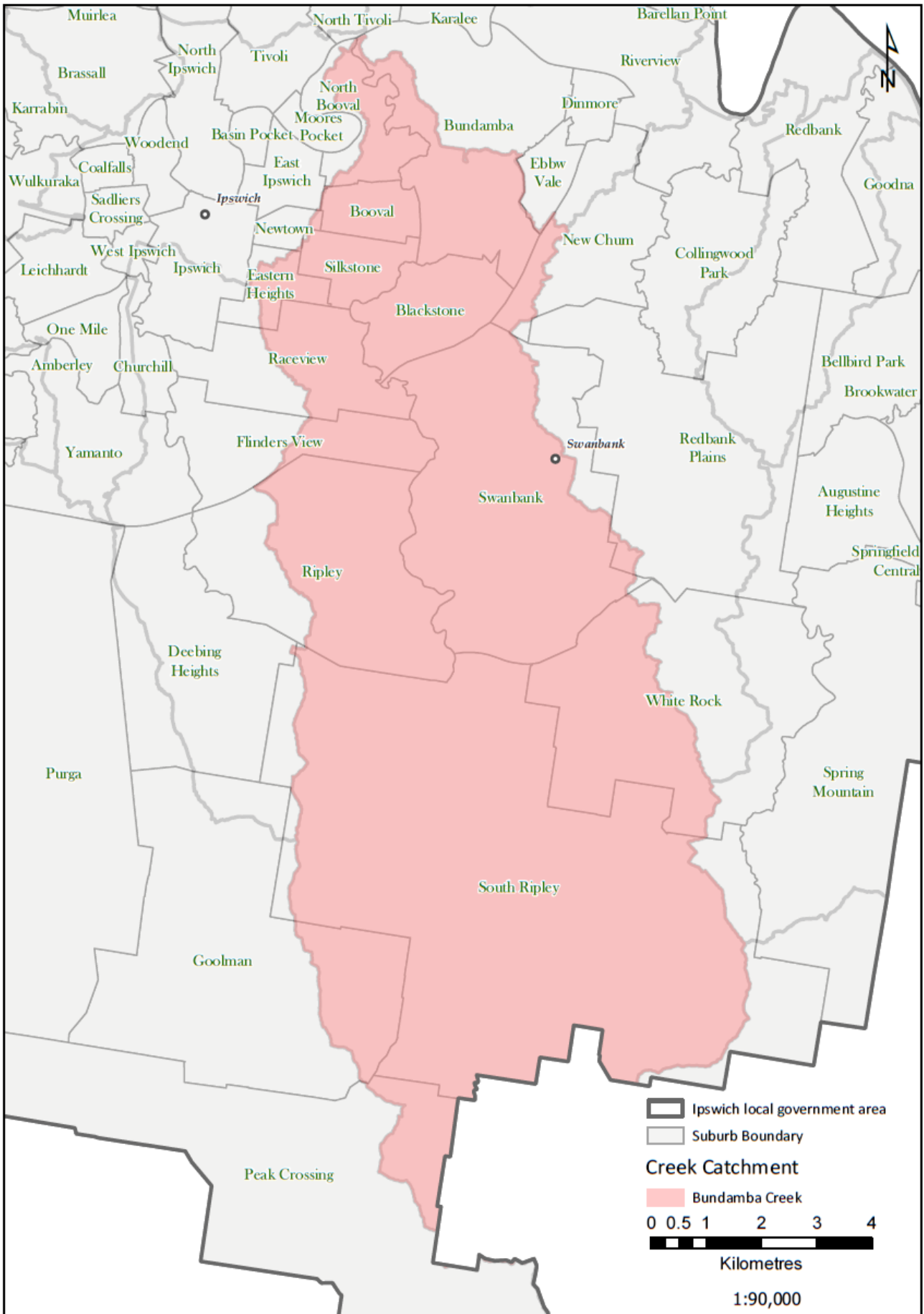
- **Catchment:** The area of land where all surface water drains to either the Brisbane River or Bremer River.
- **Delivery ratio:** A percentage increase in the required water quality improvement and in-lieu fee for a development site (e.g., 50%) that takes into account the uncertainty about delivering an equivalent pollution reduction in the receiving environment.
- **Ipswich Planning Scheme:** Ipswich Plan 2024 or otherwise amended from time to time.
- **Natural Drainage Feature:** A drainage depression, drainage line, stream, river, or watercourse which surface water, from rainfall, naturally concentrates and flows.
- **On-site stormwater quality improvement:** The achievement of required post construction phase stormwater quality improvement responsibilities on development sites.
- **Off-site stormwater quality improvement:** The achievement of required post construction phase stormwater quality improvement responsibilities outside of development sites at other (off-site) locations.
- **Off-site solution:** A project undertaken outside of a development site (off-site) that results in equal or better water quality within Ipswich's waterways compared to developer delivered on-site stormwater quality treatment.
- **Sub-catchment:** The area of land surrounding the creeks flowing into the Brisbane River and Bremer River (See Appendix A).

