



# City of Ipswich

**IPSWICH  
CITY  
COUNCIL**

**AGENDA**

*of the*

**GROWTH AND INFRASTRUCTURE COMMITTEE**

**Held in the Council Chambers  
2<sup>nd</sup> floor – Council Administration Building  
45 Roderick Street  
IPSWICH QLD 4305**

On Tuesday, 14 May 2019  
At 9.30 am or 10 minutes after the conclusion of the Economic Development  
Committee whichever is sooner.

MEMBERS OF THE GROWTH AND INFRASTRUCTURE COMMITTEE

Interim Administrator Greg  
Chemello(**Chairperson**)

**GROWTH AND INFRASTRUCTURE COMMITTEE AGENDA**  
*9.30 am or 10 minutes after the conclusion of the Economic  
Development Committee whichever is sooner on*  
**Tuesday, 14 May 2019**  
Council Chambers

**Presentation – At the commencement of the meeting there will be a 15 minute presentation by Transport and Main Roads on The Ipswich Connected Vehicle Pilot (ICVP).**

The Queensland Department of Transport and Main Roads (TMR) and partners are preparing for a large-scale pilot of next generation vehicle technologies that allow vehicles to talk to other vehicles, infrastructure and central systems, to improve driver safety. In September, TMR will be seeking around 500 pilot participants who use Ipswich City Council arterials and motorways on a regular basis. Their vehicles will be retrofitted with a connected station and display tablet. The tablet will display warnings related to road-works, speed limits, downstream hazards such as a crashes, slow or stopped vehicles, back-of-queue, a red light, and pedestrians crossing at signalised intersections. The driver will remain in control at all times (there is no vehicle automation) however, the driver will use the warnings to take appropriate action to avoid the potential hazard.

Item No.	Item Title	Page No.
1	Infrastructure delivery progress as at 24 April 2019	9
2	Cooneana Heritage Centre Heads of Agreement	20
3	North Ipswich Reserve Stadium Design Definition Report	35
4	Works Parks and Recreation Quarterly Activity Report January to March 2019	41
5	Quarterly Activity Report	68
6	Heritage and Monuments Advisory Committee Meeting - 11 April 2019	95
7	Court Action Status Report	102
8	Exercise of Delegation Report	109
9	Procurement of consultancy services to prepare components of the new Ipswich Planning Scheme	120
10	New Ipswich Planning Scheme - Adoption of the Statement of the Statement of Proposals (including draft strategic framework) for the purpose of public consultation	124

\*\* Item includes confidential papers

---

**GROWTH AND INFRASTRUCTURE COMMITTEE NO. 5**

**14 MAY 2019**

AGENDA

1. **INFRASTRUCTURE DELIVERY PROGRESS AS AT 24 APRIL 2019**

With reference to a report concerning the Infrastructure Services monthly activity report for April 2019.

**RECOMMENDATION**

That the report be received and the contents noted.

---

2. **COONEANA HERITAGE CENTRE HEADS OF AGREEMENT**

With reference to a report concerning the establishment of a Heads of Agreement (HOA) between the Ipswich Historical Society (IHS) and Council, as the foundation arrangement that will identify the roles and responsibilities of the parties in the planning and development of the Cooneana Heritage Centre.

**RECOMMENDATION**

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) enter into a Heads of Agreement with the Ipswich Historical Society, based on the proposed Schedule of Aims and Objectives as detailed in the Cooneana Heritage Centre Heads of Agreement.
  - B. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the Memorandum of Understanding to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.
- 

3. **NORTH IPSWICH RESERVE STADIUM DESIGN DEFINITION REPORT**

With reference to a report concerning the North Ipswich Reserve Stadium Feasibility and Project Definition Report.

**RECOMMENDATION**

That the Interim Administrator of Ipswich City Council resolve:

---

- 
- A. That the North Ipswich Reserve Stadium Feasibility and Project Definition Report as detailed in Attachment 1 be endorsed.
  - B. That Concept Designs for the North Ipswich Reserve Stadium upgrade be developed for Council's consideration.
  - C. That the Strategic Business Case for the North Ipswich Reserve Stadium project be prepared and presented for Council's consideration.
  - D. That Council provide an in principle commitment of \$10,000,000 to the future upgrade of North Ipswich Reserve Stadium subject to equal commitment being made by both the Queensland State Government and the Federal Government.
- 

4. WORKS PARKS AND RECREATION QUARTERLY ACTIVITY REPORT JANUARY TO MARCH 2019

With reference to a report concerning the Works Parks and Recreation quarterly activity report for January to March 2019.

RECOMMENDATION

That the report be received and the contents noted.

---

5. QUARTERLY ACTIVITY REPORT

With reference to a report by the Executive Business Support Officer dated 7 May 2019 concerning the activities of the Planning and Development Department within the March Quarter 2019.

RECOMMENDATION

That the report be received and the contents noted.

---

6. HERITAGE AND MONUMENTS ADVISORY COMMITTEE MEETING - 11 APRIL 2019

With reference to a report concerning the minutes of the Heritage and Monuments Advisory Committee (meeting number 208) which was held on Thursday, 11 April 2019.

RECOMMENDATION

That the report be received and the contents noted.

---

---

7. COURT ACTION STATUS REPORT

With reference to a report by the Acting Development Planning Manager dated 2 May 2019 concerning the status of outstanding court actions.

RECOMMENDATION

That the report be received and the contents noted.

---

8. EXERCISE OF DELEGATION REPORT

With reference to a report by the Acting Development Planning Manager dated 2 May 2019 concerning applications that have been determined by delegated authority for the period 29 March 2019 to 2 May 2019.

RECOMMENDATION

That the report be received and the contents noted.

---

9. PROCUREMENT OF CONSULTANCY SERVICES TO PREPARE COMPONENTS OF THE NEW IPSWICH PLANNING SCHEME

At the meeting on 13 November 2018 the Administrator of Ipswich City Council resolved to prepare a new Ipswich Planning Scheme pursuant to section 18 of the *Planning Act 2016*. To support the preparation of the new Ipswich Planning Scheme it was proposed that consultant support be procured to prepare the development codes and other related operational provisions of the new Ipswich Planning Scheme to enable in-house resources to focus on the preparation of the strategic framework and the zoning and overlay provisions.

At the meeting on 29 January 2019 the Administrator of Ipswich City Council resolved that the calling of Expressions of Interest (EOI) under section 228(5) of the *Local Government Regulation 2012* is in the public interest as it will allow Council to identify potential suppliers for the provision of delivery of the review and drafting of Use Codes, Development Codes and Planning Scheme Policies for the new Ipswich Planning Scheme. It was further resolved to prepare a shortlist of the Expression of Interest applications received and invite a tender from the specific suppliers on the shortlist, in accordance with section 228(6) of the *Local Government Regulation 2012*.

---

RECOMMENDATION

- A. That Council (Interim Administrator of Ipswich City Council) resolve that the resolution of the meeting on 29 January 2019 to call for Expressions of Interest under section 228(5) of the *Local Government Regulation 2012*, as outlined in the report by the Strategic Planning Manager dated 10 January 2019, be repealed.
- B. That Council (Interim Administrator of Ipswich City Council) resolve that it is satisfied that the calling of an open tender in accordance with section 228(4) of the *Local Government Regulation 2012* is in the public interest as it will allow Council to select a supplier(s) who have the necessary capability and capacity to deliver the services as outlined in the report by the Strategic Planning Manager dated 3 May 2019.
- C. That Council (Interim Administrator of Ipswich City Council) resolve to invite written tenders in accordance with section 228(4) of the *Local Government Regulation 2012* to allow Council to select supplier(s) who have the necessary capability and capacity to deliver the services as outlined in the report by the Strategic Planning Manager dated 3 May 2019.

---

10. NEW IPSWICH PLANNING SCHEME - ADOPTION OF THE STATEMENT OF THE STATEMENT OF PROPOSALS (INCLUDING DRAFT STRATEGIC FRAMEWORK) FOR THE PURPOSE OF PUBLIC CONSULTATION

With reference to a report by the Strategic Planning Manager recommending the proposed adoption of the New Ipswich Planning Scheme - Statement of Proposals, including the Draft Strategic Framework, for the purposes of public consultation and early state interest identification.

The preparation of, and consultation on the Statement of Proposals including Draft Strategic Framework provides an important opportunity for early engagement by the community and other stakeholders on the strategies and approaches to managing growth and development within the Ipswich Local Government Area into the future. It also provides the process for the early identification of state interests with state agencies. The input provided will be used to guide the preparation of the new Ipswich Planning Scheme including the final strategic framework and the detailed zoning, codes and other operational components.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) adopt the draft Statement of Proposals including the Draft Strategic Framework as detailed in Attachment 2 - Statement of Proposals Document and Attachment 3 - Draft Strategic Framework Tables, Figures and Maps of the Strategic Planning Manager's

report dated 3 May 2019, for the purposes of public consultation and early state interest identification.

B. That the Strategic Planning Manager be requested to attend to all relevant matters associated with the consultation of the Statement of Proposals including the Draft Strategic Framework, including:

- giving notice;
- undertaking public consultation; and
- advising the state government for the purpose of early state interest identification.

---

\*\* Item includes confidential papers

and any other items as considered necessary.

Doc ID No: A5477981

ITEM: 1  
SUBJECT: INFRASTRUCTURE DELIVERY PROGRESS AS AT 24 APRIL 2019  
AUTHOR: FINANCE OFFICER  
DATE: 24 APRIL 2019

---

### **EXECUTIVE SUMMARY**

This is a report concerning the Infrastructure Services monthly activity report for April 2019.

### **RECOMMENDATION/S**

That the report be received and the contents noted.

### **RELATED PARTIES**

There are no related party matters associated with this report.

### **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure

### **PURPOSE OF REPORT/BACKGROUND**

Council's Department of Infrastructure Services is the lead service provider in the Ipswich community for the planning and delivery of the city's transport and municipal capital infrastructure. This includes Strategic Transport and Investment Planning, Program Management, Design and Survey, Procurement, Project Management and Construction.

The Infrastructure Services Monthly Activity Report (Attachment 1) is attached for the month April 2019.

### **FINANCIAL/RESOURCE IMPLICATIONS**

There are no financial or resourcing implications.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **LEGAL/POLICY BASIS**

Not applicable.

---

## COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation.

## CONCLUSION

The Infrastructure Services Monthly Activity Report provides a status of Infrastructure Services key activities for the 2018-2019 Infrastructure Services Capital Works Portfolio and Operational Projects.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- |    |  |
|----|--|
| 1. | Infrastructure Services Monthly Activity Report April 2019   |
|----|--|

Rose McNiven

**FINANCE OFFICER**

I concur with the recommendations contained in this report.

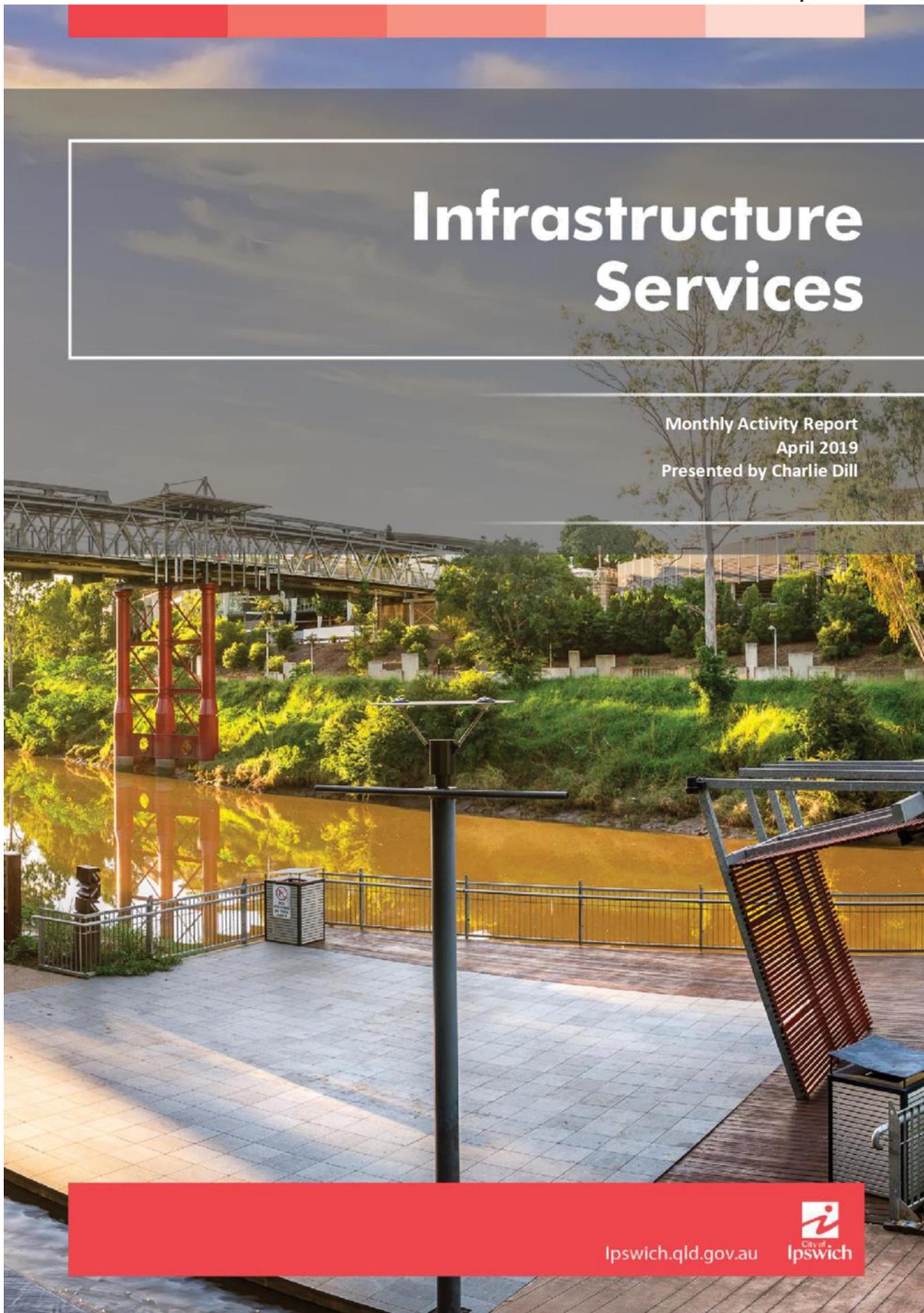
Charlie Dill

**CHIEF OPERATING OFFICER (INFRASTRUCTURE SERVICES)**

*“Together, we proudly enhance the quality of life for our community”*

# Infrastructure Services

Monthly Activity Report  
April 2019  
Presented by Charlie Dill



*This page is left blank intentionally.*



## Table of Contents

<b>Introduction .....</b>	<b>3</b>
<b>Capital Portfolio.....</b>	<b>4</b>
Progress Summary .....	4
<b>Planning .....</b>	<b>5</b>
<b>Community .....</b>	<b>6</b>
Opening/Media Events .....	6
Media Releases/Articles Published.....	6
<b>Schedule.....</b>	<b>7</b>
Key Capital Project Updates.....	7

## Glossary of Terms

Term / Acronym	Description
CO	Financial carry-over from previous financial year
DTMR	Department of Transport and Main Roads
EOFY	End of Financial Year
FFC	Forecast Final Cost
FY	Financial Year
FYTD	Financial Year to Date
ICC	Ipswich City Council
IS	Infrastructure Services Department

## Introduction

Council's Infrastructure Services (IS) department is the lead service provider in the Ipswich community for the planning and delivery of the city's transport and municipal capital infrastructure. This includes Strategic Transport and Investment Planning, Program Development, Traffic Engineering and Road Safety Advice, Program Management, Design and Survey, Procurement, Project Management and Construction.

The IS Department's activities are delivered through its four (4) Branches:

- Infrastructure Planning, comprising of:
  - Transport Planning
  - Infrastructure Planning
  - Management of Customer Service Requests related to transport, traffic and local drainage
  - Manage and operate the traffic signal network and intelligent transport systems
- Program Management and Technical Services, comprising of:
  - Program Management and Coordination Section (Pre-Tender Management)
  - Technical Services Section (Design, Survey, Geotech)
- Construction, comprising of:
  - Transport Delivery
  - Municipal Works Delivery (Open Space, Drainage, Facilities, Divisional works)
- Business Support, comprising of:
  - Contracts and Procurement
  - Performance and Controls
  - Estimation
  - Scheduling

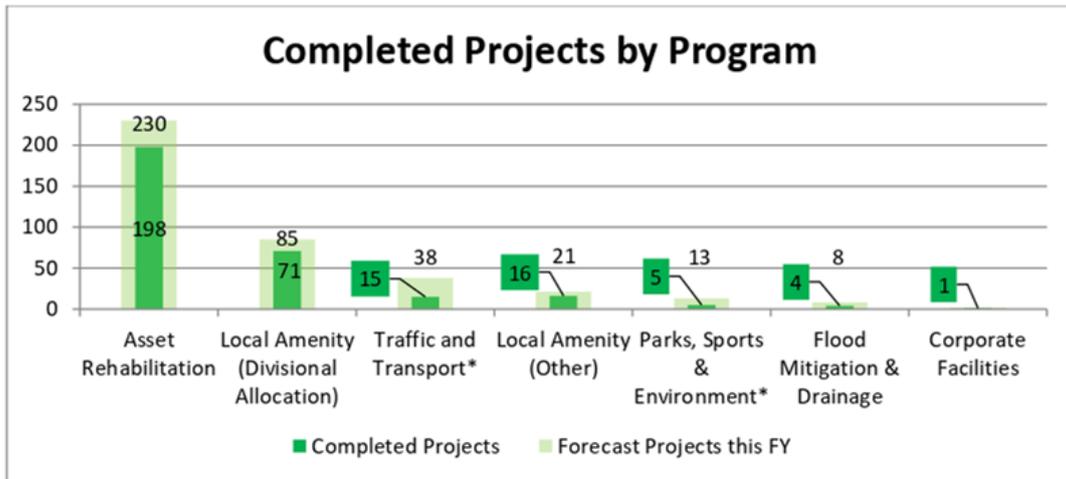
This monthly activity report, dated 24 April 2019, provides a status of Infrastructure Services key activities for the 2018-2019 Infrastructure Services Capital Works Portfolio.

"Trusted Advisor to Council for Infrastructure Planning, Design and Delivery"

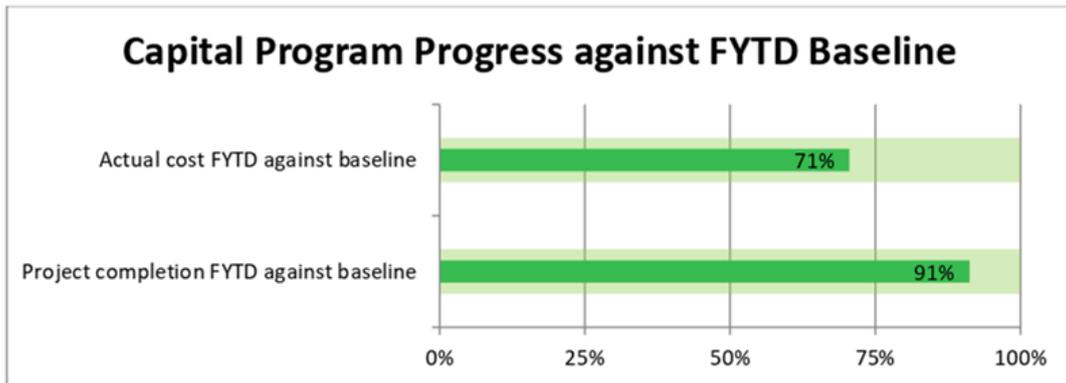
# Capital Portfolio

## Progress Summary

The 2018-2019 Infrastructure Services (IS) Capital Portfolio performed well against the Master Schedule for the period. IS department has completed 310 of 397 construction projects in 2018-2019, approximately 78% of the Capital Portfolio. Financial year to date IS has completed approximately 91% of the Capital Portfolio projects against baseline. Of the 177 projects carried over from the 2017-2018 financial year 168 have been completed.



\* Includes projects funded over multi-financial years, of which there are 10.



Capital program spend differential, baseline to actual, is attributable to a small number of large value projects. Regulatory development approvals, service relocations and contractual delays have resulted in interruptions to the delivery of these projects.

Budget Amendment BAv2 was adopted on 19 March 2019 reducing the Council Approved Budget for IS Deliverable component of the 2018-2019 Capital Portfolio to \$75.9 million.

## Planning

The recommended actions outlined in iGO, continue to be progressed; including strategy and policy development, investment and corridor planning, grant applications, project scoping, feasibility and provision of transport and traffic advice.

**Norman Street Bridge Preliminary Business Case** – (iGO Action R9). The Preliminary Business Case (PBC) to “Address Congestion, Cross River Connectivity and Network Resilience in the Ipswich City Centre” is continuing with Council’s consultant currently updating and amending the document following council officers’ review of the PBC.

**10 Year Transport Infrastructure Investment Plan (10 Year TIIP)** – (iGO Action D8). The 10 Year TIIP provides intelligence for logical and effective program management and the delivery of major transport projects including effective planning, design, procurement, pre-construction and construction processes. The draft three (3) Year Plan has been amended to account for Budget Amendment Version 2 and is awaiting endorsement from Council before final incorporation into the Draft 10YTIIP.

**iGO Public Transport Advocacy and Action Plan** – (iGO Action PT7). This project will identify short, medium and long term improvements to the public transport system and advocacy strategies. The draft report has now been amended by Council’s consultant and is the process of being reviewed and finalised. ICC Marketing are assisting with the preparation of a summary public version which will be reported to Council in the future.

**iGO Parking Pricing Strategy** – (iGO Action P6). The project will identify short, medium and long term pricing actions, technologies, zones, pricing models etc. to effectively manage short and long stay parking arrangements in the Ipswich City Centre and the Springfield Town Centre. The second working paper is now being finalised and is expected to be completed by the end of April 2019. Work has also commenced on the main draft report.

**iGO Road Safety Action Plan** – (iGO Action R10). The project will identify short, medium and long term road safety actions for the Ipswich road network with the aim to eliminate the number of serious crashes across the city which result in death and serious injury. The project inception meeting is complete and Stage 2 has commenced which includes a review and identification of the key road safety issues. Nominations have also been received for the Project Advisory Group (PAG) and Working Group (WG), with meetings planned for May and June 2019 respectively.

**iGO Intelligent Transport Systems Action Plan** – (iGO Action R5). The project involves the development of a strategic plan for road based technologies. The final report has been endorsed and the plan is complete. ICC Marketing will be assisting with the preparation of a summary public version.

**Deebing Creek Bikeway Corridor Plan** – (iGO Action AT9 and iGO ATAP Action 1.4). A corridor planning study for a new bikeway along Deebing Creek between Carr Street (Ipswich) and the Cunningham Highway (Yamanto/ Flinders View). The study is complete and a committee report was endorsed by the Growth and Infrastructure Committee at the 9 April 2019 meeting. A grant application has been submitted to DTMR for funding for the design of Stage 2 of the plan. Successful grants are to be announced in June 2019.

**Redbank Plains Road Stage 4 Corridor Plan** – (iGO Action R1). A corridor planning study for the upgrade of Redbank Plains Road between the Cunningham Highway and Collingwood Drive. Progress is continuing on the concept development stage following the completion of the options engineering workshop held during March 2019. A design review workshop is planned for the 30 April 2019.

## Community

The focus of consultation efforts related to the following projects within the Capital Portfolio of Works delivery program:

- Redbank Plains Road Stage 3, Redbank Plains
- Brisbane Street, West Ipswich
- Western Ipswich Bikeway Link, West Ipswich
- Old Toowoomba Road, One Mile
- Blackstone/South Station Road, Silkstone
- Henry Street, Brassall
- Rosewood Library
- Sandra Nolan, Redbank Plains
- Salisbury Road, Ipswich

## Opening/Media Events

There were no media events held in April 2019.

## Media Releases/Articles Published

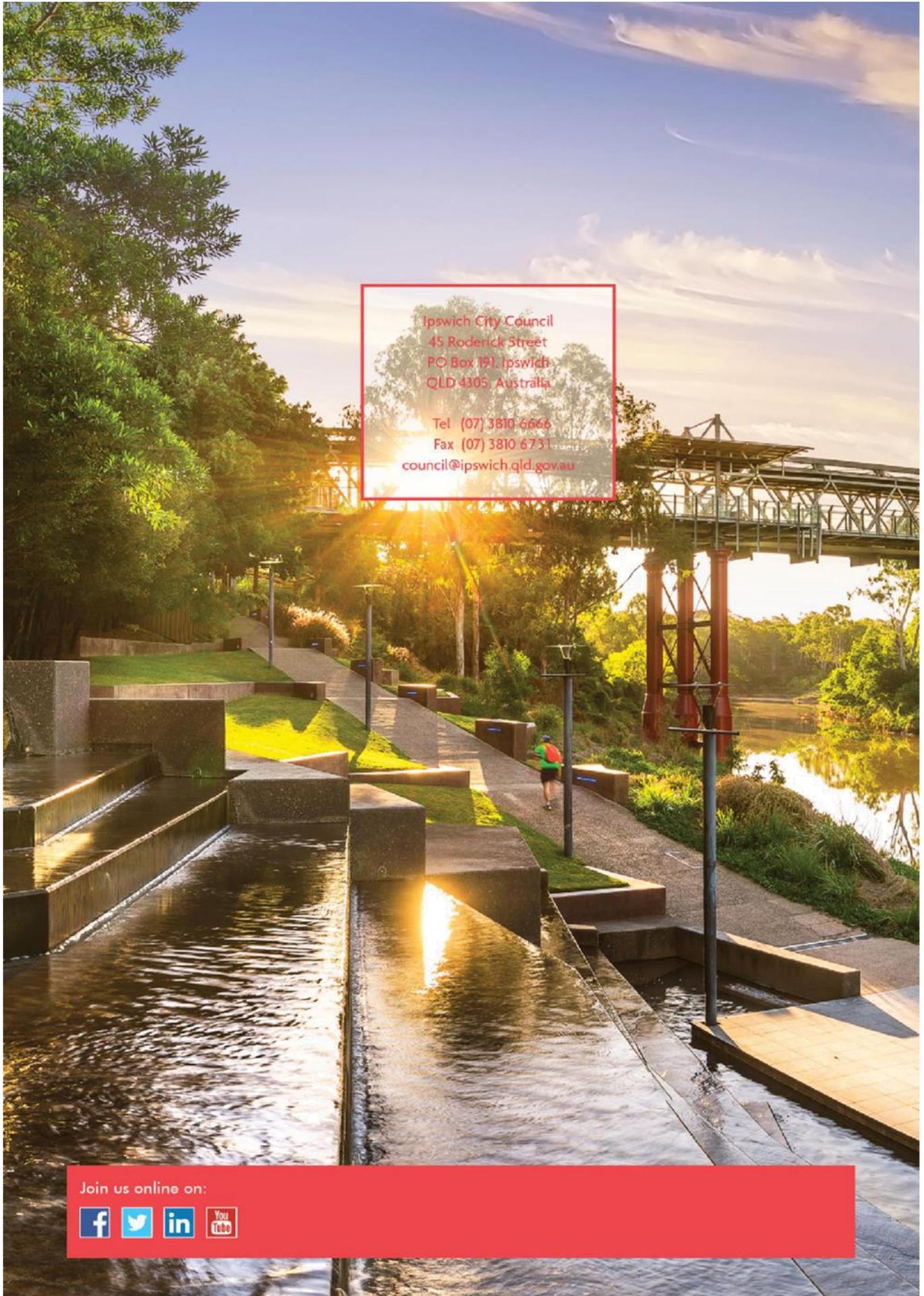
Articles published related to the following projects within the Capital Portfolio of Works delivery program:

Project	Date	Issue
Brisbane Street, West Ipswich	16 April	River 949 radio piece regarding the Brisbane Street project.
Rosewood Library	16 April	QT media article regarding Rosewood Library (contract award).
Brisbane Street, West Ipswich	12 April	Ipswich First article regarding the Brisbane Street project.
iGO Transport Projects	8 April	QT media enquiry regarding iGO transport projects.
Region's road network	2 April	QT media enquiry regarding the Ipswich road network.
Goondoola Street	29 March	QT media article regarding Goondoola Street project and completion.

## Schedule

### Key Capital Project Updates

- **Rosewood Library** – Council has approved the recommendation to award contract to preferred Contractor for the construction of the Library. Contract formation is in progress and is expected to be signed by both parties by early May 2019. Submission of all final AFC (Approved for Construction) documentation is expected by end of April 2019. Building approval is pending only on Q-Leave pay which will occur once the contract is signed. Contractor site activities are expected to commence mid May 2019.
- **2017 - 2018 Road Resurfacing Program** – Resurfacing works completed in Divisions 2 to 7, 9 and 10. Division 1 package 2 projects have commenced mid-April. Works involving water blasting or dry-matting that have excess bitumen are planned to commence in late April and be finalised in June 2019.
- **Kerb and Channel (K&C) Program** – Eight (8) out of the 16 projects are complete. All other projects have commenced, are awarded or are in the final stages of contractor procurement. Concept and detailed design works for 2019-2020 projects are well underway with the aim of having a number of detailed designs completed and handed over to construction at the commencement of the new financial year. Currently six (6) projects have completed detailed designs and are ready for handover to construction for 2019-2020 delivery.
- **Redbank Plains Stage 3** – Detailed design is progressing toward the second of four design milestones which is now expected to be submitted in July 2019. The delay is largely due to impact assessment and detailed design timeframes of third party service authorities.
- **Old Toowoomba Road, Leichhardt** – Construction works have commenced, including tree clearing, earthworks for road widening, installation of water and sewer main. There is some re-design of water main due to a clash with other services. Car park at Denman Street closed from mid-April allowing for earthworks and water main installation.
- **Brisbane Street, West Ipswich** – Service relocations estimated to complete in May 2019. Civil contractor to commence early June. Scope of works include road widening, water main installation and water reticulation, stormwater upgrades and traffic intersection upgrade at Tiger Street.
- **Blackstone/South Station Roads – Intersection upgrade** – The majority of pole footings are now installed, preliminary asphalt works related to road widening completed, and footpaths and driveways nearing completion. Power pole relocation to occur toward end of May. Completion expected mid-June 2019.
- **Marsden Parade realignment** – Tender has closed for demolition works relating to the disused service station, adjacent buildings and car park construction. Tender evaluation to follow.
- **Western Ipswich Bikeway Link** – Footpath works have now been completed. Remaining works include completion of street lighting, construction of raised priority crossings at the intersections of Omar Street with Keogh, Tiger and Clay streets, completion of line marking and signage, general site tidy and demobilisation. Works are scheduled for completion mid to late May ready for DTMR audit.



Ipswich City Council  
45 Roderick Street  
PO Box 191, Ipswich  
QLD 4305, Australia  
  
Tel (07) 3810 6666  
Fax (07) 3810 6731  
council@ipswich.qld.gov.au

Join us online on:

[f](#) [t](#) [in](#) [You Tube](#)

Doc ID No: A5458578

10 April 2019

COMMITTEE: GROWTH AND INFRASTRUCTURE COMMITTEE  
AUTHOR: PLANNING OFFICER (OPEN SPACE)  
SUBJECT: COONEANA HERITAGE CENTRE HEADS OF AGREEMENT

---

## **INTRODUCTION**

This is a report concerning the establishment of a Heads of Agreement (HOA) between the Ipswich Historical Society (IHS) and Council, as the foundation arrangement that will identify the roles and responsibilities of the parties in the planning and development of the Cooneana Heritage Centre.

## **RELATED PARTIES**

IHS was founded in October 1966 and society members actively participate in regular meetings and events celebrating and promoting Ipswich's history.

The IHS is made up of the Executive Management Committee who are individual community members interested in Ipswich heritage as well as subcommittees who are individuals representing the interest of stakeholder groups such as the Spinner and Weavers, Historical Motorcycle Club or Miners. Cooneana Heritage Centre has continued to house and operate as a community meeting space and exhibition facility since 2000 with the support of Council.

Ipswich Historical Society Executive Committee members and positions are as follows:

Hugh Taylor	President
Maxine Jones	Secretary
Lyn Mc Coombes	Treasurer
Ken Sbeghen	V. President

This HOA will be the tool to assist compliance with any conflict of interest and in particular with respect to the core local government principle of transparent and effective processes, and decision-making in the public interest.

## **ADVANCE IPSWICH THEME LINKAGE**

Caring for the community  
Managing growth and delivering key infrastructure

### **PURPOSE OF REPORT/BACKGROUND**

The Ipswich Historical Society (IHS) has occupied the “Cooneana” property located at 1041 Redbank Plains Road, New Chum, since 1 January 2000. Occupation was formalised by lease for a term of ten years and this lease expired on the 31 December 2011 with a ten year “Period of Option”. The ten year option was not progressed by Council as certain conditions of the lease were not exercised, resulting in IHS continuing their tenancy on a month by month basis.

Negotiations between IHS and Council recommenced December 2014, in light of a change of the IHS committee which shared Council’s long held vision to see Cooneana Heritage Centre be more accessible from a tourism perspective.

Following ongoing consultation, Council has recently undertaken a series of site reports for Cooneana Heritage Centre to assess the feasibility and viability of Cooneana Heritage Centre being developed into a ‘living museum’. Council engaged a specialist consultant to review the conservation values of the site and assess the tourism potential for Ipswich as a historical recreational destination.

Council and IHS have agreed to establish a formal strategic plan that will provide some long term support for IHS and the community groups to fulfil the vision of a historical and cultural community centre. A master plan was identified as a key project document required to address the complex historical, cultural and economic constraints and opportunities with a Heads of Agreement (Refer to Attachment 1) being the governing document for this masterplan process and the various projects.

### **RESOURCE IMPLICATIONS**

Internal resources have been allocated for the master planning process and fully funded through existing operational budgets. All preliminary project research has been completed by external consultants regarding heritage assessment and conservation planning with no outstanding work required.

Council will be responsible for the future programming of operation and capital expenditure budgets to deliver effective community infrastructure with the support of the IHS.

### **RISK MANAGEMENT IMPLICATIONS**

Council will mitigate risks through its ongoing working relationship with IHS and continually refer back to the Heads of Agreement document to clarify any discrepancies.

The HOA, if not approved, will weaken existing working relations with IHS and subcommittees as well as delay the master planning process, in turn delaying infrastructure improvements.

### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:

*Local Government Act 2009*

## **COMMUNITY AND OTHER CONSULTATION**

The formalisation of roles and responsibilities through the Heads of Agreement document for Cooneana Heritage Centre will provide a non-binding document which sets out the key terms of the proposed agreement between the parties. The HOA combined with the master plan will assist in the delivery of priority projects and operations to offer a tourism heritage experience for Ipswich. The document will capture a collective vision supported by a formal strategic plan to develop the site over time. This will translate into an engaged stakeholder group operating in partnership with Council which in turn generates a positive social, cultural and economic community capacity.

## **CONCLUSION**

In the interests of both parties and the Ipswich community, master / business planning for the development of Cooneana Heritage Centre should be undertaken through a partnership agreement document. The HOA document is an appropriate collaborative community engagement model that will lead to a formal lease agreement. Following the adoption of the Heads of Agreement and the development of the new master plan, a new lease should be developed for the Cooneana Heritage Centre to secure tenure for the Ipswich Historical Society.

## **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Cooneana Heritage Centre Heads of Agreement <a href="#"> </a>
----	---

## **RECOMMENDATION**

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) enter into a Heads of Agreement with the Ipswich Historical Society, based on the proposed Schedule of Aims and Objectives as detailed in the Cooneana Heritage Centre Heads of Agreement.
- B. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the Memorandum of Understanding to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.

Emma Baker

**PLANNING OFFICER (OPEN SPACE)**

I concur with the recommendations contained in this report.

Mark Bastin

**PRINCIPAL OFFICER (OPEN SPACE, LAND & FACILITIES OPERATIONS)**

I concur with the recommendations contained in this report.

Kaye Cavanagh

**ACTING SPORT RECREATION AND NATURAL RESOURCES MANAGER**

I concur with the recommendations contained in this report.

Bryce Hines

**CHIEF OPERATING OFFICER (WORKS, PARKS AND RECREATION)**

*“Together, we proudly enhance the quality of life for our community”*

## Heads of Agreement

BETWEEN Ipswich City Council ("Council") ABN 61 461 981 077

AND Ipswich Historical Society ("IHS") ABN 56 601 598 756

Together "the parties"

REGARDING Cooneana Heritage Centre

1041 Redbank Plains Road, New Chum (RP147956) ("the Land")

### Background

A Cooneana Heritage Centre Master Plan document will define the purposes and uses of the land and facilities, as a heritage and cultural tourist attraction.

The purpose of this Heads of Agreement is to identify the intended roles and responsibilities of the nominated stakeholders as well as the decision making process behind the strategic priority schedules for development of the Land including both capital improvements and operational works.

DATE 14 April 2019

## 1. Introduction

1.0 Terms use in this agreement are defined in Section 13.

1.1 The parties wish to develop community facilities incorporating a museum of local history focusing on Ipswich's mining and mines rescue; an interpretative centre displaying local heritage buildings and presenting a social history through indoor and outdoor exhibits. The centre will provide interactive educational displays that showcase traditional arts and crafts as well as the rich and diverse history of Ipswich.

1.2 This document sets out the basis upon which the parties intend to progress the Project and the key inputs and outcomes expected by each party.

## 2. Objective for the Land

The purpose of this HOA is to outline how Council and the Ipswich Historical Society (IHS) will work in partnership to design and deliver the Cooneana Heritage Centre master plan through a shared vision as a heritage and cultural tourist attraction.

The master plan will be the foundation document that will capture the strategic planning and development of detail design as well as the priority staging of the Cooneana Heritage Centre's restoration, upgrade and proposed new amenities to optimise the centre's capacity as a heritage tourist attraction for the Ipswich Region.

With respect to the continuation of investment in Cooneana Heritage Centre, the HOA will define the intention of the operation and activation of the centre. The HOA will identify the intended roles and responsibilities of each party to ensure the continued operation of this living museum and the management of the centre to accommodate the community collective of artisans and hobbyists sub-leasing the facilities.

This HOA will nominate the roles and responsibilities of the parties regarding capital funding to complete the implementation/construction of the stages nominated within the master plan as well as the operational and ongoing maintenance of the centre.

The objectives of the partnership and each party's intended responsibilities are set out below.

### Purpose of the Continued Operation Phase

- To establish a guiding document for the ongoing maintenance of the facilities, the responsible party for maintenance costs, duties and its regime as well as establish lease arrangements for each stakeholder group.
- Establish a maintenance agreement or contractual arrangement if required.

### Roles and Responsibilities:

- Council will author the draft operational / maintenance manual that will provide guidelines and information regarding the best practices of maintaining a level of care that advances the long-term preservation of buildings, grounds and other built infrastructure within the centre. The manual will address building monitoring and maintenance, grounds maintenance, security, disaster preparedness and pest management and provide a guide to general

cleaning of the internal buildings. The manual will not review curatorial standards or preservation of exhibitions.

- IHS and Council will allocate the duties identified in the operational / maintenance manual and once agreed, will assign the roles, responsibilities and scope of tasks that will establish a record of maintenance to form the base for annual inspection reports.

#### Purpose of the Planning and Design Phase

- To define the decision making process of the design and delivery of the master plan and successive construction stages of Cooneana Heritage Centre.
- To develop a master plan for the Cooneana Heritage Centre which will provide a community facility that displays the records and memorabilia of Ipswich's significant history of mining and resources industry.
- To mutually identify and prioritise the strategic development of the master plan and nominate funding and / or grant funding opportunities to complete future construction stages.
- To enable public participation and community involvement in the governance and operation of the planning and design phase of the community centre.
- To encapsulate the Cooneana Conservation Management Plans within the master plan and ensure the balance between functional requirements and the conservation values nominated.
- To identify and increase the economic viability of Cooneana Heritage Centre as an educational tourist destination in Ipswich.

#### Roles and Responsibilities:

- Council will manage and fund the design and development of the Cooneana Heritage Centre master plan.
- IHS will actively participate, guide and inform the decision making process of the design and development of the master plan.

#### Purpose of the Development / Construction Phase

- To progress the development of Cooneana Heritage Centre as set out in the master plan's strategic priority list of projects and ensure the capital improvements are delivered in a logical and prudent manner.
- To identify opportunities for adaptive re-use of character buildings that is sustainable, low in maintenance and complementary to the original structure.
- To repurpose the existing facilities to future activate Cooneana Heritage Centre and optimise the tourist, educational and business potential of the centre.

#### Roles and Responsibilities:

- Council will develop a strategic priority list of projects for new, renew and upgrade works that will coordinate with the Councils' 10 year capital works program.
- IHS will participate in the decision process and confirm the scope of each project, the timing and budgets allocated for the strategic project list.

Purpose of the Operation Phase

- To continue a regime of maintenance based on the guiding document for the ongoing care of the facilities, the responsible party for maintenance costs / duties as well as establish lease arrangements for each stakeholder group.

Roles and Responsibilities:

- Both parties will together review the master plan documentation biennially (every two years) and the capital works budget to be annually reviewed to coordinate priority works to progress the master plan.
- Council will implement an annual building inspection regime that includes a record report on the condition of the lease facilities at the commencement of a lease / licence agreement and on an agreed periodic basis throughout the tenure.

### 3. Proposed Facilities

3.1 The facilities on the Land that shall be included in the master plan are those that address the identified existing essential facility shortfalls as well as opportunities for future development including, but not limited to:

- The full restoration of the Cooneana Homestead (circa 1868) and the new function as part of the museum display of historical buildings and lifestyles from previous eras in the Ipswich region.
- The adaption of Rhondda Building and carport to provide facilities to collect, preserve and exhibit historical artefacts and memorabilia.
- Defining the role and/or purpose of exhibition / facilities of each building within the Centre.
- The renovation of the existing Cooneana homestead and outbuildings to adhere to all current building standards specifically DDA whilst preserving the character of each building.
- Provide a Sense of Arrival and improved Street Presence making the site "visitor friendly"
- Provide additional parking and formalise car parking / bus parking and circulation within the property.
- Upgrade the existing centre facilities with new Public Toilets, Outdoor Seating and New Café or Tearoom
- Enhance Way-finding and Orientation within and through the centre
- Provide new and improved pedestrian circulation, connection to buildings and adherence to relevant Australian Standards.
- Develop the curated exhibition spaces and displays to a current best practice standard.

#### 4. Potential Funding

4.1 Currently Council capital works program has no identified projects or associated budget allocated.

4.2 IHS and Council will identify grant funding opportunities and where feasible, align with development of Council's capital works program, roles and responsibilities to optimise existing available funding.

4.3 IHS and Council will mutually identify capital works priorities and will review the priority list annually.

Council Design Services to consist of – Continued Operation Phase

- Seek suitable State and Federal funding to continue and/or complete the restoration of Cooneana Homestead through the Investment Planning and Delivery Team ongoing coordination.

Council Design Services to consist of - Planning and Design Phase

- Community Engagement including Heads of Agreement & Design by Enquiry stakeholder workshop through Community Engagement Branch coordination, timing to be confirmed.
- Master planning including Strategic Development Plans with Investment Planning and Delivery Team (timing to be confirmed).
- Detailed Concept Design supporting notes including Probable Cost Estimates with Investment Planning and Delivery Team (timing to be confirmed).

Council Future capital works to consist of - Development / Construction Phase

Identified potential projects with no allocated funds:

- Site Presentation - initial base investment towards new fencing, entry statement / signage;
- Restoration of Heritage Buildings – investment over 5 years with matched external funding (Cooneana Homestead / Rhonda building / Aberdare Hut);
- New or Upgraded Toilet Amenities
- New Water Storage - 50,000 L underground water tank
- Additional parking for visitors, staff and volunteers
- Provision of a café to service visitors

IHS Ongoing maintenance works & running of facilities - Operational Phase

- Ongoing day to day maintenance of the internal building such as floor coverings, doors and windows and any equipment and fixtures provided by Council for HIS use.
- Ongoing grounds upkeep such as mowing, garden maintenance and weed removal
- Provide, fund and maintain centre utilities to the centre.

Council Operational works & running of facilities - Operational Phase

- Council will fund an independent site inspection to audit and report on the condition of all buildings and associated facilities prior to entering into a lease with IHS. This report will form part of the master plan documentation package and all lease agreements.
- Annual building inspection and upkeep of the centre's buildings and any major priority capital structural items such as roofing, walls, air conditioners and external fittings such as gutters and downpipes.
- Review and upkeep of existing landscape elements such as car park, entry statement and associated gardens.

## 5. Facilities Locality Principles

### 5.1 Existing Facilities:

The following buildings are located within the land and three currently have community groups utilising the facilities that operate under Memoranda of Understanding with IHS:

- Heritage site buildings - Cooneana Homestead 1868, Rhondda Office & Carport 1977
- Relocated character buildings – Jim Donald House, Miners Cottage, Brighton House, Brigg House, Rhondda Pay Office
- Auxiliary Facilities – Shed 1 & 2, Toilet building and associated septic system.

### 5.2 Proposed New Buildings and Additional Facilities:

- Character buildings nominated for Relocation – Aberdare Hut

## 6. Anticipated Project Timeframe & Critical Milestones

Commencement of project and critical milestones to be confirmed in conjunction with IHS and Council as part of this Heads of Agreement arrangement.