5. APPENDIX

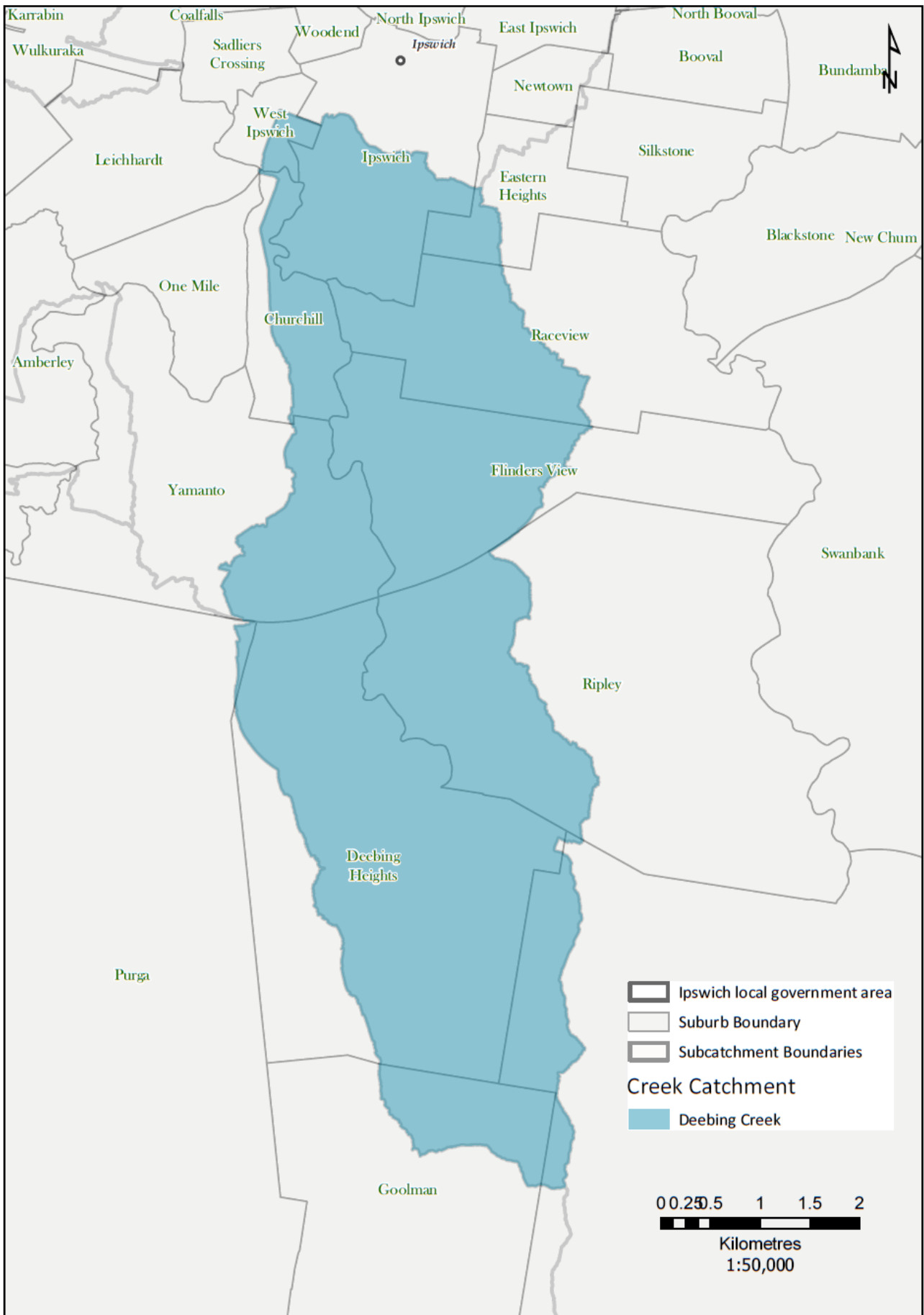
Appendix A – Eligible Sub-catchment Map