## 7. General Principles

7.1 Subject to the Specific Principles in Clause 5, Council and IHS may enter into a Lease which will incorporate the terms under which the Facilities will be developed. Parties acknowledge that a Council resolution to enter into the Lease is required prior to entering into a Lease.

7.2 The parties intend to work collaboratively to plan and develop the proposed Facilities as outlined in Attachment A including using reasonable endeavours to redesign the proposed facilities to achieve the required functionality should sufficient funding for the current proposed facilities not be secured on terms acceptable to the parties.

7.3 The Site as identified in Attachment A shall be provided to IHS by Council in accordance with the general principles as outlined in this Agreement and in particular under the Agreement for Lease.

## 8. Specific Principles

### *Lease*

8.1 Subject to the funding arrangements in Clause 4 being confirmed, and the required Council resolution, the parties will enter a Lease.

## 9. Commercial Development Rights

9.1 Council intends that, subject to Council's approval and any conditions of a subsequent lease, the IHS may utilise the Land for income producing activities if:

- IHS remains as a not-for-profit community group;
- IHS is the beneficiary of the income or another community group as agreed in writing by Council;
- Any planning approvals and other approvals required for the income producing activities are obtained by IHS; and
- The income producing activities are consistent with the proposed master plan and facility development and include but are not limited to uses such as an education museum and historical tourist centre, restaurant, café, catering venue and other uses / Facilities that may be agreed between the parties.

## 10. Confidentiality

The parties must treat as confidential information:

- The fact that the parties have entered this Agreement;
- The provisions of this Agreement; and
- All information which is described as confidential, or which a party should reasonable expect is confidential information, provided by the other party in connection with this Agreement or furthering the Project.

10.1 A party must not disclose the other party's confidential information to any person except:

10.1.1 To employees (which term includes sub-lessees, agents, contractors and sub-contractors) on a "need to know" basis provided those persons first agree to observe the confidentiality of the information;

10.1.2 To legal and financial advisers;

10.1.3 With the other party's prior written consent which shall not be unreasonably withheld or delayed;

10.1.4 If required by law, any regulatory body; or

10.1.5 If it is in the public domain other than as a result of a party's breach of an obligation of confidentiality.

10.1.6 The recipient of confidential information indemnifies the disclosing party against and must pay on demand any losses, costs or damages directly or indirectly incurred by the disclosing party by reason of a breach of the recipient's obligations under this Clause 8 including any breach or misuse of the disclosing party's confidential information by an

employee, officer, agent, contractor, legal, financial or other professional adviser of the recipient.

10.2 The parties intend that the obligations in this Clause 10 are legally binding and survive any termination or expiry of this Agreement.

## 11. Agreements intended to be entered into for the Project

11.1 The parties intend to proceed with negotiation and execution of a number of agreements referred to in this Heads of Agreement (the Further Agreements).

11.2 The Parties intend to engage and share reasonable information in order to further the Project.

## 12. Miscellaneous

12.1 This Heads of Agreement is not intended to be legally binding, with the exception of clause 10. The purpose is to outline the basis on which the parties are willing to enter into negotiations for preparing and executing the Further Agreements that will bind the parties.

## 13. Definitions

In this Agreement:

**IHS** means Ipswich Historical Society which is the managing organisation and head tenant of the Cooneana Heritage Centre, 1041 Redbank Plains Road, New Chum.

**Sub tenant** means subsequent community organisations and groups who have a written sub lease with Ipswich Historical Society.

**Council** means Ipswich City Council land owner and leaser of 1041 Redbank Plains Road, New Chum.

**Agreement** means this Head of Agreement as executed.

**Facilities** means the buildings, built infrastructure and the land parcel (RP147956) consisting of Cooneana Historical Centre and includes any other improvements developed on the Site.

**Further Agreement** has the meaning given to that phrase in clause 11.

**Lease** means the proposed Lease from Council to IHS over the Site as outlined in clause 6 and may including an agreement for lease.

**Museum** means the Rhondda building, verandas and carport.

**Homestead** means the Cooneana building, timber verandas, kitchen building, outhouse and water tanks.

**Centre** means the Cooneana Heritage Centre, 1041 Redbank Plains Road, New Chum.

**Project** means the proposal to develop the Facilities and associated infrastructure as contemplate in this Agreement, including at section 1.1.

**Site** means the area identified as RP147956, 1041 Redbank Plains Road, New Chum.

**14. Points of Contact and Engagement:**

**Ipswich City Council**

Mark Bastin, Principal Officer (Open Space, Land and Facilities Operations)

Works Parks and Recreation Department

Phone: (07) 3810 6584

**Ipswich Historical Society**

Hugh Taylor, President

Phone: (07) 3282 0358

**15. Execution**

Signed by the parties on the dates set out below

\_\_\_\_\_

Signed for and behalf of the Ipswich Historical Society

\_\_\_\_\_

(print full name)

\_\_\_\_\_

(position)

This        day of        2017

\_\_\_\_\_

IPSWICH CITY COUNCIL

Signed by Bryce Hines, Acting Chief Operating Officer

(Works, Parks and Recreation) as duly authorised

Council delegate in accordance with section 236

The Local Government Act 2009.

\_\_\_\_\_

Witness

\_\_\_\_\_

Name of Witness (Print)

**ATTACHMENTS**

Attachment A – Cooneana Heritage Centre Draft Master Plan	 1504JCW Coonea MP_B.pdf
---	---

Doc ID No: A5481484

ITEM: 3  
SUBJECT: NORTH IPSWICH RESERVE STADIUM DESIGN DEFINITION REPORT  
AUTHOR: PRINCIPAL OFFICER (SPORT AND RECREATION PROGRAMS)  
DATE: 23 APRIL 2019

---

### **EXECUTIVE SUMMARY**

This is a report concerning the North Ipswich Reserve Stadium Feasibility and Project Definition Report.

### **RECOMMENDATION/S**

That the Interim Administrator of Ipswich City Council resolve:

- A. That the North Ipswich Reserve Stadium Feasibility and Project Definition Report as detailed in Attachment 1 be endorsed.
- B. That Concept Designs for the North Ipswich Reserve Stadium upgrade be developed for Council's consideration.
- C. That the Strategic Business Case for the North Ipswich Reserve Stadium project be prepared and presented for Council's consideration.
- D. That Council provide an in principle commitment of \$10,000,000 to the future upgrade of North Ipswich Reserve Stadium subject to equal commitment being made by both the Queensland State Government and the Federal Government.

### **RELATED PARTIES**

- Cox Architecture
  - Rider Levett Bucknall – Quantity Surveyors
  - DWH Lake – Sport and Entertainment Venue Planning
  - Extent - Heritage Advisors
  - ARUP – Traffic and Pedestrian Engineers
- Shayne Neumann MP – Federal Member for Blair
- Jennifer Howard MP – State Member for Ipswich

- Jim Madden MP – State Member for Ipswich West
- Greater Ipswich Expansion Bid Team
  - Pat Boyle
  - Pye Augustine

## **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure

## **PURPOSE OF REPORT/BACKGROUND**

North Ipswich Reserve is the premier sporting facility within the City of Ipswich. Ipswich City Council [Council] has been investigating the upgrade of North Ipswich Reserve since 2000.

Cox Architecture were engaged to develop the *North Ipswich Reserve Stadium Feasibility and Project Definition* project. The objectives of the *North Ipswich Reserve Stadium Feasibility and Project Definition* project were to:

- Assess the feasibility of developing a regional boutique sports and events stadium at North Ipswich Reserve from a location, access, design and construction perspective.
- Prepare a visualisation plan together with a suitable scope to inform the future design and ultimate development of a regional boutique sports and events stadium.
- Prepare a plan that informs Council and potential investing partners of a logical sequence of staged development of the proposed facilities.
- Provide a high level order of cost estimate for the project including for each stage.

The final *North Ipswich Reserve Stadium Feasibility and Project Definition* report can be seen in Attachment 1. Key points from the *North Ipswich Reserve Stadium Feasibility and Project Definition* report are summarised below.

**Location Assessment** - The future development of a regional boutique stadium has been assessed from a location, access, design and construction perspective. The North Ipswich Open Space Master Plan identified potential alternate positioning of a stadium at either the current North Ipswich Reserve site, or the neighbouring Allan Cumming Park. The existing North Ipswich Reserve site is the most suitable. The proposed stadium development will become a catalyst to invigorate the precinct including the Woollen Mill and the edge of the Bremer River. It will add a vibrancy to the CBD on event day, create a flexible platform to operate outside of major events and bring both economic and social benefits to the city.

**Stadium Design** - The stadium is to be developed into a regional boutique sports and events facility to service the growing demand for elite sport in the area. The stadium will have the ability to host elite rectangular sports events at the venue including but not limited to NRL, ARU, A-League and AFLX games. The stadium will have the flexibility to host major events and utilise spaces on non-event days to maximize revenue.

The long term stadium design will accommodate up to 20,000 spectators in a bowl setting close to the playing field. The facility will include player and officials facilities and amenities, corporate and media facilities, shaded spectator seating, food and beverage and amenities.

The design proposes suggestions for access to and from the facility from a spectator perspective with links to nearby public transport to both rail and bus networks and a proposed 9m wide pedestrian bridge over the Bremer River to the CBD.

The high level order of cost to develop the facility has been estimated in the order of \$215m to \$220m. Costings are an indicative order of cost estimate from April 2019 for site wide related construction and do not include relevant exclusions and market escalations. The project will require further detailed costings as it progresses.

**Stadium Development Staging** - The report outlines how the overall concept of the stadium can be completed in stages over a period of time to accommodate the needs of the community. Staging has been provided to better manage available budgets to ensure delivery of the facility can be met while at the same time allow continual activation of the facility while construction is undertaken over each of the identified stages.

Two proposals provide alternative staging possibilities and how the stadium redevelopment will impact existing buildings. The alternative staging maintains the Corporate Centre until the last stage rather than Stage 3 as proposed in the first proposal.

High level order of cost estimates have been provided for each stage of development for each proposal. The project will require further detailed costings as it progresses.

**Future Use** - The proposed stadium will be used primarily for rectangular sports catering for rugby league, soccer, rugby union, AFLX. At present, North Ipswich Reserve is home to the Ipswich Jets Rugby League Football Club and Rugby League Ipswich. The proposed new facility would also meet the needs of the Western Corridor NRL Bid team if the NRL decides to expand to Ipswich.

A stadium upgrade would meet the needs of the Greater Ipswich Expansion Bid who are looking to enter into the Hyundai A-League and Westfield W-League. The Ipswich Pride Expansion Bid was unsuccessful in their bid in 2018 to enter into the Hyundai A-League. One point of feedback from the Hyundai A-League Expansion Team as to why their bid was unsuccessful was that there had been no commitment of funds to the development of the proposed stadium in Ipswich. The Greater Ipswich Expansion Bid Team has submitted a proposal to Council seeking a commitment of funding from all levels of government towards the development of the proposed stadium to enhance their chances of entry into the Hyundai A-League and Westfield W-League (See Attachment 2).

**Next Steps** - The *North Ipswich Reserve Stadium Feasibility and Project Definition* report recommend the following actions be undertaken to further develop this proposed facility:

- **Access**
  - Provision of a 9m wide high level footbridge over the Bremer River directly connecting to the proposed stadium site creating a quicker link to the Ipswich train station and the Ipswich CBD.

- Introduce more pedestrian crossings in Pine Street to improve access to public transport facilities.
- Consideration of improved access between the proposed footbridge and the train station.
- Increase public transport service levels to reduce the reliance on private vehicle access to the site.
- Develop a parking strategy to manage parking on event days.
- **Heritage**
  - Prepare a researched history and assessment of significance of the North Ipswich Reserve site.
  - Undertake a Master Plan process with key stakeholders to develop a vision for the adaptive re-use of the (former) Woollen Mill site in association with the Stadium proposal:
    - i. Include a heritage professional in the Master Planning stage
    - ii. Develop/update the prioritised conservation and maintenance schedule
    - iii. Budget for ongoing building maintenance
  - Ensure design of the Stadium, especially the seating at the eastern lot boundary, considers bulk, scale and height relative to the landmark heritage structure. The aim should be to minimise visual impacts on the aesthetic values of the adjoining heritage building.
- **Business Case** – To fully assess the viability of a new stadium in North Ipswich, more detailed assessment is required:
  - *Feasibility Assessment* - A feasibility assessment that considers preliminary demand/content scenarios, attendance assumptions, concept design and cost and financial assessment and identification of funding opportunities.
  - *Detailed Business Case* - An investment proposal of this size and the requirement for government funding will require the completion of a business case that considers a detailed options analysis, detailed economic modelling, cost benefit analysis, risk analysis, implementation and procurement assessment.
    - A Strategic Business Case is presently being developed in accordance with Building Queensland's Business Case Development Framework.
- **Concept Design**
  - Prepare Concept Designs for the North Ipswich Reserve Stadium upgrade using the North Ipswich Reserve Stadium Feasibility and Project Definition Report as the basis of a functional brief and scope of works.
- **Funding**
  - Use the North Ipswich Reserve Stadium Feasibility and Project Definition Report, the North Ipswich Reserve Stadium upgrade visualisation plans and cost estimates to seek funding commitments from all levels of government towards the future upgrade of the North Ipswich Reserve Stadium.

## FINANCIAL/RESOURCE IMPLICATIONS

The overall, high level order of costs for the ultimate long term development of the North Ipswich Reserve Stadium upgrade have been estimated in the order of \$215m to \$220m. High level order of cost estimates have also been provided for each stage of development for the project. All costings are an indicative order of cost estimate from April 2019 for site

wide related construction and do not include relevant exclusions and market escalations. The project will require further detailed costings as it progresses.

A Strategic Business Case is presently being developed by Council to assist in appropriately managing all costs associated with further planning, design, construction and management of the Stadium.

The additional planning and investigation works, Concept Designs and detailed designs will require additional resources for development.

### **RISK MANAGEMENT IMPLICATIONS**

The *North Ipswich Reserve Stadium Feasibility and Project Definition* report outlines the need for a number of additional planning and investigation works, surrounding town planning, access, heritage, design, feasibility and business case development. These works will need to be undertaken to better understand and manage all project risks.

The Stadium upgrade will require substantial financial investment and as such will require funding support from State and Federal Government. Council is preparing a Strategic Business Case in accordance with Building Queensland's Business Case Development Framework to aid in project development and future government funding support.

The *North Ipswich Reserve Stadium Feasibility and Project Definition* report has proposed two different staging options for development of stadium. Staging has been provided to better manage available budgets to ensure delivery of the facility can be met while at the same time allow for continual activation of the facility while construction is undertaken over each of the identified stages.

The upgrade of the stadium is required to support bids for soccer and rugby league bid teams entry into the national competitions. Without the appropriate facilities, both the Greater Ipswich Hyundai A-League Expansion Bid and the Western Corridor NRL Bid team will be unable to enter into the National League competitions.

### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Local Government Act 2009*

### **COMMUNITY AND OTHER CONSULTATION**

Consultation has only been undertaken with internal stakeholders as part of this project. Previous stadium planning reports undertaken by Council have entailed differing levels of both internal and external stakeholder engagement and consultation which has aided in informing the development of this project.

The Interim Administrator and Chief Operating Officer (Works, Parks and Recreation) met with the Federal Member for Blair, the State Member for Ipswich, the State Member for Ipswich West and the Greater Ipswich Expansion Bid team to discuss the Greater Ipswich

Expansion Bid Team's stadium requirements for potential future inclusion in an expanded Hyundai A-League and Westfield W-League.

## CONCLUSION

North Ipswich Reserve is the premier sporting facility within the City of Ipswich. Council has been investigating the upgrade of North Ipswich Reserve since 2000. The stadium upgrade can bring great social and economic benefits to the City of Ipswich. It is proposed that the stadium upgrade will allow entry of Ipswich based soccer and rugby league teams into the national competitions.

Council has prepared the *North Ipswich Reserve Stadium Feasibility and Project Definition* report. The report has assessed the feasibility of developing a regional boutique sports and events stadium facility together with a visualisation plan, defined scope for future design and development, and alternative staging plans with high level order of cost estimates for development. The report has also identified a number of further detailed planning and investigation works required to be undertaken by Council.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	North Ipswich Reserve Stadium Feasibility and Project Definition Report ( <i>under separate cover</i> ) 
2.	Greater Ipswich Hyundai A-League Expansion Bid ( <i>under separate cover</i> ) 

John Bolton

**PRINCIPAL OFFICER (SPORT AND RECREATION PROGRAMS)**

I concur with the recommendations contained in this report.

Kaye Cavanagh

**ACTING SPORT RECREATION AND NATURAL RESOURCES MANAGER**

I concur with the recommendations contained in this report.

Bryce Hines

**CHIEF OPERATING OFFICER (WORKS, PARKS AND RECREATION)**

***“Together, we proudly enhance the quality of life for our community”***

Doc ID No: A5494695

ITEM: 4

SUBJECT: WORKS PARKS AND RECREATION QUARTERLY ACTIVITY REPORT JANUARY TO MARCH 2019

AUTHOR: BUSINESS SYSTEMS AND SUPPORT COORDINATOR

DATE: 2 MAY 2019

---

### **EXECUTIVE SUMMARY**

This is a report concerning the Works Parks and Recreation quarterly activity report for January to March 2019.

### **RECOMMENDATION/S**

That the report be received and the contents noted.

### **RELATED PARTIES**

There are no related party matters associated with this report.

### **ADVANCE IPSWICH THEME LINKAGE**

Caring for the community  
Caring for the environment  
Managing growth and delivering key infrastructure  
Listening, leading and financial management

### **PURPOSE OF REPORT/BACKGROUND**

Works Parks and Recreation (WPR) is the lead agency in the Ipswich community providing management, maintenance and operational services and activities relating to roads, streetlights, drainage, parks, reserves, sporting areas, aquatic facilities, urban forest, conservation, corporate buildings, depots and former landfills, waste management services solutions, strategically planning the open space network, activating and delivery of sport and recreation opportunities within the City, proactive planning, management and response to natural disasters.

Highlights for the quarter include:

- An average \$0.36/domestic bin lift for the quarter;
- 22,409 free plants provided to residents during the quarter;

- Service request on-time-delivery 90% and above for the quarter;
- 43,174 community contact touch points during the quarter; and
- 40,757 volunteer hours for the quarter.

#### **FINANCIAL/RESOURCE IMPLICATIONS**

There are no resourcing or budget implications.

#### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

#### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Local Government Act 2009*

#### **COMMUNITY AND OTHER CONSULTATION**

The contents of this report did not require any community consultation.

#### **CONCLUSION**

The Works Parks and Recreation Department are responsible for the management, maintenance and operational services and activities relating to roads, streetlights, drainage, parks, reserves, sporting areas, aquatic facilities, urban forest, conservation, corporate buildings, depots and former landfills, waste management services solutions, strategically planning the open space network, activating and delivery of sport and recreation opportunities within the City, proactive planning, management and response to natural disasters.

This quarterly activity report provides a snapshot of the activities undertaken.

#### **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Works Parks and Recreation Quarterly Activity Report January-March 2019  
----	---

Sharon Smith

**BUSINESS SYSTEMS AND SUPPORT COORDINATOR**

I concur with the recommendations contained in this report.

Bryce Hines

**CHIEF OPERATING OFFICER (WORKS, PARKS AND RECREATION)**

***“Together, we proudly enhance the quality of life for our community”***

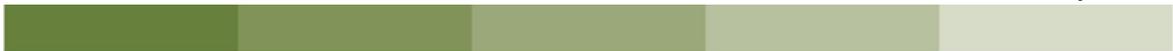
# Works, Parks and Recreation

Quarterly Activity Report  
31 March 2019  
Presented by Bryce Hines

[ipswich.qld.gov.au](http://ipswich.qld.gov.au)







## Table of Contents

Table of Contents.....	0
Introduction.....	3
Community Delivery Status .....	4
Assets .....	7
Fleet.....	8
Nursery .....	11
Open Space.....	12
Parking Meter Operations .....	15
Partnerships, Sport and Recreation, Strategy and Natural Resources .....	18
Waste .....	20

## Introduction

Council's Department of Works Parks and Recreation (WPR) is the lead agency in the Ipswich community providing management, maintenance and operational services and activities relating to roads, streetlights, drainage, parks, reserves, sporting areas, aquatic facilities, urban forest, conservation, corporate buildings, depots and former landfills, waste management services solutions, strategically planning the open space network, activating and delivering sport and recreation opportunities within the City, proactive planning, management and response to natural disasters.

This activity report for January to March 2019 provides a snap shot of activities undertaken by the Department during the quarter.

## Community Delivery Status

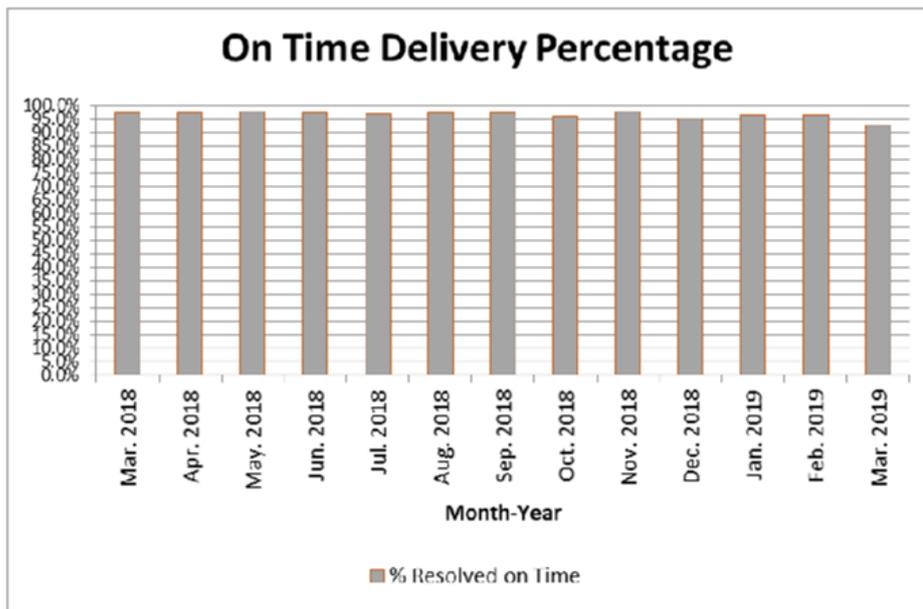
### Customer Service Requests

The WPR Department receives service requests from the community in relation to a diverse range of matters including but not limited to potholes, waste management services, maintenance of parks, illegal dumping and management of trees. WPR monitors the volumes and types of service requests to identify trends and allocate resources accordingly to provide a high level of customer service to the community.