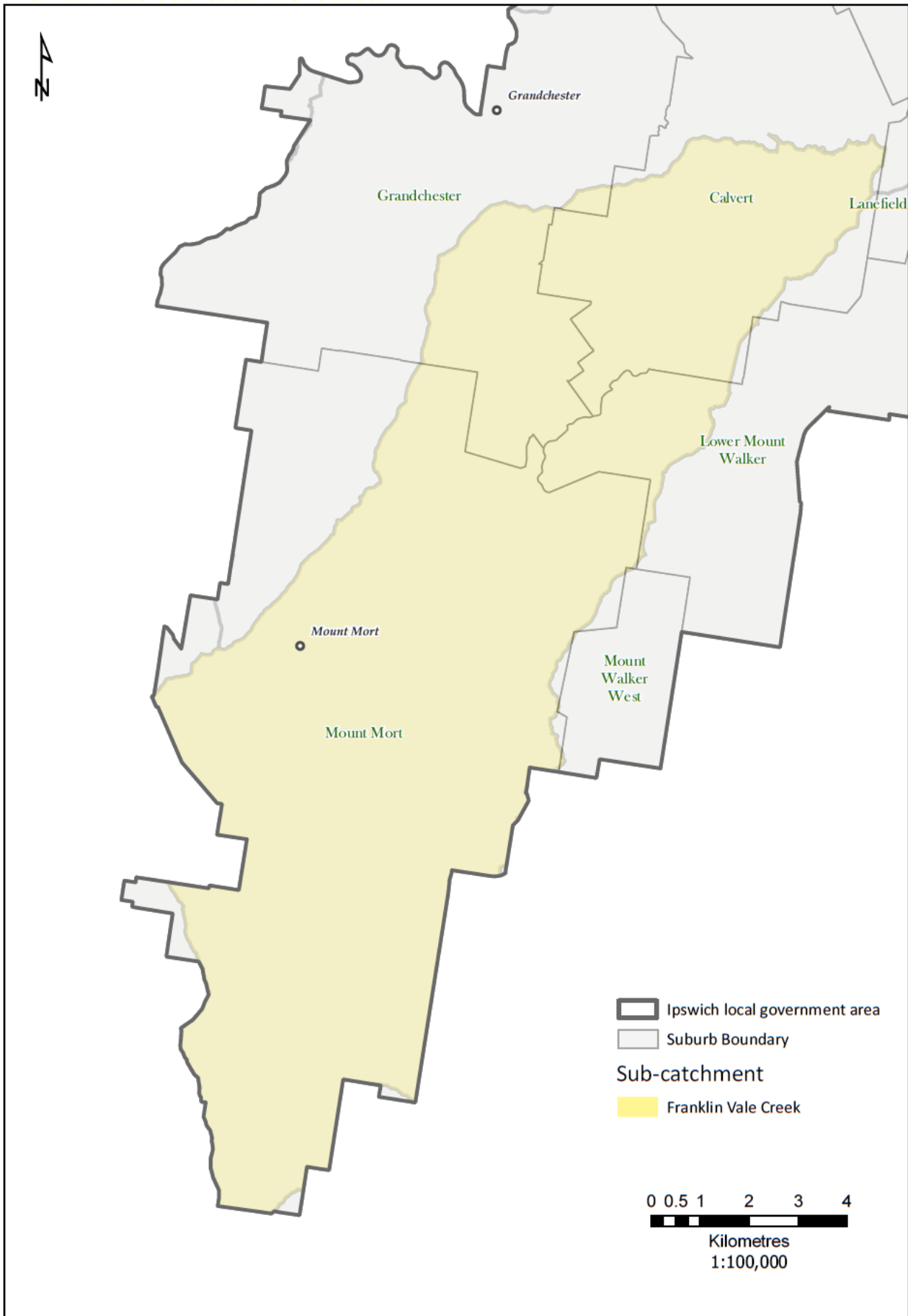
Appendix B – Bundamba Creek Sub-catchment