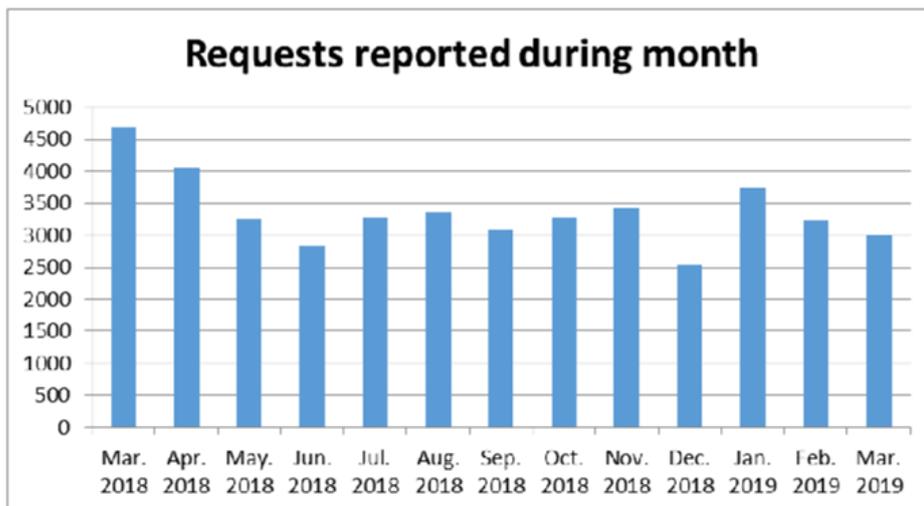
### WPR Customer Service Activity - Ongoing

The below graphs illustrate the monitoring of customer service requests that are processed, investigated and resolved by WPR staff. The Department continues to monitor the 85% target to resolve requests in accordance with the adopted service levels. The graphs illustrate the following:

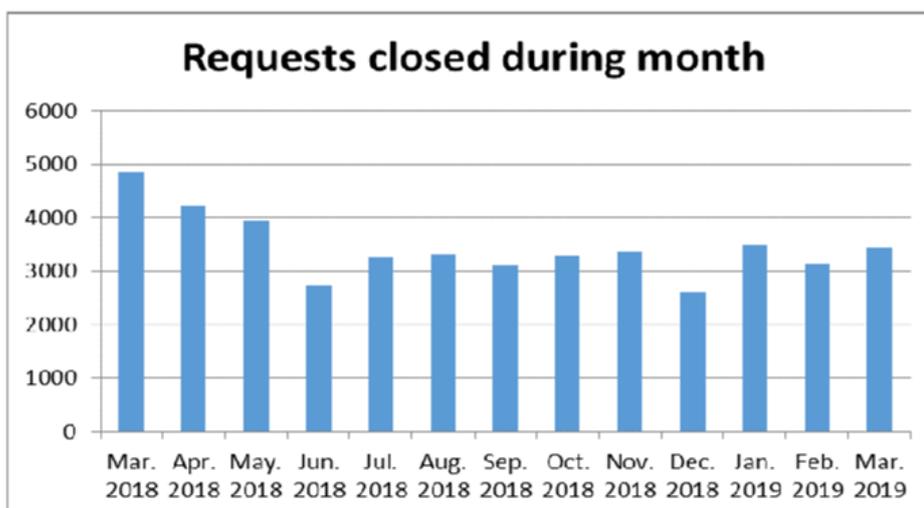
- Total requests completed within the adopted service delivery (OTD)
- Total requests reported
- Total requests closed



%	97.6	97.6	97.8	97.4	97.1	97.4	97.7	96.3	97.7	95.5	96.7	96.8	92.8
Month	Mar 18	Apr 18	May 18	June 18	July 18	Aug 18	Sept 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19



No. Reported	4670	4047	3252	2840	3272	3366	3084	3273	3435	2537	3756	3239	3016
Month	Mar 18	Apr 18	May 18	June 18	July 18	Aug 18	Sept 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19



No. closed	4860	4215	3939	2730	3263	3310	3100	3297	3369	2597	3493	3125	3433
Month	Mar 18	Apr 18	May 18	June 18	July 18	Aug 18	Sept 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19

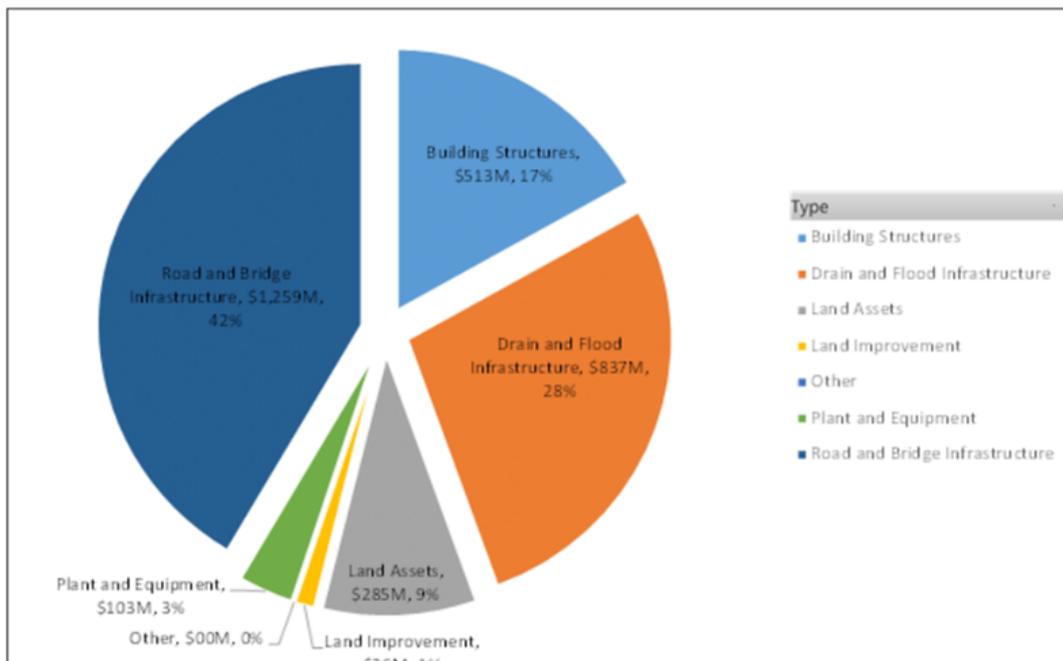
**Top 10 Chart: Customer Service Requests and Volumes for January - March 2019**

The following table highlights the top 10 customer service request types received by WPR in this quarter.

Rank	Request Code	Total
1	Domestic - Repair/Replace Bin (Waste Management)	1504
2	Domestic - Commence Bin Service (Waste Management)	1202
3	Domestic - Extra Bin Service/Missed Bin Complaint (Waste Management)	759
4	Skip - New (Waste Management)	566
5	Non Urgent Graffiti Removal (Graffiti and Vandalism)	276
6	Footpath Tree Trimming/Maintenance (Roads/Footpaths)	264
7	Footpath Tree Removal (Roads/Footpaths)	202
8	Non Urgent Footpath Maintenance (Roads/Footpaths)	172
9	Park/Reserve Maintenance (Parks and Reserves)	164
10	Standard NHVR Access Consent Request (Road Permits)	154

## Assets

Currently the Works Parks and Recreation Department manages \$3.034 billion worth of assets, up from \$2.994 billion in December 2018, on behalf of the community.



During the January - March quarter the following new assets were added:

- 15.9 hectares of land
- 0.37 kms of gravel road
- 11.13 kms of sealed roads
- 6.12 kms of stormwater drains
- 276 stormwater structures
- 8.44 kms of footpath
- 1 local park

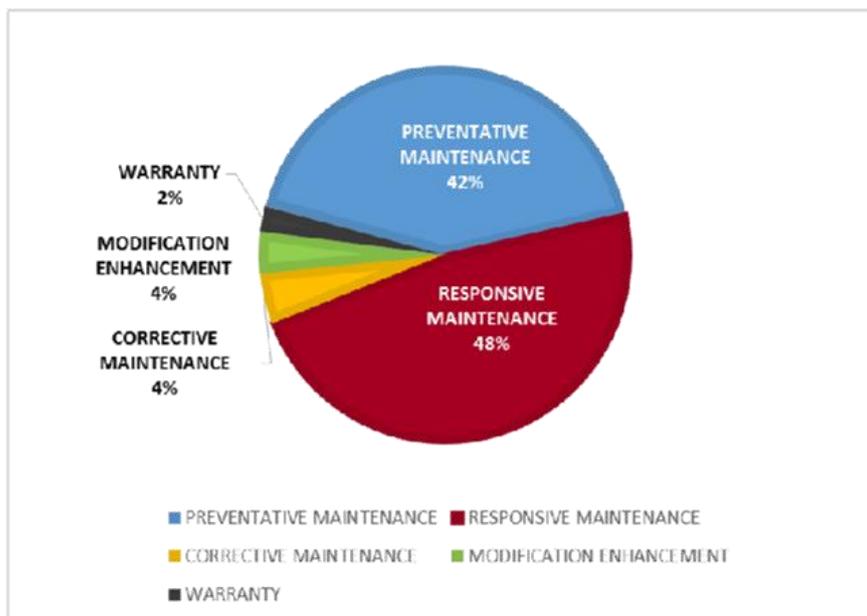
## Fleet

Fleet services, maintain and repair the Council fleet which includes trucks, cars, waste trucks and major and minor plant.

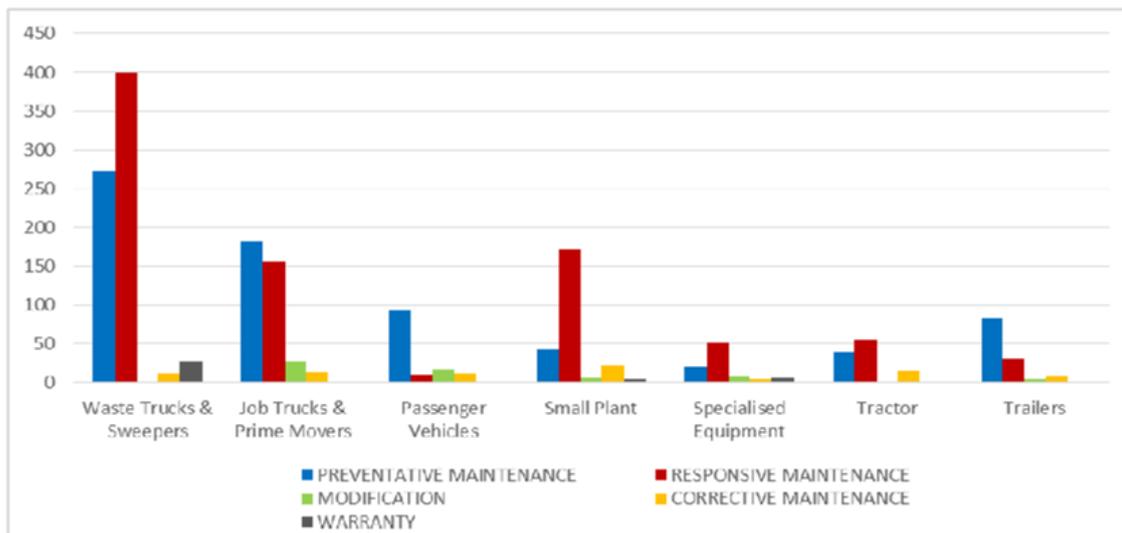
### Current Assets @ 31 March 2019

ASSET TYPE	Passenger Vehicles	Job Trucks & Prime Movers	Trailers	Waste Trucks & Sweepers	Specialised Equipment	Tractors	Small Plant
 ICC	 207	 88	 89	 40	 35	 29	 549
 SES	9	2	21	0	0	0	89

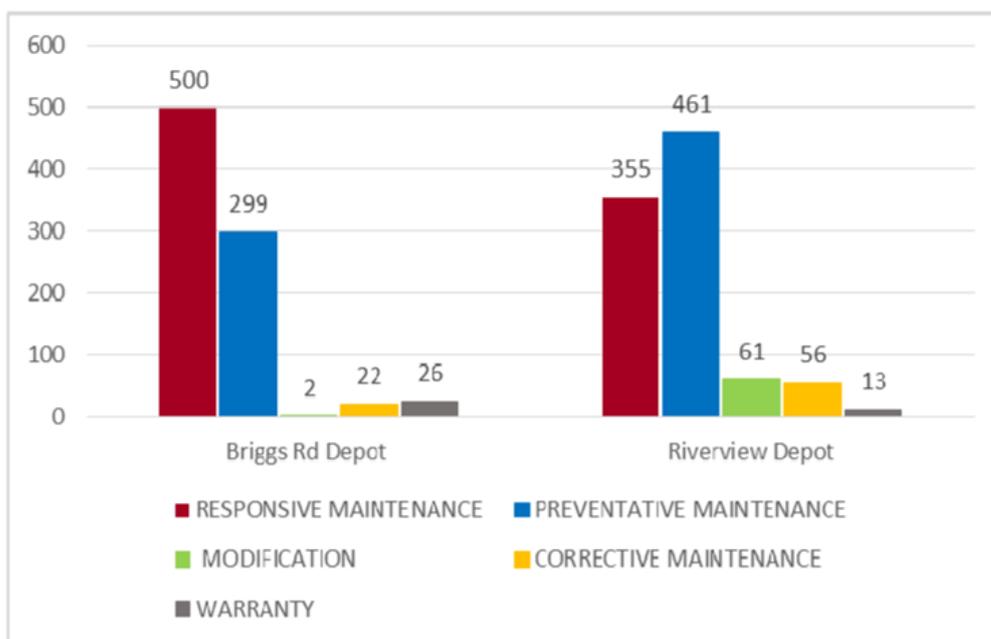
### Distribution Types of Mechanical Maintenance Completed January - March 2019



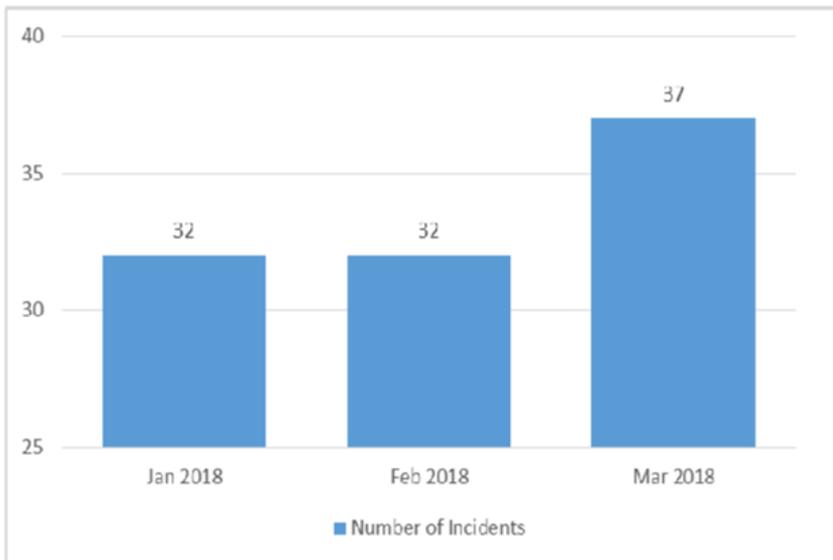
Distribution of Work across Asset Types January - March 2019



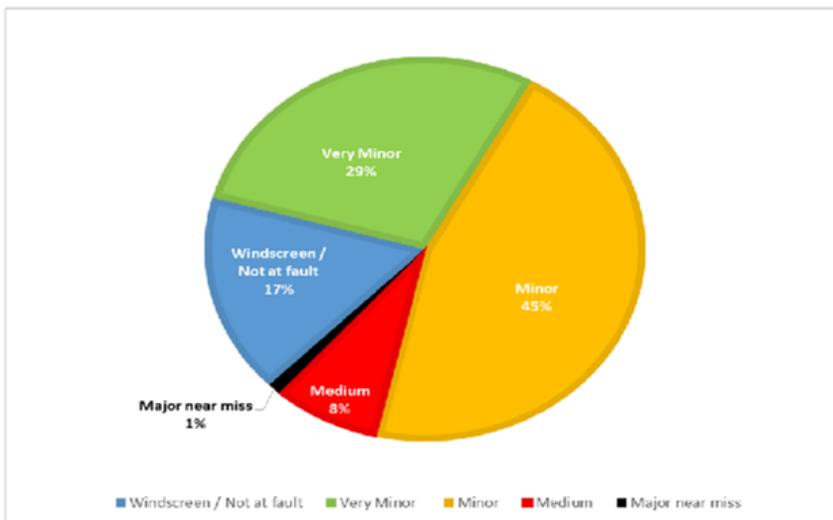
Distribution of Work across Riverview and Briggs Road Workshops January - March 2019



**Reported Damage to Fleet Assets January - March 2019**



**Types of Incidents Involving Fleet Assets January - March 2019**



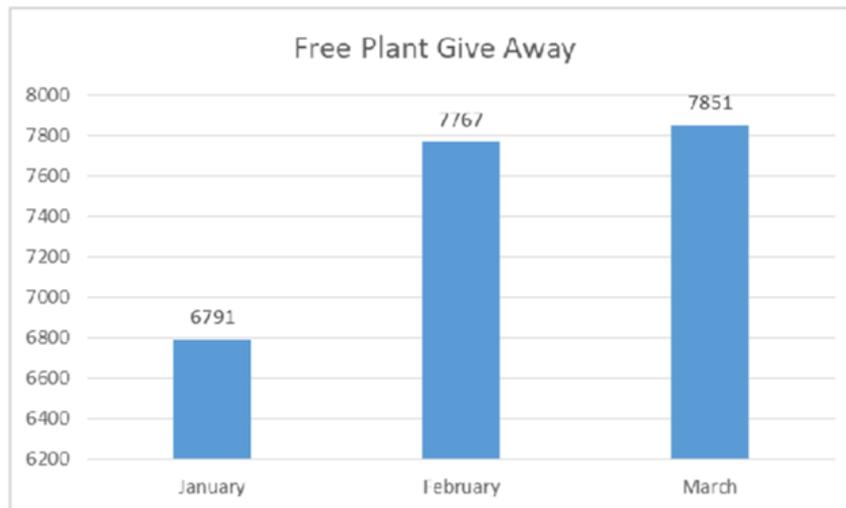
## Nursery

Ipswich City Council provides a Free Plant Program each financial year to assist residents to develop a greener, healthier lifestyle.

Over 500,000 trees have been distributed to the local community in the last five years, with this figure continually rising.

Plants are propagated and grown in Ipswich City Council's production nursery. Plant species are chosen and propagated to suit local climate and soil conditions.

### Free Plants for January – March 2019



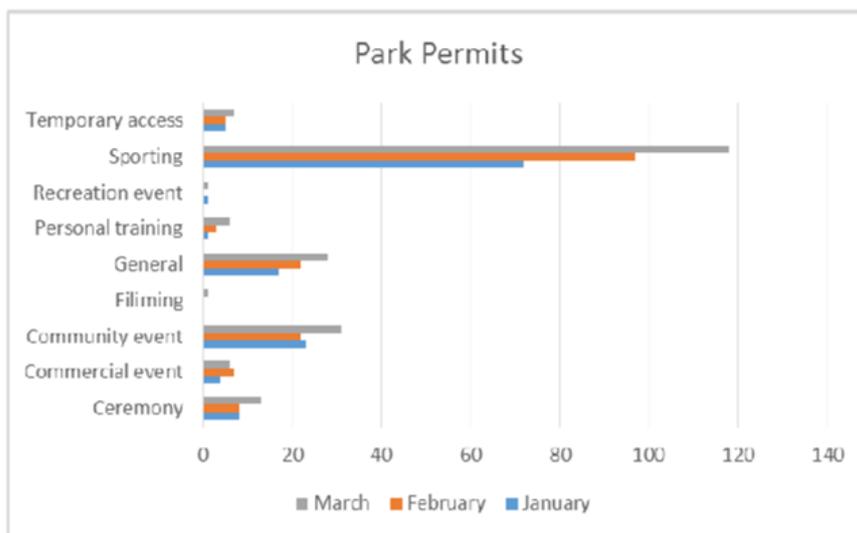
These figures include the free plants provided at the mobile nurseries held during the quarter.

## Open Space

The Works Parks and Recreation Department manages and maintains 356 parks throughout the City.

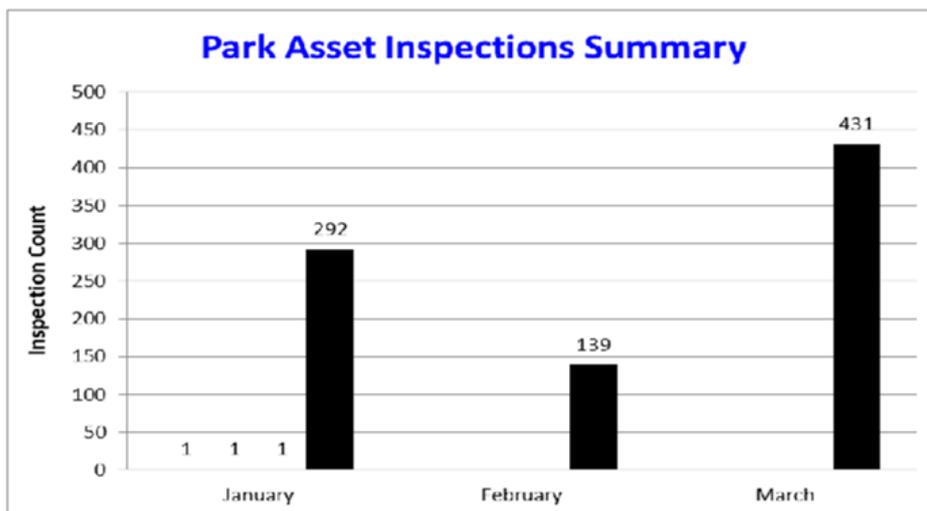
This report provides an overview of the activities undertaken by the community and Council in the open space network.

### Park Permits Issued for January – March 2019



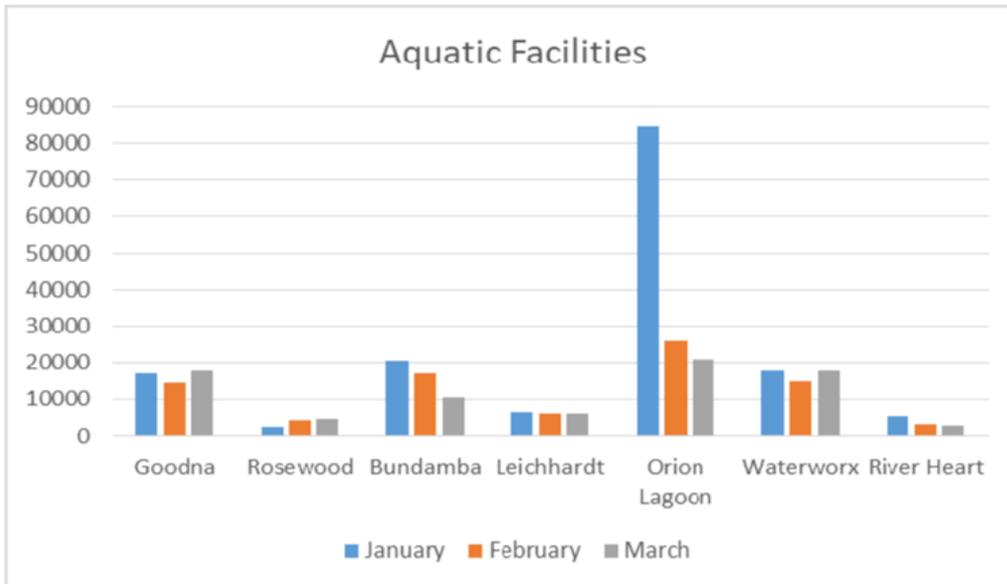
### Park Inspections for January – March 2019

The graph below provides the total number of park inspections completed in accordance with the adopted program during the quarter.



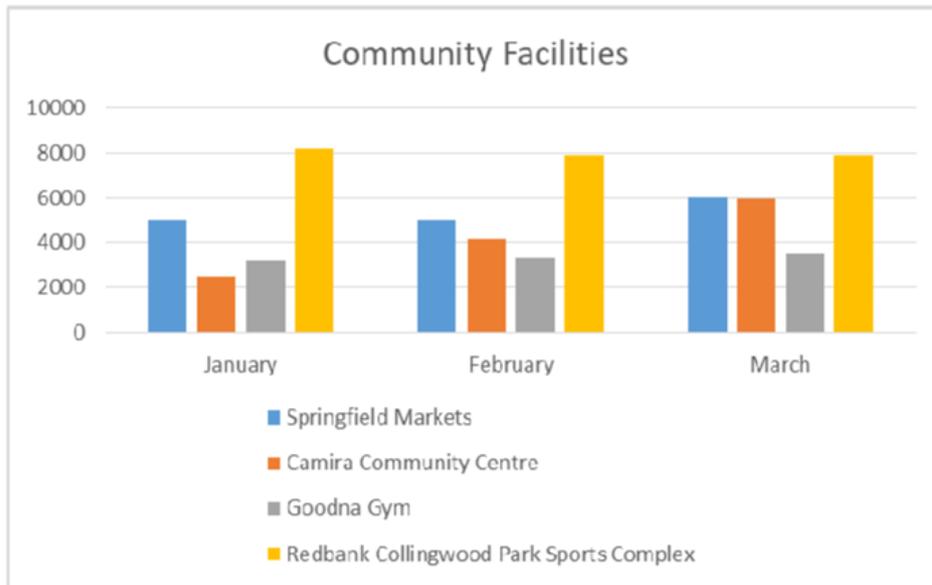
**Aquatic Facilities Attendance for January – March 2019**

The total attendance for the quarter for the City’s aquatic facilities are shown in the graph below. Orion Lagoon and River Heart Parkland Stage 2 are estimated based on headcounts undertaken.



Aquatic Facility	January	February	March
Goodna	17038	14587	17665
Rosewood	2562	4302	4674
Bundamba	20555	17047	10756
Leichhardt	6471	6067	6043
Orion Lagoon (estimated)	84860	25954	20980
Waterworx	17664	14861	17607
River Heart Parkland Stage 2	5376	3099	2921

Community Facilities Attendance for January – March 2019



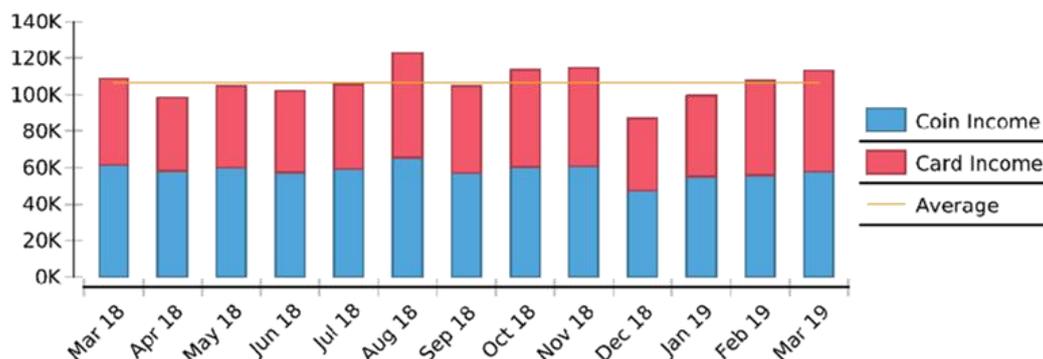
## Parking Meter Operations

Income from parking meters from January to March 2019 was \$320,367 (inclusive of GST) with 53% of revenue from coins and 47% from credit cards.

### Income Statistics for January – March 2019

Quarterly Income			
Month	Coin Income	Card Income	Total
Jan	\$55,035	\$44,447	\$99,482
Feb	\$55,859	\$51,626	\$107,485
Mar	\$57,873	\$55,527	\$113,400
<b>Total</b>	<b>\$168,767</b>	<b>\$151,600</b>	<b>\$320,367</b>

### Annual Split of Income by Payment Type



**Average Income per month (12 month average)**

The average monthly income from parking meters is \$106,165 with 55% of revenue from coins and 45% from credit cards.

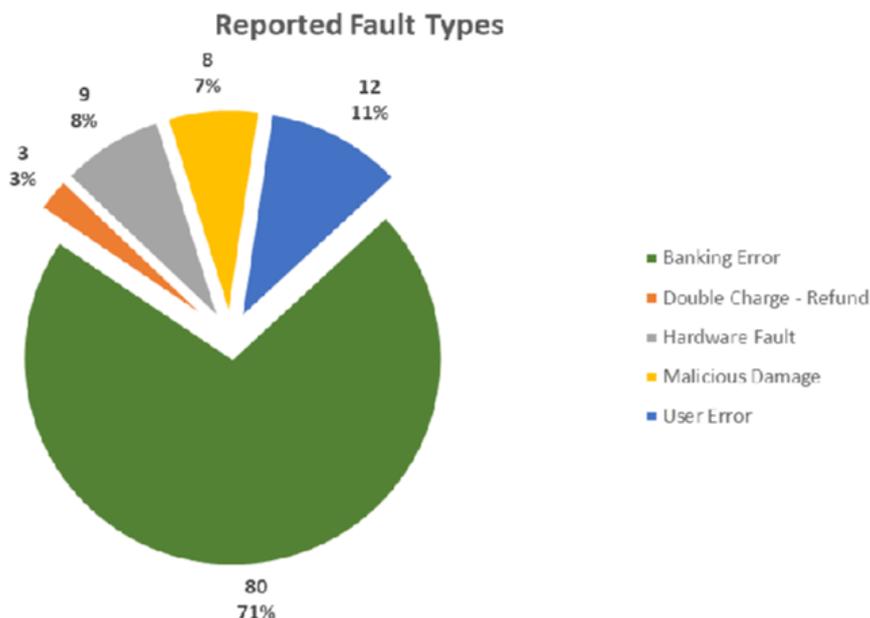
12 Month Average Income	
Type	Income
Coin	\$57,832
Card	\$48,332
<b>Total</b>	<b>\$106,164</b>

**Average Transaction Value (12 month average)**

The average transaction value for parking meters is \$2.50. The average for coins is \$2.02 and credit cards \$3.32.

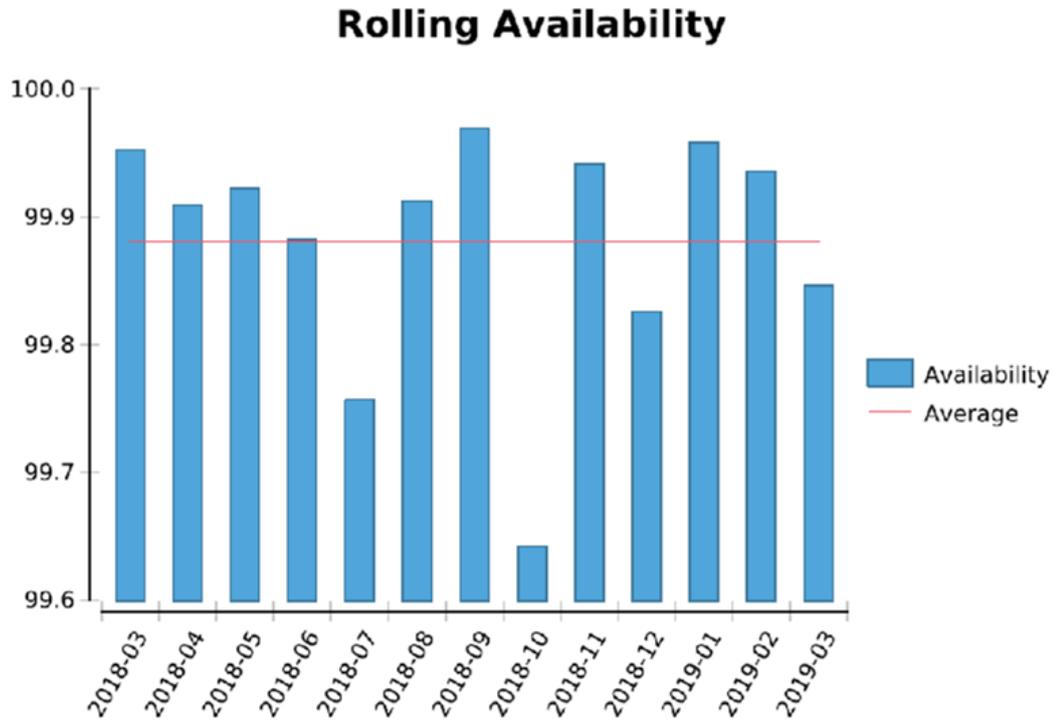
**Fault Reporting**

Between January and March 2019, there were 112 parking meter faults reported by customers, averaging 1.4 calls per operational day.



**Meter Reliability**

The parking meter reliability is high, with an average availability above 99.846%.



## Partnerships, Sport and Recreation, Strategy and Natural Resources

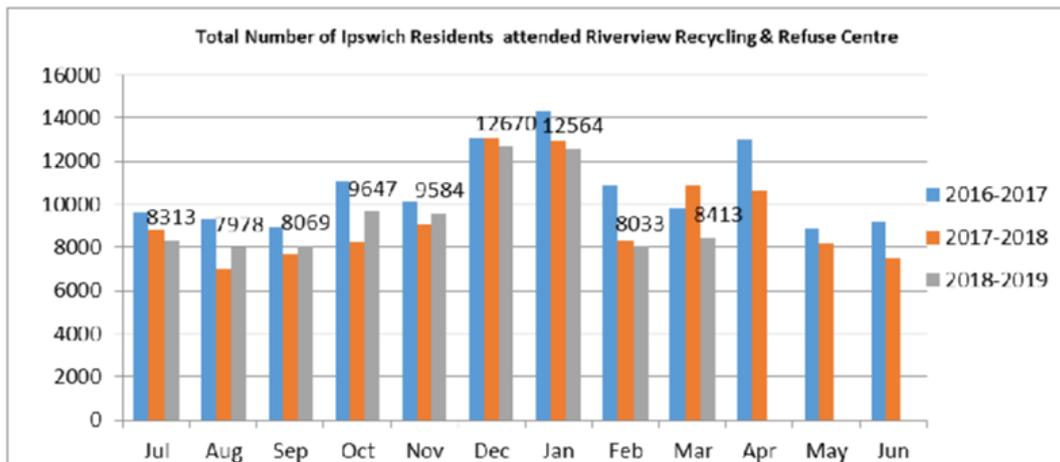
<p><b>Community Contact Touch Points</b> represent the number of persons interacted with or present at events including:</p> <ul style="list-style-type: none"> <li>• Active Parks</li> <li>• Active Breaks</li> <li>• Active and Healthy Ipswich</li> <li>• Woman on Wheels</li> <li>• Healthy Active School Travel</li> <li>• Heart Foundation Walking</li> <li>• Nature-based recreation trail users</li> <li>• Guided Moon Rise Walks</li> <li>• Outdoor Nature-Based Recreation Event participation</li> <li>• Conservation Visitor Management (School Based)</li> <li>• Environmental Education Programs</li> <li>• Community Tree Planting Day</li> <li>• Habitat Gardens Partnership Program</li> <li>• Enviroplan Photo Competition</li> <li>• SES and Emergency Management presentations</li> </ul>	 <p><b>Qtr result</b> <b>43,174</b></p>
<p>Number of <b>physical activities, events and workshops</b> provided to the community:</p> <ul style="list-style-type: none"> <li>• Guided Nature Events</li> <li>• Healthy Active School Travel program Events</li> <li>• Physical Activity Events</li> <li>• Outdoor Nature-Based Recreation Events</li> <li>• Sport &amp; Recreation Events</li> </ul>	 <p><b>Qtr result</b> <b>90</b></p>
<p>Number of <b>volunteer hours</b>:</p> <ul style="list-style-type: none"> <li>• Queens Park Environmental Education Centre Hours</li> <li>• Ipswich Nature Centre</li> <li>• Parks and Gardens</li> <li>• Beautiful Ipswich</li> <li>• SES Summer Storm and Flood Safety Poster Competition</li> <li>• Rosewood Street Festival</li> <li>• Jacaranda Festival</li> <li>• Emergency Management Library Program</li> </ul>	 <p><b>Qtr result</b> <b>40,757</b></p>

<p><b>Bursaries, Awards and Grants</b> provided to support local sporting athletes and local sport and recreation organisations:</p> <ul style="list-style-type: none"> <li>• Bursaries provided to support local athletes</li> </ul>	 <p><b>Qtr result</b> <b>22</b></p>
<p>Number of <b>Sport Club Development Plans</b> and Council and <b>Community Sporting Club grant applications</b> completed, submitted and /or supported:</p> <ul style="list-style-type: none"> <li>• Club Development Plans</li> <li>• Grant Applications</li> </ul>	 <p><b>Qtr result</b> <b>1</b></p>
<p>Number of Investment Planning and Delivery team capital works projects completed during the quarter</p>	 <p><b>Qtr result</b> <b>1</b></p>
<p>Amount of investment received in <b>sport and recreation infrastructure that has been instigated by clubs:</b></p> <ul style="list-style-type: none"> <li>• Ipswich BMX staging area roof</li> <li>• Raceview Soccer - bench seating at Jim Donald Parklands</li> <li>• Ipswich &amp; West Moreton Cricket Association – shed power and lights</li> <li>• Centrals Cricket – upgrade cricket nets</li> <li>• Ipswich Netball - 2 x air conditioners</li> <li>• Installation of terraced seating Limestone Park</li> <li>• Ipswich BMX Track rebuild and coating application</li> </ul>	 <p><b>Qtr result</b> <b>\$49,000</b></p>

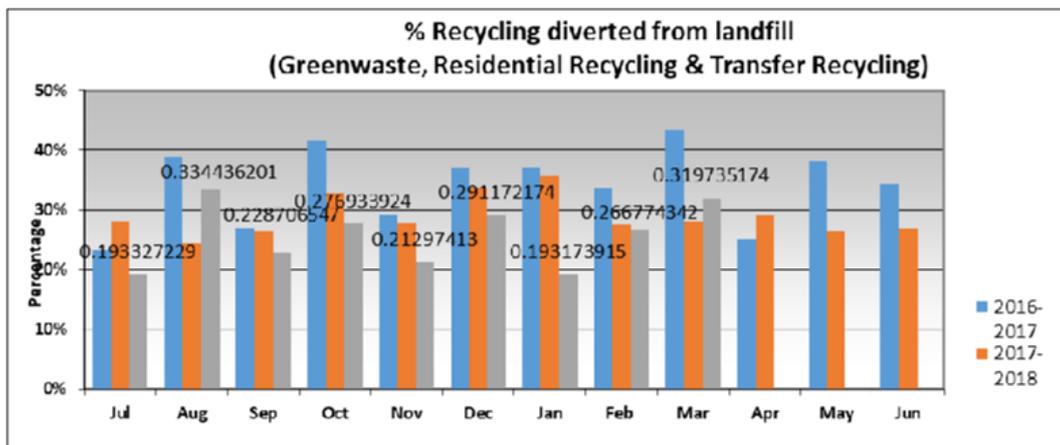
## Waste

Ipswich Waste provides to the community a weekly domestic, fortnightly recycling and green waste service and provides services to commercial customers in regards to commercial waste collection.

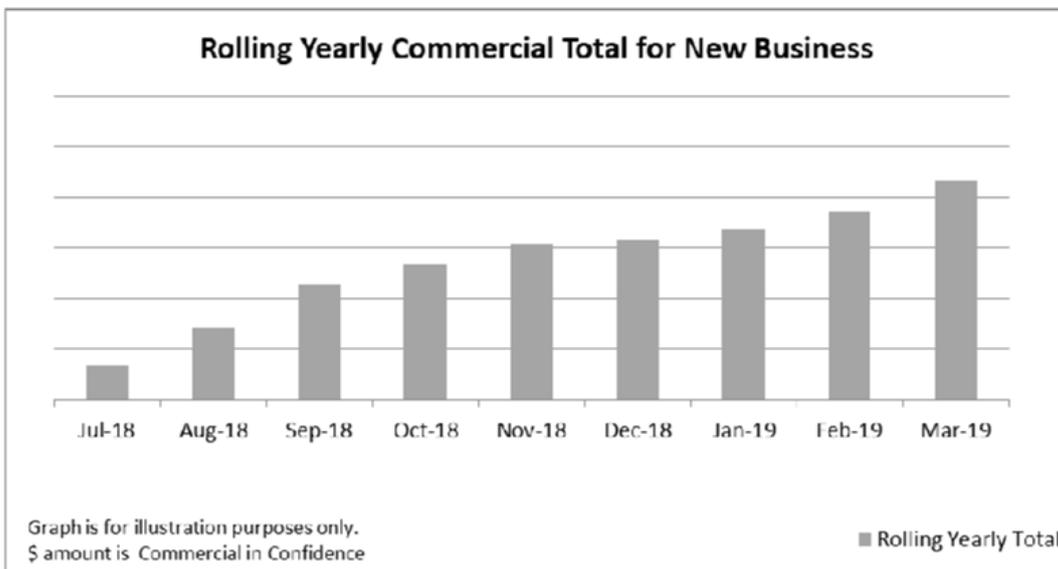
### Riverview Recycling and Refuse Transfer Station



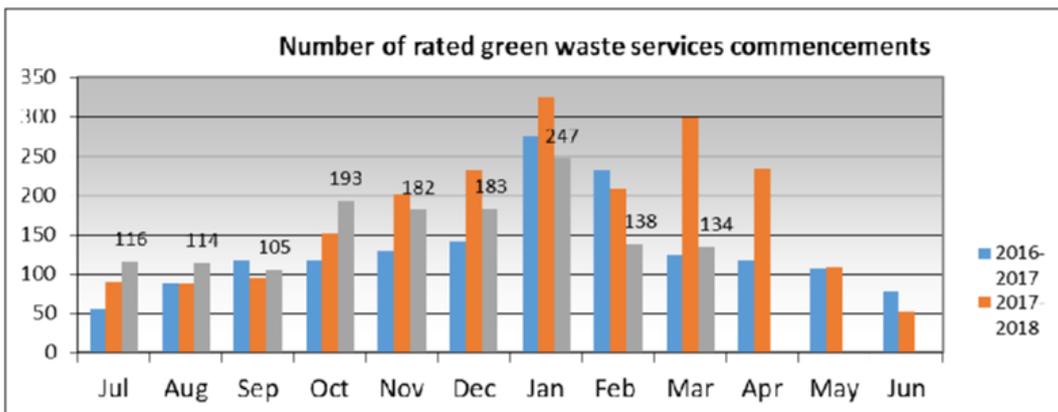
### Diversion from Landfill – Recycle and FOGO



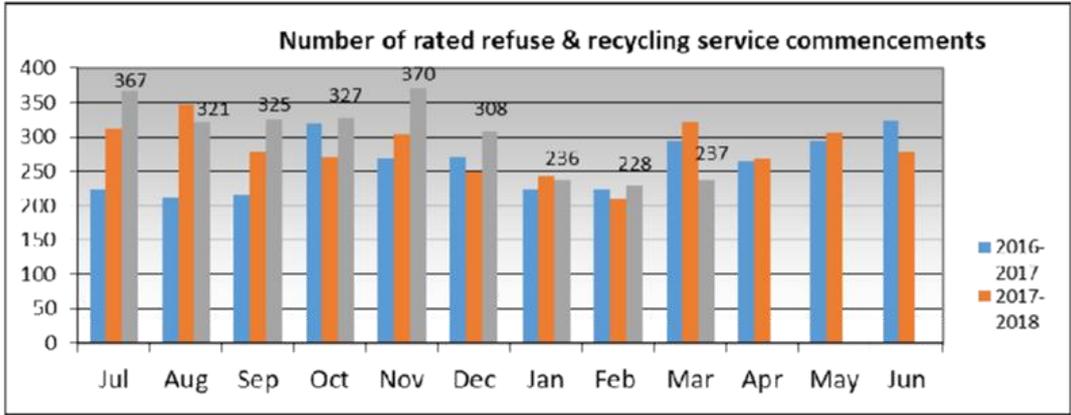
**New Commercial Customers**



**Number of Rated Green Waste (FOGO) Services Commencements**



**Number of Rated Refuse and Recycling Service Commencements**



**Productive Measure – Cost/Bin Lift**





Doc ID No: A5490395

ITEM: 5  
SUBJECT: QUARTERLY ACTIVITY REPORT  
AUTHOR: EXECUTIVE BUSINESS SUPPORT OFFICER  
DATE: 7 MAY 2019

---

### **EXECUTIVE SUMMARY**

This is a report by the Executive Business Support Officer dated 7 May 2019 concerning the activities of the Planning and Development Department within the March Quarter 2019.

### **RECOMMENDATION/S**

That the report be received and the contents noted.

### **RELATED PARTIES**

There are no related parties associated with the recommendation as the development applications have already been determined.

### **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure

### **PURPOSE OF REPORT/BACKGROUND**

This is the eleventh quarterly report prepared by the Planning and Development Department.

The March quarterly report is enclosed as Attachment 1.

The report focuses on:-

- overall development activity within the Ipswich Local Government area (specifically population and dwelling growth, land subdivision and non-residential building activity);
- development applications (for planning, engineering, building and plumbing);
- infrastructure delivery by the development industry (ie contributed assets);
- major projects (such as planning scheme amendments, policy and legislation review, heritage projects, business improvement initiatives and major development applications lodged and determined during the quarter); and

- activity generated through information requests (via certificates and web access).