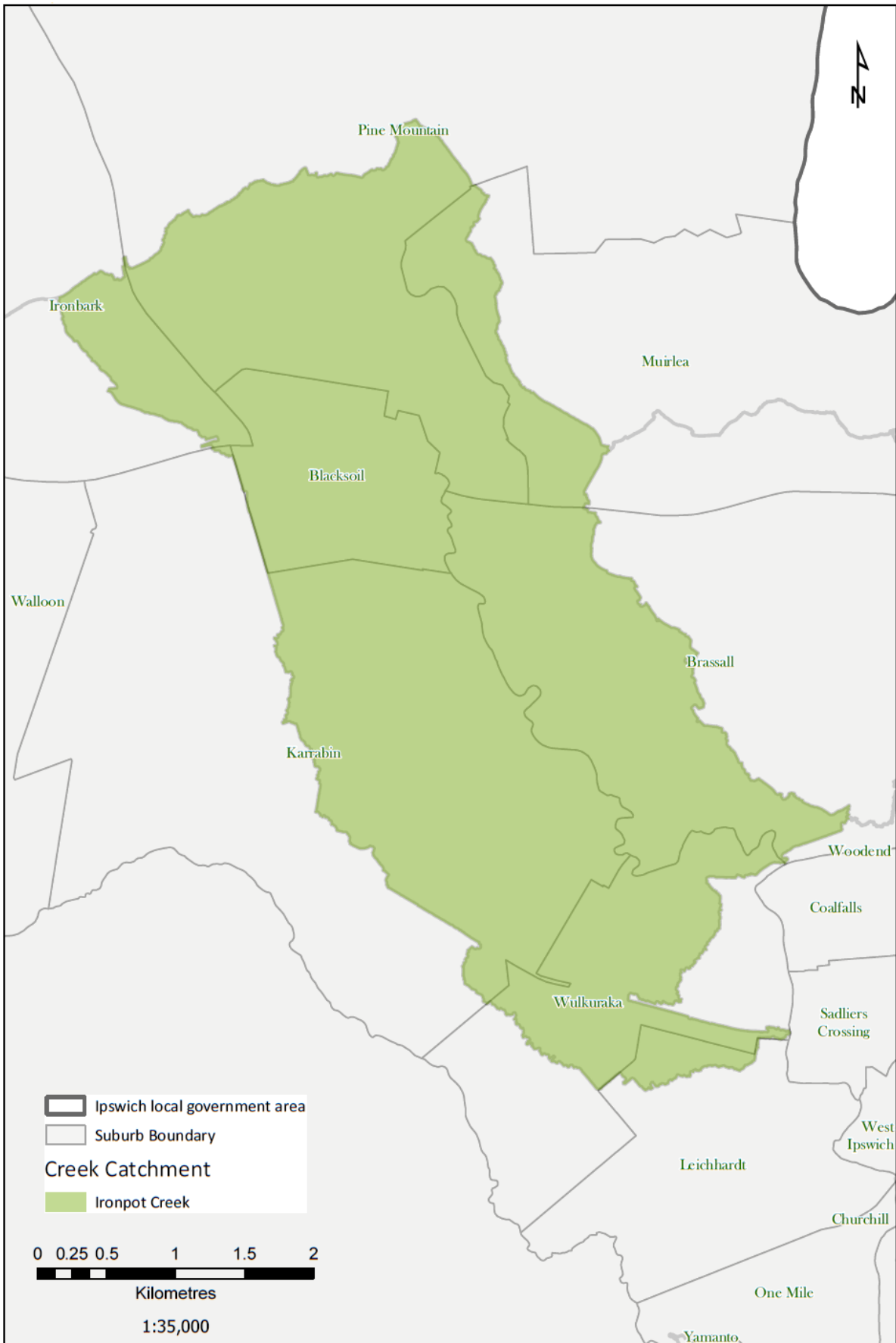
Appendix C – Deebing Creek Sub-catchment



Appendix D – Franklinvale Creek Sub-catchment



Appendix E – Ironpot Creek Sub-catchment








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