Highlights from the March Quarterly Report include:-

- another high growth period, with 1,819 persons population growth, and the Local Government Area population increasing to 219,890 persons;
- an equivalent annual population growth rate of 3.34%;
- Spring Mountain as the fastest growing suburb;
- Spring Mountain with the highest number of new lots created and Brassall with the highest number of new lots approved;
- 84,243m<sup>2</sup> of new, non-residential building floor space, able to accommodate 1,000 new jobs;
- 363 development applications lodged;
- 498 plumbing applications lodged;
- 2,170 building and plumbing inspections undertaken; and
- 165,840 web site visits.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

## **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Planning Act 2016*

## **COMMUNITY AND OTHER CONSULTATION**

The contents of this report did not require any community consultation.

## **CONCLUSION**

This Development Activity Report profiles the volume and composition of development related activity within the Ipswich Local Government Area for the January to March quarter of 2019, referred to in this document as the March 2019 quarter.

## **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	March 2019 Quarterly Report <a href="#">↓</a> 
----	---

Louise Randall

**EXECUTIVE BUSINESS SUPPORT OFFICER**

I concur with the recommendations contained in this report.

Brett Davey

**ACTING CITY PLANNER**

*“Together, we proudly enhance the quality of life for our community”*

# Planning and Development

Quarterly Activity Report  
March 2019

*"Building a balanced and sustainable Ipswich with a strong economy, key infrastructure and a community that cares for each other and the environment"*



[ipswich.qld.gov.au](http://ipswich.qld.gov.au)



## Table of Contents

<b>Table of Contents</b> .....	<b>2</b>
<b>Introduction</b> .....	<b>4</b>
<b>Development Activity</b> .....	<b>5</b>
Population Growth.....	5
Dwelling Activity .....	5
Population Hotspots .....	6
Dwelling Hotspots .....	7
Dwelling Stock.....	8
Subdivision Activity .....	8
Subdivision Hotspots .....	9
Non-Residential Building Activity.....	10
<b>Development Applications</b> .....	<b>12</b>
Development Applications Lodged .....	12
Development Applications Determined .....	14
Pre-lodgement Meetings .....	16
Operational Works Activity.....	16
Building and Plumbing Applications .....	16
Building and Plumbing Inspections.....	18
Major Development Applications Lodged .....	18
Major Development Applications Determined.....	18
<b>Infrastructure Delivery</b> .....	<b>20</b>
<b>Major Projects</b> .....	<b>20</b>
Planning Scheme and Planning Scheme Policy Amendments .....	20
Heritage Projects.....	20

Business Improvement Initiatives.....21

**Information Searches.....22**

Certificates .....22

Website Activity .....23

## 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 Development Activity Report profiles the volume and composition of development related activity within the Ipswich Local Government Area for the January to March quarter of 2019, referred to in this document as the March 2019 quarter.

## Development Activity

### Population Growth

At 31 March 2019, the population<sup>1</sup> of Ipswich City was 219,890 persons, up from 218,071 persons at 31 December 2018. This represents an increase of 1,819 persons and an equivalent annual growth rate of 3.34%. This represents an annual change from the same period last year of 9,685 persons and 4.61% and a five year average annual growth rate of 3.90%.

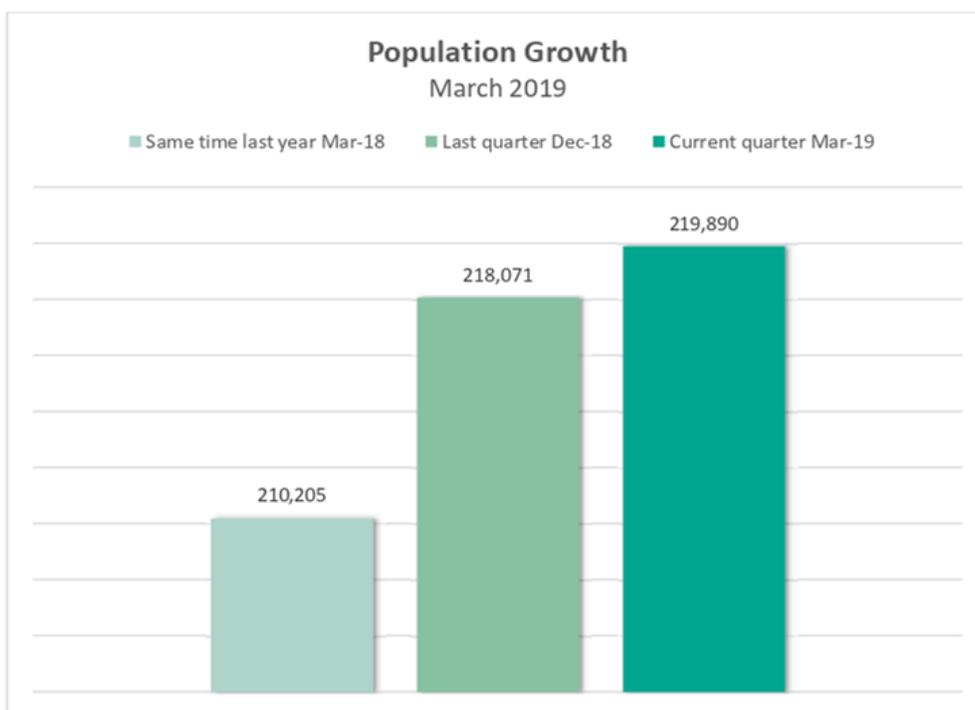


Figure 1: Population Growth March 2019

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

### Dwelling Activity

At 31 March 2019, there were 80,951 dwellings within Ipswich City as compared with 80,255 dwellings at 31 December 2018. This represents an increase of 696 dwellings and an equivalent annual growth rate of 3.47%. This represents an annual change from the same quarter last year of 4,144 dwellings and 5.40% and a five year average annual growth rate of 4.29%.

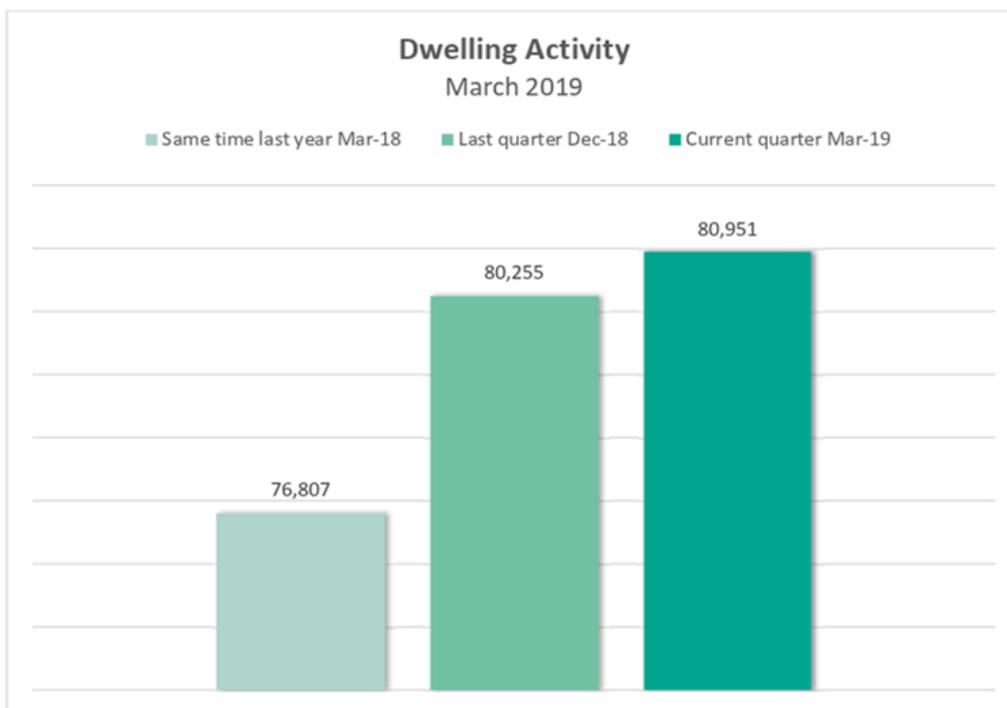


Figure 2: Dwelling Activity March 2019

## Population Hotspots

Suburbs with the greatest population<sup>2</sup> growth during the March 2019 quarter are shown in Table 1 and Figure 3 below. The hotspot suburb with the highest total population growth was Spring Mountain (517 persons).

Table 1: Top 5 Population Growth 'Hot Spots' March 2019

Rank	Suburb	Population			
		Last Quarter	Current Quarter	Change	
		Dec-18	Mar-19	Rate	%
1	SPRING MOUNTAIN	2,094	2,611	517	24.72
2	REDBANK PLAINS	22,491	22,674	184	0.82
3	SOUTH RIPLEY	2,946	3,089	144	4.87
4	RIPLEY	2,992	3,121	129	4.30
5	REDBANK	2,231	2,350	119	5.32

<sup>2</sup>Variations 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.

## Dwelling Hotspots

Suburbs with the greatest increase in dwellings during the March 2019 quarter are shown in Table 2 and Figure 3 below. The hotspot suburb with the highest increase in total dwellings was Spring Mountain (176 dwellings).

Table 2: Top 5 Dwelling 'Hot Spots' March 2019

Rank	Suburb	Dwellings			
		Last Quarter	Current Quarter	Change	
		Dec-18	Mar-19	Rate	%
1	SPRING MOUNTAIN	713	889	176	24.68
2	REDBANK PLAINS	7,681	7,759	78	1.02
3	RIPLEY	991	1,040	49	4.94
4	SOUTH RIPLEY	927	975	48	5.18
5	REDBANK	891	934	43	4.83

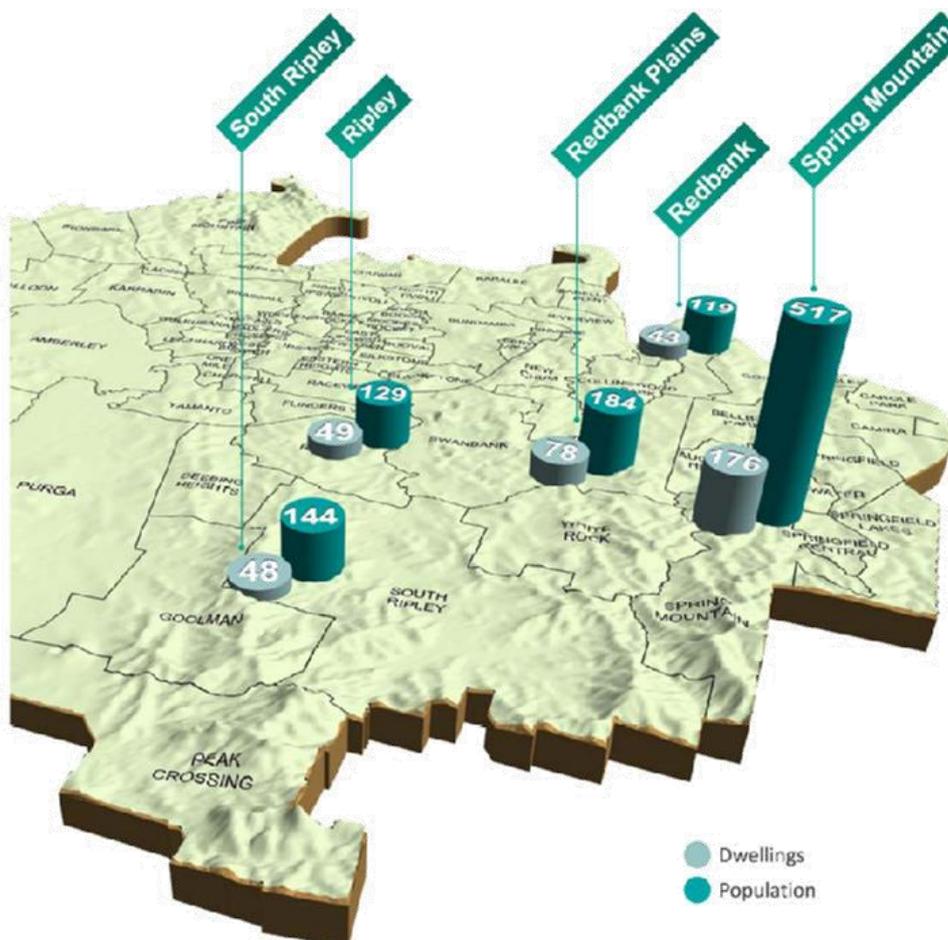


Figure 3: Dwelling and Population Hotspots March 2019

## Dwelling Stock

The dwelling stock at 31 March 2019 comprised 11,156 attached (14%) and 69,795 detached (86%) dwellings. This represents an increase of 177 attached dwellings and 519 detached dwellings from 31 December 2018.

**Table 3: Composition of Dwelling Stock March 2019**

	Dwelling Composition		
	Last Quarter	Current Quarter	Change
	Dec-18	Mar-19	Rate
<b>Attached</b>	10,979	11,156	177
<b>Detached</b>	69,276	69,795	519
<b>Total</b>	80,255	80,951	696

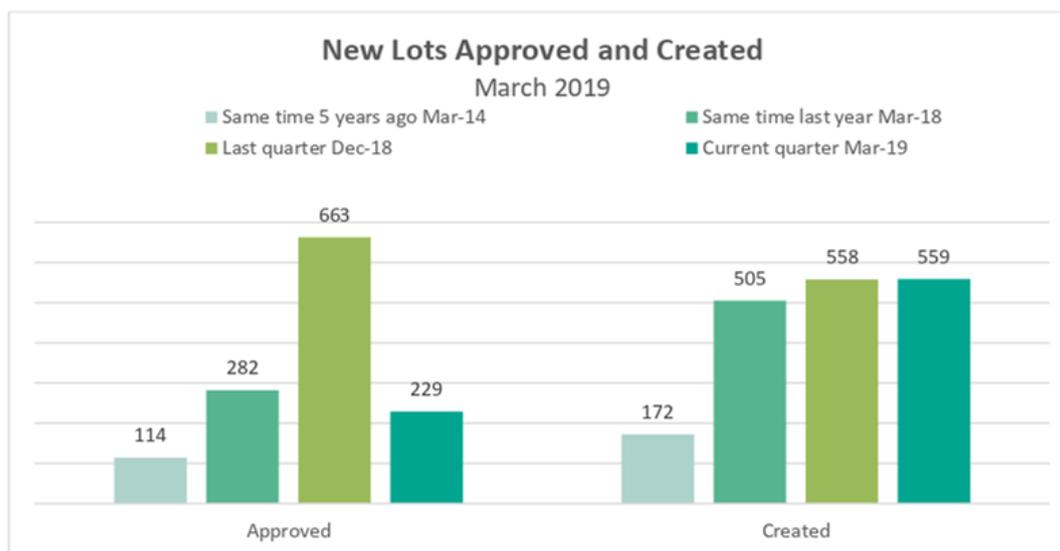
## Subdivision Activity

### *New Lot Approvals*

During the March 2019 quarter Council approved 229 new residential lots<sup>3</sup>. This compares to 663 in the December 2018 quarter and 282 lots approved in the same quarter last year. Comparatively, 114 lots were approved in the March 2014 quarter.

### *New Lot Creations*

During the March 2019 quarter Council signed plans creating 559 lots. This compares to 558 lots in the December 2018 quarter and 505 lots created in the the previous quarter last year. Comparatively, 172 lots were created in the March 2014 quarter.



**Figure 4: New Lots Approved and Created March 2019**

<sup>3</sup>The lots created and approved figures are subject to change after the date of this report. This can be as a result of data entry corrections and amendments to the proposed number of lots for a development by an applicant.

## Subdivision Hotspots

### *Lots Approved*

Suburbs with the most lots approved during the March 2019 quarter are shown in Table 4 and Figure 5 below. The hotspot suburb with the highest number of lots approved was Brassall (78 lots).

**Table 4: Top 5 'Hot Spots' New Lots Approved March 2019**

Rank	Suburb	New Lots Approved	
		Last Quarter	Current Quarter
		Dec-18	Mar-19
1	BRASSALL	37	78
2	YAMANTO	0	53
3	BELLBIRD PARK	79	31
4	REDBANK PLAINS	32	30
5	ROSEWOOD	0	15

### *Lots Created*

Suburbs with the most lots created during the March 2019 quarter are shown in Table 5 and Figure 5 below. The hotspot suburb with the highest number of lots created was Spring Mountain (349 lots).

**Table 5: Top 5 'Hot Spots' New Lots Created March 2019**

Rank	Suburb	New Lots Created	
		Last Quarter	Current Quarter
		Dec-18	Mar-19
1	SPRING MOUNTAIN	0	349
2	RIPLEY	100	69
3	KARALEE	33	53
4	COLLINGWOOD PARK	0	35
5	DEEBING HEIGHTS	116	18

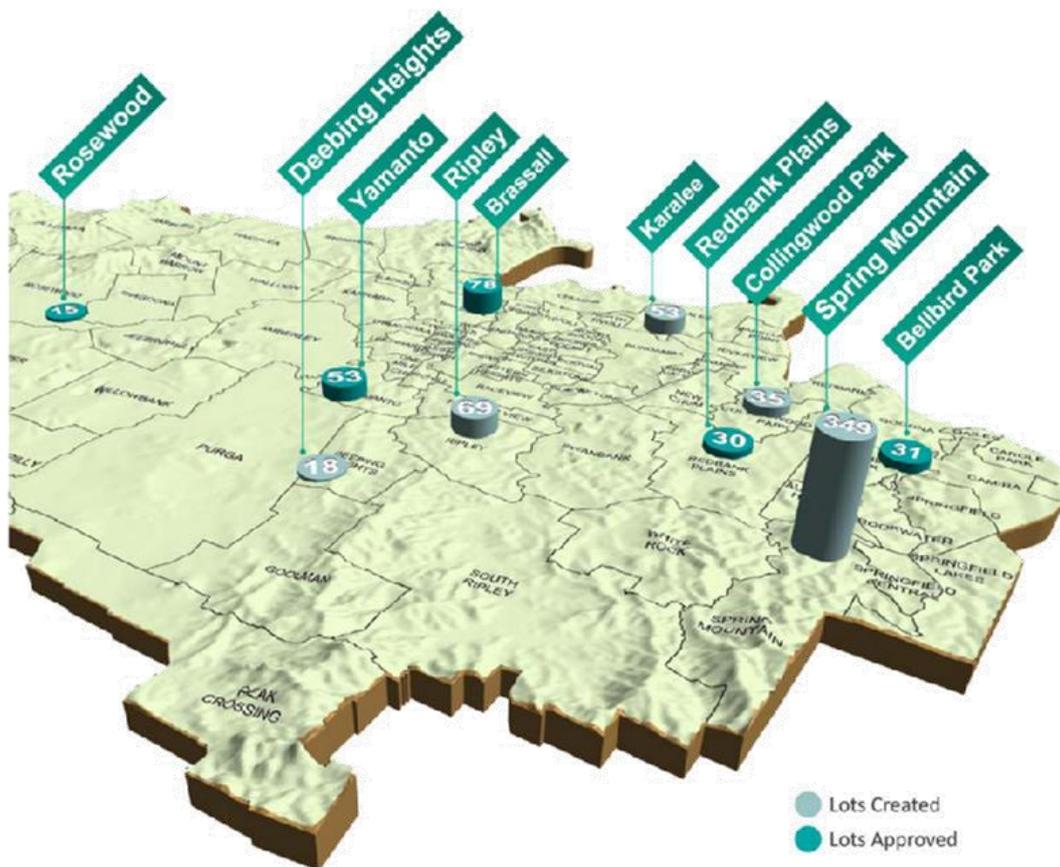


Figure 5: New Lots Approved and Created March 2019

### Non-Residential Building Activity

New non residential floor space approved during the March 2019 quarter amounted to 84,243m<sup>2</sup>, as shown in Table 6 below. The floor space approved during the March 2019 quarter can broadly be categorised into Retail, Industrial, Commercial or Other (which includes education).

Table 6: Total Approved GFA March 2019

Activity	Approved GFA (m <sup>2</sup> )
Industrial	77,223
Other	5,874
Retail	485
Commercial	661
<b>Total</b>	<b>84,243</b>

The approved GFA will be able to accommodate in the order of 1,000 new employees across all sectors, as shown in Figure 6 below. This quarter most new jobs were created in the Industrial sector accounting for 891 new jobs.

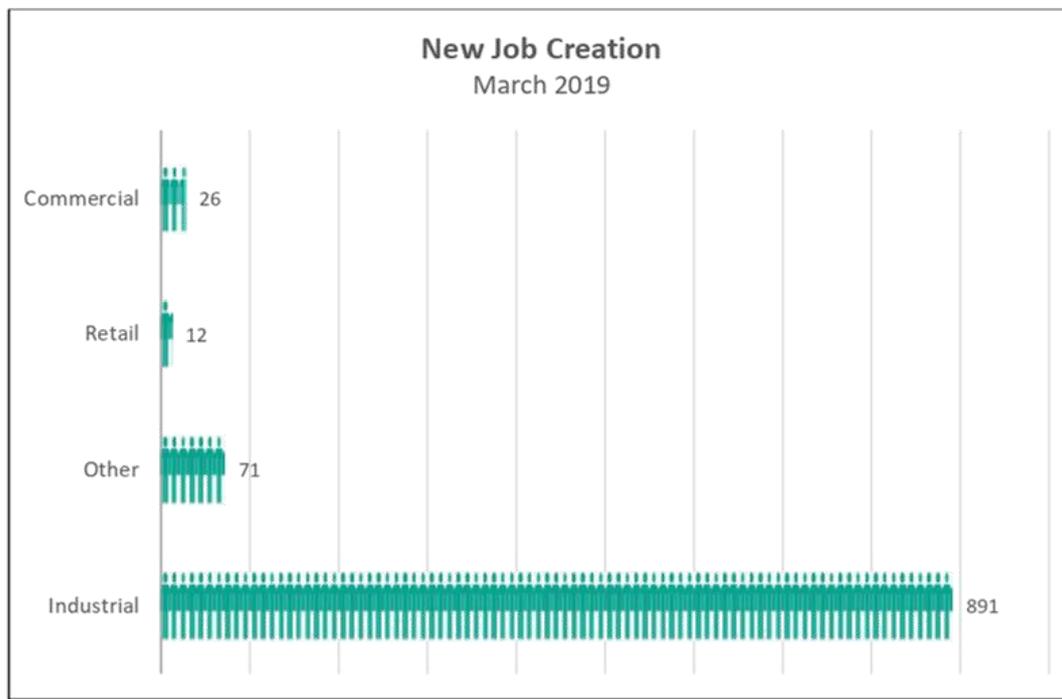


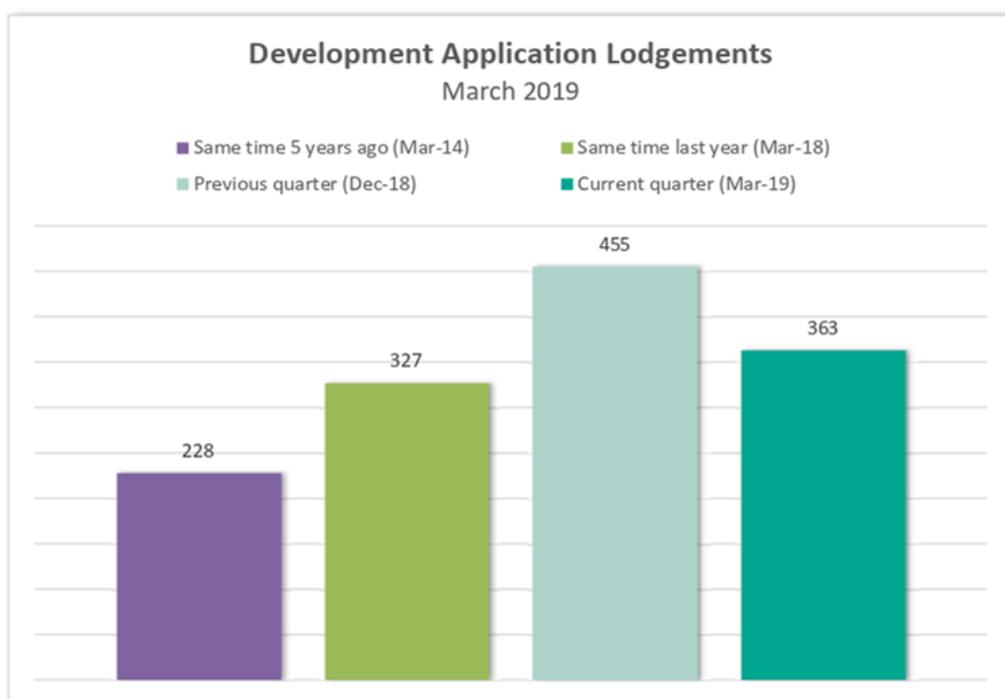
Figure 6 : New Job Creation March 2019\*

\*Note: Figure 6 above is an estimate of the number of jobs created based on a planning assumption applying an average non-residential floor space to jobs conversion factor. The actual number of jobs may vary from the estimate.

## Development Applications

### Development Applications Lodged

During the March 2019 quarter, 363 development applications<sup>4</sup> were lodged. This represents a decrease from the previous December 2018 quarter of 92 applications. The number of applications lodged during the March 2019 quarter is consistent with an increase in the number of applications lodged during the previous March 2018 quarter where 327 applications were lodged. Application numbers represent an increase of 37.19% for the March 2019 quarter over the 5 year period since the March 2014 quarter. Refer to Figure 7 below.



**Figure 7: Development Applications Lodgements March 2019**

<sup>4</sup>The data for development 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.

During the March 2019 quarter, 393 applications were lodged across a range of application types, as shown in Figure 8 below.

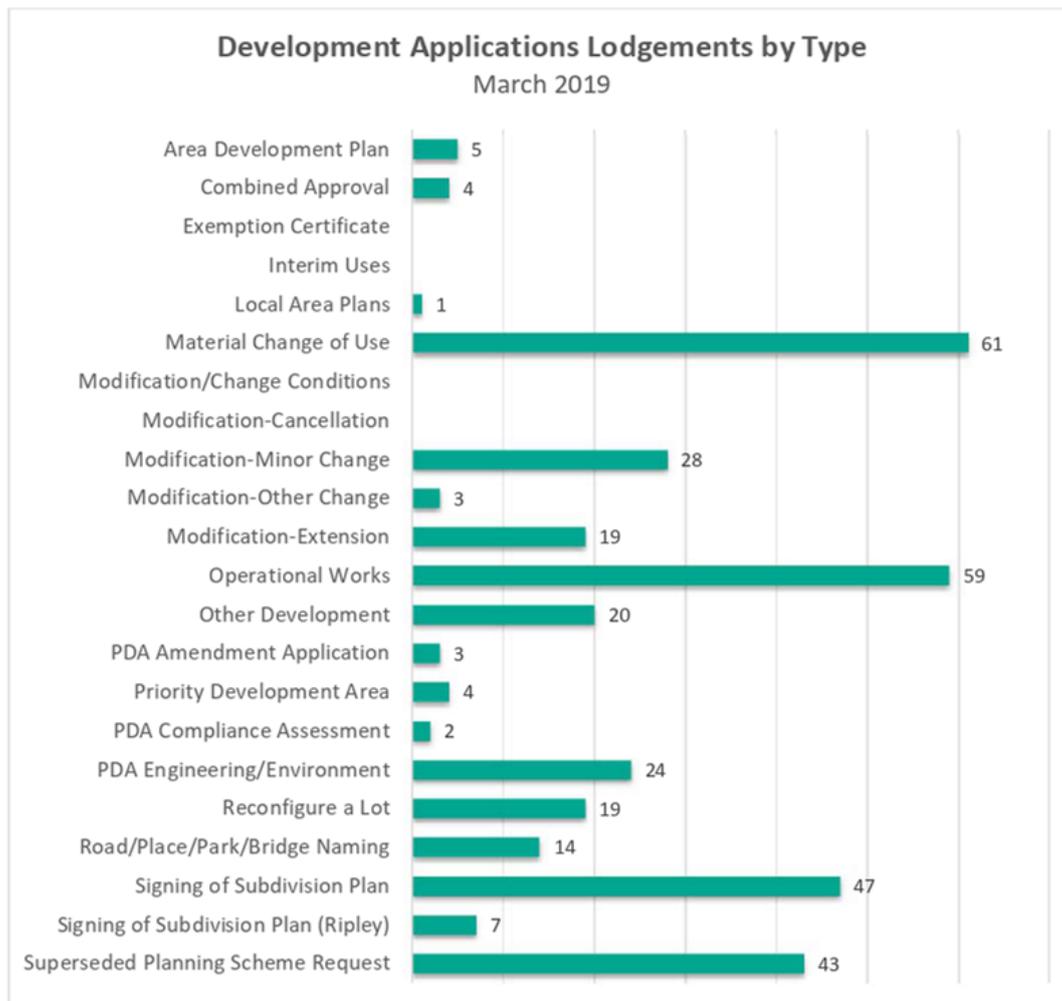
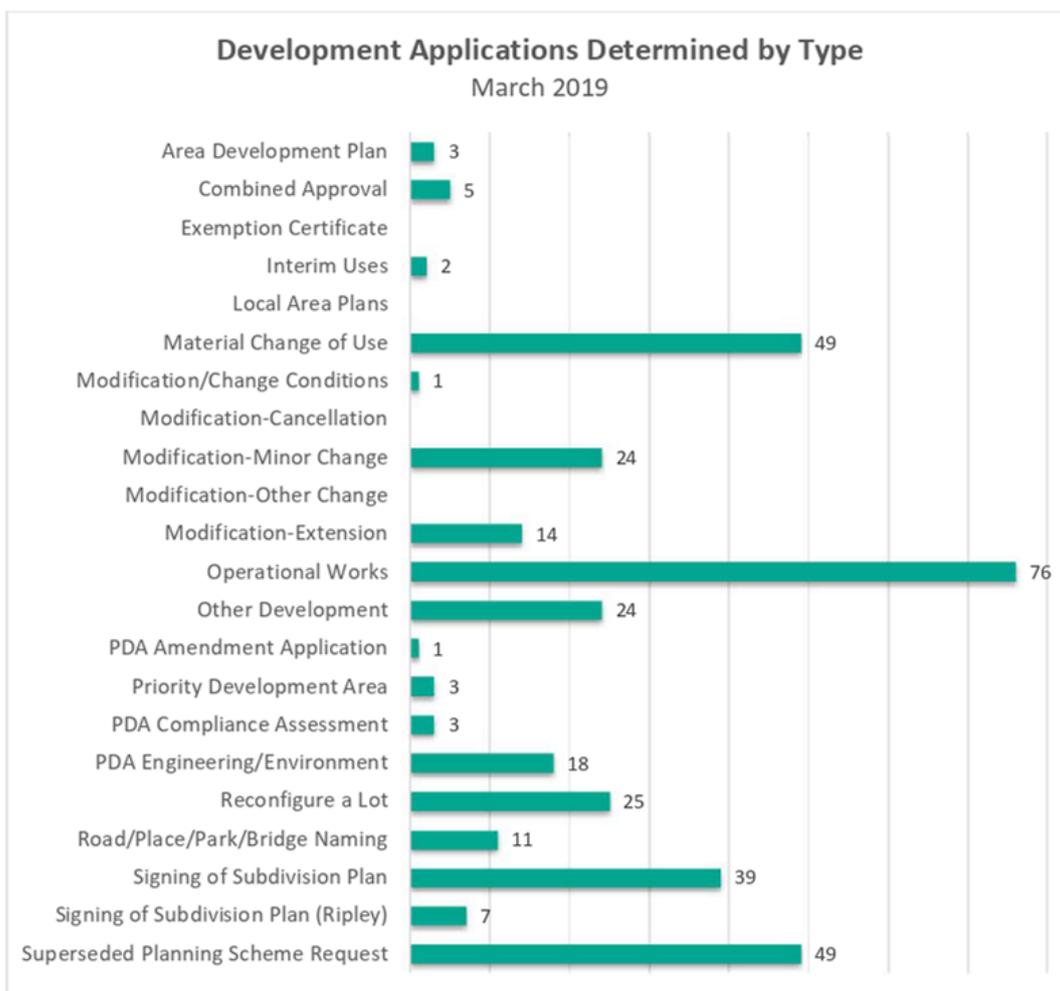


Figure 8: Development Applications Lodgements by Type March 2019

## Development Applications Determined

### *Development Applications Determined*

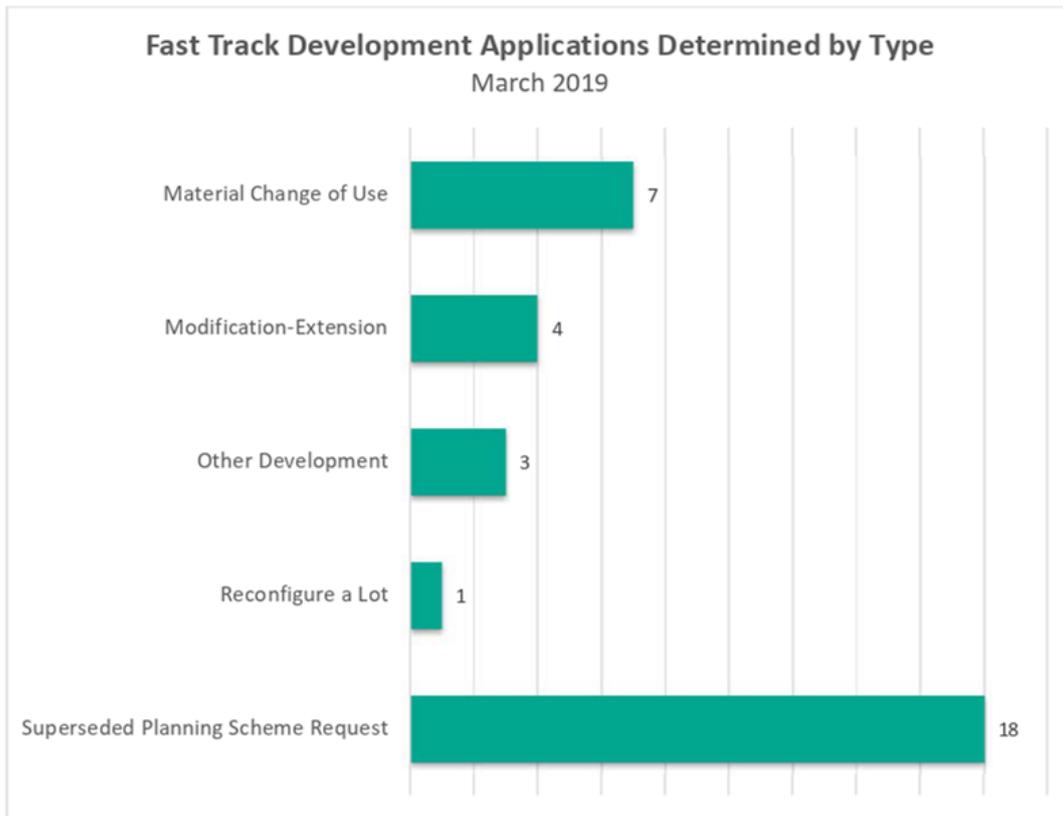
During the March 2019 quarter, 354 applications were determined across a range of application types, as shown in Figure 9 below.



**Figure 9: Development Applications Determined by Type March 2019**

### *Development Applications Determined – Fast Track*

During the March 2019 quarter, 33 applications were assessed and decided through the ICC Fast Track Process, as shown in Figure 10 below. Fast Track applications are assessed and decided within 5 business days of the application being properly lodged with Council. The majority of the Fast Track applications were identified in the Superseded Planning Scheme Request category.



**Figure 10: Fast Track Development Applications Determined by Type March 2019**

-Applications within the bounds of the Springfield Structure Plan are one of the following: 'Area Development Plans', 'Local Area Plans' or 'Interim Uses'.  
-Signing of Subdivision Plans for Ripley are contained within a separate category to standard Signing of Subdivision Plans.

## Pre-lodgement Meetings

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

There were 46 development related formal pre-lodgement meetings held in the March 2019 quarter. This represents an increase compared to the 42 meetings held in the previous December 2018 quarter and a decrease compared to the 47 meetings held in the previous March 2018 quarter. 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.

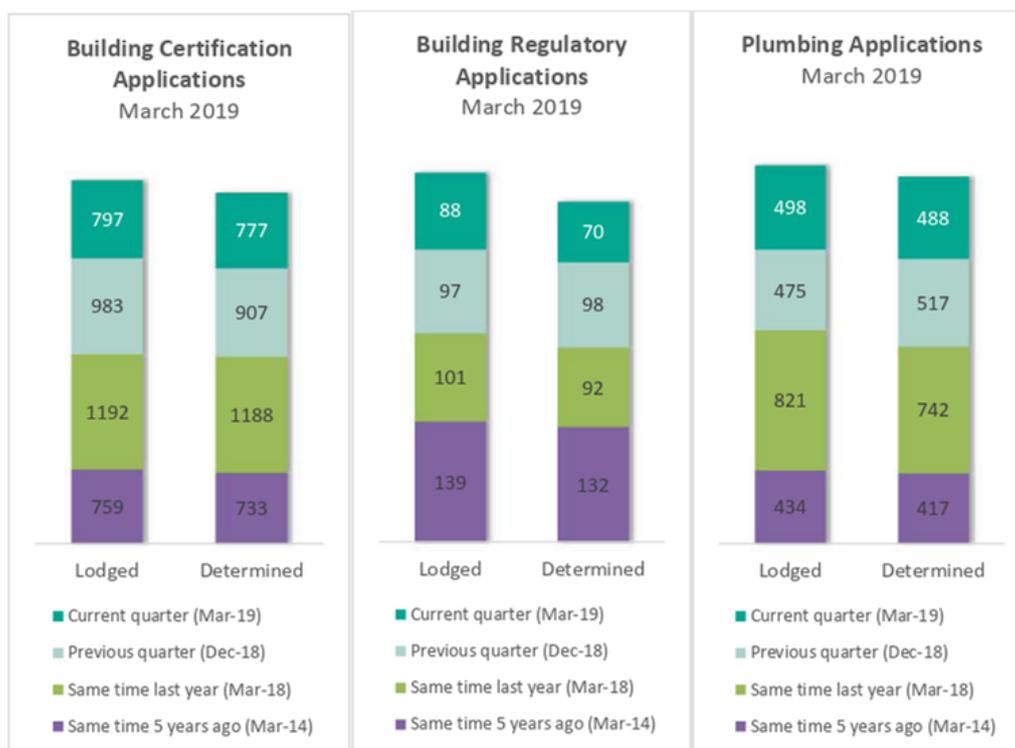
## Operational Works Activity

The number of open and active construction sites during the March 2019 quarter was 13.

## Building and Plumbing Applications

A total of **\$199.3** million in building works was approved during the March 2019 quarter. Variances in this data in comparison to the previous reporting quarter may occur as a result of the delayed lodgement of building approvals. These approvals may not have been captured when the previous quarter's data was collated however are now captured in the figures below.





**Figure 11: Building and Plumbing Applications Lodged vs. Determined March 2019**

<sup>5</sup>The data for building applications includes Private Certifier applications in addition to applications decided by Council. Variances in this data in comparison to the previous reporting quarter may occur as a result of the delayed lodgement of building approvals. These approvals may not have been captured when the previous quarter's data was collated however are now captured in the figures above.

A total of 797 applications for building works were lodged during the March 2019 quarter. This represents:

- a decrease of 186 applications for building works lodged in the December 2018;
- a decrease of 395 applications for building works lodged in the March 2018; and
- an increase of 38 applications for building works lodged in the March 2014.

A total of 88 applications for building regulatory works were lodged during the March 2019 quarter. This represents:

- a decrease of 9 applications for building works lodged in the December 2018;
- a decrease of 13 applications for building works lodged in the March 2018; and
- a decrease of 51 applications for building works lodged in the March 2014.

A total of 498 applications for plumbing works were lodged during the March 2019 quarter. This represents:

- an increase of 23 applications for building works lodged in the December 2018;
- a decrease of 323 applications for building works lodged in the March 2018; and
- an increase of 64 applications for building works lodged in the March 2014.

## Building and Plumbing Inspections

A total of 2,170 building and plumbing inspections were undertaken in the March 2019 quarter, representing a decrease of 593 applications from the previous December 2018 quarter. In comparison, 3,154 inspections were undertaken in the same quarter last year.

## Major Development Applications Lodged

The following major development applications were lodged during the March 2019 quarter.

**Table 7: Major Applications Lodged**

Council Reference	Application Description	Address
1385/2019/RAL	Reconfiguring a Lot – Two (2) Lots into Twelve (12) Lots	4 and 50 Weedman Street, Redbank
2313/2019/MCU	Material Change of Use – Services/Trades Use – (Warehouse or Storage)	50 Weedman Street, Redbank
1421/2019/ADP	Master Area Development Plan - DA 22A and 22B	60 Springfield Greenbank Arterial, Springfield Central
2269/2019/MCU	Material Change of Use – Shopping Centre	91 and 93 Raceview Street, Raceview
1138/2019/MCU	Material Change of Use – Community Use (Child Care Centre)	7001 Sunbird Drive, Redbank Plains
1140/2019/MCU	Material Change of Use – Business Use (Service Station)	
1142/2019/MCU	Material Change of Use – Business Use (Fast Food Premises and Medical Centre) and Shopping Centre	

## Major Development Applications Determined

The following major development applications were determined during the March 2019 quarter.

**Table 8 – Major Applications Determined**

Council Reference	Application Description	Address
8730/2016/ADP	Area Development Plan – District Park (Town Centre West Gully)	7001 Sinnathamby Boulevard, Spring Mountain
7614/2018/MCU	Material Change of Use – Major Utility – Data Centre	7001 Hoepner Road, Bundamba

**Item 5 / Attachment 1.**

<b>8623/2018/MCU</b>	Material Change of Use – General Industry (Storage and Truck Depot)	136 Chalk Street, Wulkuraka
<b>5742/2018/MCU</b>	Material Change of Use – Multiple Residential (One Hundred and Eighty Two (182) Townhouses)	85 Thornton Street, Raceview
<b>7749/2018/RAL</b>	Reconfiguring a Lot – One Lot into Thirty Eight (38) Lots plus Drainage Reserve and Park	197A Pine Mountain Road, Brassall
<b>9112/2018/CA</b>	Material Change of Use – Services/Trades Use – Warehouse and Distribution Centre	7001 Hoepner Road, Bundamba

## Infrastructure Delivery

Developer contributed assets for the March 2019 quarter include:

### Roads & Pathways

Local Roads 5.12 km

Pathways and Bikeways 7.51 km

### Recreation and Community Purposes

Local Recreation Park 1.98 Ha

## Major Projects

### Planning Scheme and Planning Scheme Policy Amendments

#### **New Planning Scheme**

Following the Interim Administrator of Ipswich City Council's resolution that Council prepare a new Ipswich Planning Scheme pursuant to section 18 of the *Planning Act 2016* and the issuing of the State Governments' "chief executive" notice under section 18(3) of the *Planning Act*, work has been continuing to prepare a Statement of Proposals including the draft Strategic Framework for public consultation. The Statement of Proposals is an early step in the process of preparing the new planning scheme for the Ipswich Local Government Area and through which input will be sought from the community, government agencies and other stakeholders on a number of draft planning scheme strategies and approaches (including alternative options) that may apply to the entire local government area, specific local areas and individual parcels of land. It is expected that a report will be submitted to Council in May seeking endorsement of the Statement of Proposals for the purpose of undertaking the public consultation, which is also likely to commence in May (subject to endorsement by the Interim Administrator).

### Heritage Projects

The Cultural Heritage team have been preparing for the 2019 Local Government Heritage Officers Conference.

The Conference is a two-day event hosted by the Ipswich City Council and proudly supported by the Queensland Museum Network. The conference is a series of Presentations and Snapshots showcasing case studies and best practice which is designed for heritage

officers and local government officers whose role includes the protection and promotion of cultural heritage.

The Conference will provide an opportunity to create a network of heritage officers and to share experiences and ideas. The Conference is over two days from 9<sup>th</sup> May 2019 to 10<sup>th</sup> May 2019 at the Workshops Rail Museum.

## Business Improvement Initiatives – Current Quarter

Branches within the Planning and Development Department are committed to ongoing business improvement. During the March 2019 quarter, substantial work was undertaken to review the delegations, policies and procedures relating to Development Assessment. On 16 April 2019 Council adopted a new Framework for Development Applications and Related Activities Policy. The Policy refers to a number of procedures which provide the detail on roles, responsibilities and actions for officers to achieve the proposed policy outcomes. A summary of changes that have been completed this quarter as a result of the review is set out below;

1. New framework for development applications and related activities including;
  - Changes to delegations
  - New policy titled ‘Framework for Development Applications and Related Activities’
    - Includes a guidelines for issuing of draft conditions
    - Includes planned Independent Decision Review Panel
  - Repeal of policies titled ‘Consultation Procedures - Development Assessment Decisions’, ‘Property Numbering’, ‘Kerbside Numbering’, ‘Settlement of Planning and Development Appeals’
  - Repeal of procedure titled ‘Councillor Notification of Impending Legal Action’
  - New procedure titled ‘Planning and Development Decision Making’
  - New procedure titled ‘Complexity Rating of Development Applications and Requests’
  - New procedure titled ‘Property and Kerbside Numbering’
  - Changes to the following procedures;
    - ‘Initial Development Assessment Panel (IDAP)’
    - ‘Development Pre-lodgement Meetings Procedure’
2. Benchmarking and review of fees and charges
3. Analysis of feedback received from customer service questionnaire

4. Finalisation of QGIS project
5. Review of new building and plumbing assessment standards under the National Construction Code 2019 – commences 1 May 2019
6. Implementation of new assessment requirements under the Plumbing and Drainage Act 2018 – commences 1 July 2019

## Business Improvement Initiatives – Next Quarter

A summary of changes that will be drafted during the next quarter as a result of the review is set out below;

1. Drafting of procedures
  - New procedure ‘Planning and Development Legal Matters’
  - New procedure ‘Infrastructure Charges, Offsets or Refunds’
  - New procedure ‘Development Approval Compliance’
  - Update to Customer Service Charter
  - Framework for the operation of the Independent Decision Review Panel
2. Drafting of relevant sub delegations
3. Prepare for ‘go live’ of new framework on 1 July
4. Review and update to the operating structure of the department associated with the wider Council structural changes.

## Information Searches

### Certificates

In the March 2019 quarter, 107 Planning and Development Certificates were issued, as shown in Table 9 below.

**Table 9: Planning and Development Certificates March 2019**

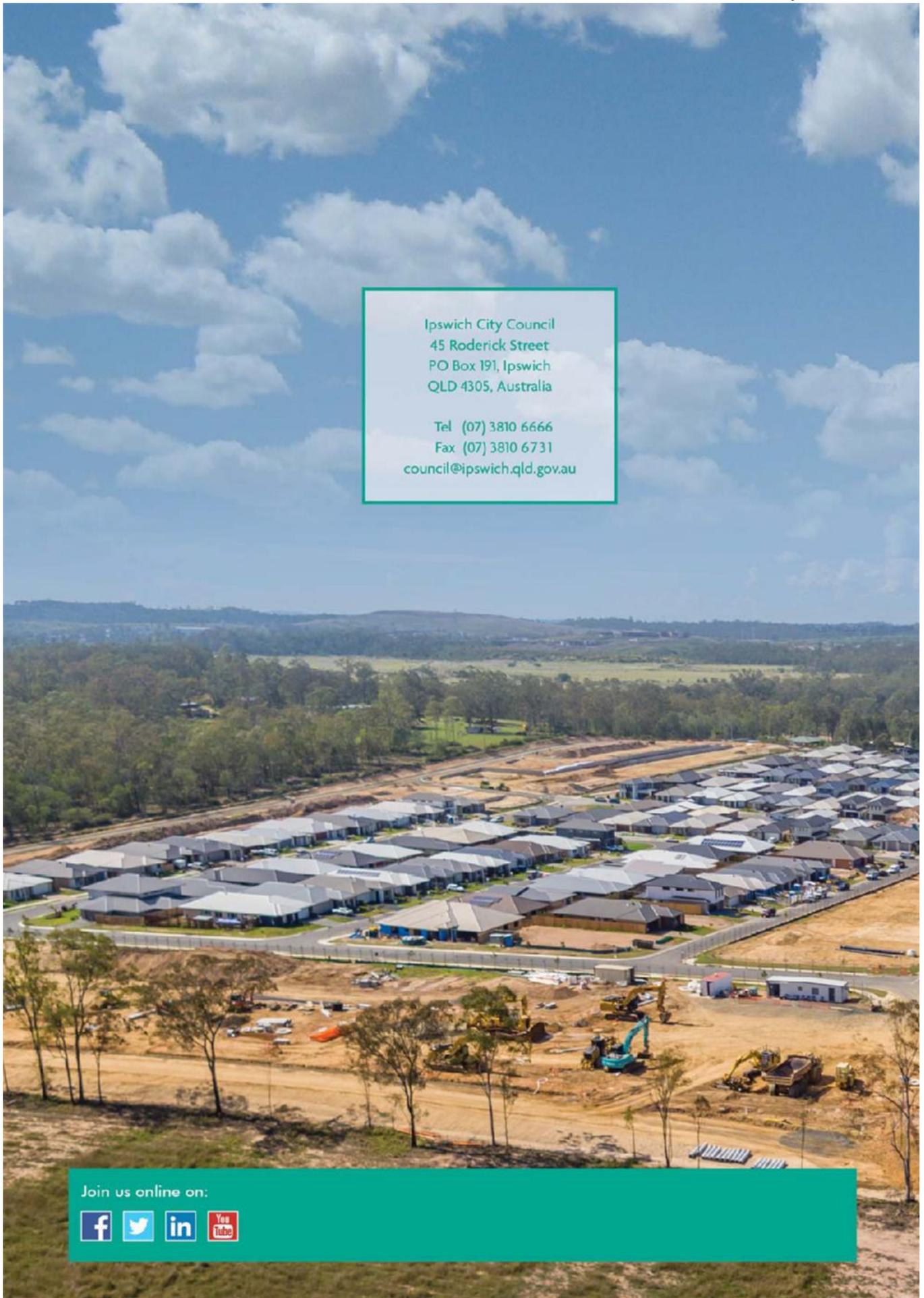
Type	June	September	December	March
	2017/18	2018/19	2018/19	2018/19
Limited	178	145	102	97
Standard	1	9	7	10
Full	4	2	0	0
<b>Totals</b>	183	156	109	107

## Website Activity

Online user activity utilising the Planning and Development Website in the March 2019 quarter increased by 4.7 % over the previous December 2018 quarter. Information searches increased across most areas, with the most traffic accessing property information through the Property Search function. Table 10 below provides detailed information on activity during the past 4 quarters.

**Table 10: Planning and Development Website Search Activity March 2019**

Information viewed	June	September	December	March
	2017/18	2018/19	2018/19	2018/19
Property	121,588	119,216	96,072	96,261
Application	56,543	62,350	54,116	61,875
Mapping	9,730	10,240	8,204	7,704
<b>Totals</b>	187,861	191,806	158,392	165,840



Ipswich City Council  
45 Roderick Street  
PO Box 191, Ipswich  
QLD 4305, Australia

Tel (07) 3810 6666  
Fax (07) 3810 6731  
council@ipswich.qld.gov.au

Join us online on:

[f](#) [t](#) [in](#) [YouTube](#)

Doc ID No: A5480166

ITEM: 6

SUBJECT: HERITAGE AND MONUMENTS ADVISORY COMMITTEE MEETING - 11 APRIL 2019

AUTHOR: PRINCIPAL OFFICER (URBAN DESIGN AND HERITAGE CONSERVATION)

DATE: 29 APRIL 2019

---

### **EXECUTIVE SUMMARY**

This is a report concerning the minutes of the Heritage and Monuments Advisory Committee (meeting number 208) which was held on Thursday, 11 April 2019.

### **RECOMMENDATION/S**

That the report be received and the contents noted.

### **RELATED PARTIES**

There are no related party matters associated with this report.

### **ADVANCE IPSWICH THEME LINKAGE**

Listening, leading and financial management

### **PURPOSE OF REPORT/BACKGROUND**

The Heritage and Monument Advisory Committee met on 11 April 2019. A copy of the Minutes is included as Attachment 1.

### **FINANCIAL/RESOURCE IMPLICATIONS**

There are no resourcing or budget implications.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **LEGAL/POLICY BASIS**

*Not Applicable*

### **COMMUNITY AND OTHER CONSULTATION**

No consultation was required in relation to reporting the Minutes from the Heritage and Monuments Advisory Committee meeting.

### **CONCLUSION**

The report contains the minutes of the Heritage and Monuments Advisory Committee including updates from committee members.

### **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Heritage and Monuments Advisory Committee Meeting Minutes <a href="#"> </a>
----	---

Daniel Keenan

**PRINCIPAL OFFICER (URBAN DESIGN AND HERITAGE CONSERVATION)**

I concur with the recommendations contained in this report.

Brett Davey

**ACTING CITY PLANNER**

***“Together, we proudly enhance the quality of life for our community”***

### Heritage and Monuments Advisory Committee (HMAC) Minutes

<b>Meeting Number</b>	208
<b>Date</b>	Thursday, 11 April 2019
<b>Start Time</b>	9.00 a.m.
<b>Venue</b>	Cafeteria Room, Humanities Building
<b>Attendees</b>	Danny Keenan - CHAIR - Principal Officer (Urban Design and Heritage Conservation)/ICC Tanya Jen - DEPUTY CHAIR – Ipswich City Council - Team Coordinator (Cultural Heritage) Tina Longford - Indigenous Land Use Partnerships Coordinator, ICC Melanie Rush – Ipswich City Council – Digital Archivist Dr Celmara Pocock - USQ Senior Lecturer (Anthropology and Australian Indigenous Studies) Graham Carter - Engineers Australia (Engineering Heritage Australia-Queensland) Irma Deas – Ipswich Genealogical Society Kevin Keys – National Servicemen’s Association Jane Kingston – Ipswich Hospital Museum Ken Sbeghen – Ipswich Historical Society Sally Hetherington – Independent Simone Hubbard - National Trust of QLD, Ipswich & West Moreton Branch Josh Tarrant –Museum Development Officer – SEQ Region Jo-Ann Porter – Strategic Planning Branch, ICC
<b>Apologies</b>	Kay Jones – National Trust of QLD, Ipswich and West Moreton Branch Nell Crouch – Rosewood Scrub Historical Society Ray Watherston – RSL Railway Sub-Branch Robert Shiels – Railway Workshops Museum Joyce Phillips - Independent

**Discussion items:**

Item/Item number	Discussion and conclusions
<b>1. Welcome and Introductions</b>	New members, Simone Hubbard and Josh Tarrant were introduced to the Committee.
<b>2. Confirmation of Minutes of Previous Meeting</b>	The minutes of the previous Heritage and Monuments Advisory Committee meeting number 207 were accepted as a true and accurate record. Moved by Irma Deas. Seconded by Celmara Pocock. The motion was put and carried.
<b>3. Ipswich General Cemetery – presentation by Principal Officer (Policy and Projects), Health, Security and Regulatory Services Department (HSRS)</b>	The Principal Officer (Policy and Projects) Health, Security and Regulatory Services Department attended the meeting to advise on a potential new project focusing on the relocated headstones in the Pioneer area of the Ipswich General Cemetery. There are 300 viable headstones ‘in beams’. These beams have no piers and no steel reinforcement. The soil is highly reactive, therefore ground movement has caused the headstones to lean. A safety inspection is to be carried out. It is proposed that the headstones will be relocated nearby into a specialised precinct with a traditional Victorian style garden/s. Ground penetration radar will be used and irrigation installed. The proposed project will be planned for completion in 2021-2022.

<p><b>4. New Memorials: Zonta – presentation by 2 members of Zonta</b></p>	<p>The Zonta Club has approached Council regarding a proposed silhouette to be erected in Lobley Park at Churchill (in garden, next to the rotunda). Zonta Ipswich will be celebrating their 40 year anniversary in 2019 which is also the 100 year anniversary nationally. They would like to provide a gift of celebration to the city in the form of a Silhouette. Lobley Park was chosen, as many years ago a yellow rose was planted in the park when celebrating another anniversary. The concept was shown to the Committee for consideration. Zonta would like to proceed with the 'Expression of Interest' for the design which will be open to the community for concepts. They would also like a Heritage and Monuments Advisory Committee member to be on the sub-committee to provide further advice on submitted designs. The representative were advised to proceed with the Expression of Interest, but the design will need to be considered and approved by Council's Works, Parks and Recreation Department.</p> <p><b>Action: A representative of Works, Parks and Recreation Department be invited to attend the next meeting to explain the form and process for New Memorials and how it relates to the Committee.</b></p>
<p><b>5. Indigenous Australian Soldier War Memorial – Queens Park</b></p>	<p>An exemption certificate has been lodged with the State Government and community engagement has been planned. A presentation will be provided at the next meeting.</p>
<p><b>6. Heritage Adviser Service</b></p>	<p>The Committee was briefed on the Heritage Adviser activities since the previous meeting.</p>
<p><b>7. Department of Environment and Science Notifications</b></p>	<p>The following Exemption Certificates were received from the Department of Environment and Science:</p> <ul style="list-style-type: none"> <li>• 22 February 2019 – North Ipswich Railway Workshops Complex, North Street, Ipswich. Addition of steel plate to stabilise and secure existing electrical cross arms.</li> <li>• 29 March 2019 – Repair to beams, flooring and wrought iron.</li> <li>• Silkstone State School – decision to permanently enter the School on the Queensland Heritage Register.</li> </ul>
<p><b>8. Viva Cribb Bursary and Picture Ipswich update</b></p>	<p><b>Viva Cribb Bursary</b> The bursary will be open to applicants until 27 May 2019. The Viva Cribb Bursary Program (\$5000 annually) provides funding to an individual or non-profit group to assist with the costs related to a project that documents, records or publishes a significant aspect of the local history of Ipswich. The bursary is named in honour of Viva Cribb, who demonstrated a dedication to the preservation of the history of Ipswich. The bursary aims to foster an appreciation of the city's local history and heritage by encouraging individuals to document issues of historical significance to Ipswich and make this information accessible to the community. A request for nominees for the judging panel was called. Irma Deas and Sally Hetherington volunteered to assist.</p> <p><b>Picture Ipswich</b> Currently uploading the Taylor glass plate collection.</p>
<p><b>9. Corporate Archives</b> <i>The matter of a need for a Corporate Archival Room for artefacts is an</i></p>	<p>Catalogued boxes have been relocated to the Corporate Archive room from the Planning and Development Department. Additional materials will be relocated prior to the move to the new Administration Building. The Ipswich Genealogical Society would like to donate the transcripts of cemetery records from the 1980's. A tour of the ICC corporate archives will</p>

<i>ongoing issue for consideration in the design of the new Council building.</i>	<p>be made available to the committee at a future date.</p> <p>The HMAc expressed interest in visiting the Queensland State Archives located at 435 Compton Rd, Runcorn.</p> <p><b>Action: Strategic Planning Branch to investigate options for a tour of Queensland State Archives.</b></p>
<b>10. USQ/Ipswich City Council Partnership Opportunities</b>	A USQ honours student is currently investigating the social aspect of corner stores in Ipswich.
<b>11. 2019 Local Government Heritage Officers Conference update &amp; Heritage and Design Awards update</b>	A Conference for Local Government Heritage Officers organised by Ipswich City Council will be held on the 9 and 10 May 2019 at the Railway Workshop (who are supporting the Conference). The Heritage and Design Awards will be held in the evening after the first day of the conference at the Lord Lamington suite at 88 Limestone Street, Ipswich.
<b>12. Committee Members updates</b>	<p>Josh Tarrant, Museum Development Officer, SEQ Region, provided information on the role of a Museum Development officer.</p> <p>Kevin Keys of the National Servicemen’s Association, advised that this association is coming to a close – the forecast timeframe being 3-5 years. The youngest member is 80 years old. The committee were advised that a new home is required for the National Servicemen’s Honour Board which is currently at Club Services Ipswich.</p> <p>Other Committee Members provided written updates. Detailed information on the updates are provided at the end of these Minutes.</p>
<b>13. Correspondence</b>	<ul style="list-style-type: none"> <li>• Email received from Robert Shiels tendering his resignation from the committee.</li> <li>• Email received from Ray Watherston advising on ANZAC day the Ipswich RSL Sub Branch will be dedicating the last six plinths on the All Conflicts Memorial at the Workshops Museum. The ceremony begins at 7.30am. The members of HMAc are cordially invited.</li> </ul>
<b>14. Review of Terms of Reference</b>	Carried forward.
<b>15. General Business</b>	<ul style="list-style-type: none"> <li>• A historical silhouette of Parks Curator, Alexander Munro was installed outside the Visitor Information Centre on 17 April. Additional historical silhouettes are planned to be installed throughout city.</li> <li>• The Woollen Mills on The Terrace at North Ipswich have been inspected by PHD Students from Griffith University and past employees of the Mills. The social history of the establishment was discussed as well as fabric development manufacture during the war. Past employees were able to explain location of machinery and how they worked.</li> </ul>
<b>Meeting Close</b>	The meeting closed at 11.00 a.m.

### Heritage and Monuments Advisory Committee – Members update, April 2019

Organisation	Update
<p>Engineers Australia – Engineering Heritage Queensland – Graham Carter</p>	<ul style="list-style-type: none"> <li>• <b>Heritage Recognition Program.</b> The progress of nominations for the EHA Marker Program remains unchanged from last meeting’s report.</li> <li>• <b>Technical Program.</b> Presentations on The South Brisbane Dry Dock, The Rockhampton Railway Roundhouse and Lased Dimensions of Heritage Buildings (dates tba) are forthcoming. A presentation on The Edward Barton Story is scheduled at a luncheon event later in the year.</li> <li>• <b>Publication Program.</b> Publications indicated in last month’s report are continuing.</li> <li>• <b>The National Board of Engineering Heritage Australia's 100 years Celebration.</b> Arrangements are proceeding as mentioned in last meeting’s report.</li> <li>• <b>Notable Event.</b> Further to my last report on the recovery of the Edison Tubes from William Street, Brisbane, the first shipment of the lengths of Edison Street Tubes is now on the way to London.</li> <li>• <b>Archives Program.</b> This program is continuing.</li> <li>• <b>Biographies and Oral History Program.</b> Further video and audio recordings are being considered.</li> </ul>
<p>Ipswich Genealogical Society – Irma Deas</p>	<ul style="list-style-type: none"> <li>• The planned Market Day at Cooneana Heritage Centre on 14th April has been cancelled.</li> <li>• The Ipswich Genealogical Society is applying for a Cleanaway Community Benefit Fund Grant to cover the cost of new computers.</li> </ul>
<p>Ipswich Historical Society – Ken Sbeghan</p>	<ul style="list-style-type: none"> <li>• Cooneana Homestead conservation work largely complete – discussions re use of building for displays etc. are continuing.</li> <li>• Schools’ program continues – multiple bookings for visits received.</li> <li>• Discussions continue with ICC re tenancy of IHS and future development of the Cooneana Heritage Centre.</li> <li>• Latest Events Calendar available on IHS website.</li> </ul>
<p>Ipswich Hospital Museum – Jane Kingston</p>	<ul style="list-style-type: none"> <li>• Museum and Galleries (Qld) Securing Funding Workshop – 3 volunteers attended the two day workshop in March at the Ipswich Railway Workshops.</li> <li>• Providing items for the Ipswich Library’s “Weird, Wild and Wacky” display at Ipswich Central and Springfield Libraries in May.</li> <li>• Signage for Cribb House providing visitors with information on Cribb House, Joseph Cribb, the old Ipswich Epidemic Hospital (now the site of the Renal Unit), Dr Terry Mulhearn and Miss Margaret Macfarlane (after whom the two main meeting rooms in Cribb House are named) are with the sign writers. A celebration will be organised to commemorate the placement of the plaques and signs.</li> <li>• Open Day May 11 – in conjunction with National Trust’s Great Houses of Ipswich Open Day (10am – 3pm).</li> <li>• Ipswich Hospital ANZAC Service – Wednesday April 24 – service is 10am and the museum is hosting morning tea after the service from 11am.</li> </ul>

Item 6 / Attachment 1.

<p>National Trust QLD – Ipswich and West Moreton Branch – Kay Jones and Simone Hubbard</p>	<ul style="list-style-type: none"> <li>• The National Trust in partnership with Ipswich City Council are gearing up for another incredible ‘Great Houses of Ipswich’ open day on 11 May 2019. Three classic Ipswich homes are back by popular demand for heritage enthusiasts to sink their teeth into. Claremont, Lakemba and The Chestnuts have been announced. Each home is distinctly iconic and will offer a richly varied experience to visitors.</li> <li>• Just prior to our meeting next week, The National Trust local branch will host another fascinating insight into our local history at the ‘Trust Talks in Ipswich’. Local historian and author Toni Risson has researched and written about a cultural phenomenon of the 20th century which would have had significance for many residents of Ipswich - the rise and demise of the Greek cafe. Toni will speak about her work ‘Aphrodite and the Mixed Grill: Greek Cafes in Twentieth Century Australia’. The next Trust Talk will be announced shortly after.</li> <li>• The National Trust of Australia (Queensland) Ipswich Region Branch Annual General Meeting was held 10 February 2019. Election of Officers were as follows:  President - Arthur Frame  Vice President - Simone Hubbard  Secretary - Kay Jones  Assistant Secretary - Julie Earle  Treasurer - Shane Earle  Assistant Treasurer - Shaun Cassidy  Social Convenor - Carolyn Whetter</li> <li>• HMAC members are currently Kay Jones and Simone Hubbard (replacing Melanie Rush). The National Trust wishes to thank Melanie Rush for her valuable contributions to the HMAC to date.</li> </ul>
<p>Rosewood Scrub Historical Society – Nell Crouch</p>	<p>Carried over.</p>
<p>Workshops Rail Museum – Rob Shields and Josh Tarrant</p>	<p>Carried over.</p>
<p>National Serviceman’s Association – Kevin Keys</p>	<p>Update provided at the Meeting.</p>
<p>RSL – Ray Watherston</p>	<p>Carried over.</p>

Doc ID No: A5495367

ITEM: 7  
SUBJECT: COURT ACTION STATUS REPORT  
AUTHOR: ACTING DEVELOPMENT PLANNING MANAGER  
DATE: 2 MAY 2019

---

### **EXECUTIVE SUMMARY**

This is a report by the Acting Development Planning Manager dated 2 May 2019 concerning the status of outstanding court actions.

### **RECOMMENDATION/S**

That the report be received and the contents noted.

### **RELATED PARTIES**

The related parties, being the appellants associated with any court actions, are detailed in the attachment to this report.

### **ADVANCE IPSWICH THEME LINKAGE**

Strengthening our local economy and building prosperity  
Managing growth and delivering key infrastructure  
Caring for our community  
Caring for the environment  
Listening, leading and financial management

### **PURPOSE OF REPORT/BACKGROUND**

This report provides a status update with respect to current court actions associated with development planning related matters.

In addition to the current court actions, there is one (1) other significant matter of dispute that the Planning and Development Department is currently involved with. At Council's meeting on 13 November 2018, it was resolved to amend the Ipswich Planning Scheme (Planning Scheme Major Amendment Package 02/2018) by making amendments to Part 14 – Springfield Structure Plan. Springfield City Group has made representations to the State Government that the amendments as adopted by Council should not be approved and has suggested alternative wording regarding the rights and responsibilities of developers and land owners within the Springfield Structure Plan area.

As a consequence of this dispute, the State Government facilitated a without prejudice discussion on 28 February 2019 between Springfield City Group and Council officers. The matter was not resolved at this meeting and it was determined that a further meeting would be required. The date for the next meeting is still to be determined.

#### **FINANCIAL/RESOURCE IMPLICATIONS**

There are no resourcing or budget implications associated with this report.

#### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

#### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Local Government Act 2009*  
*Planning Act 2016*

#### **COMMUNITY AND OTHER CONSULTATION**

The contents of this report did not require any community consultation.

#### **CONCLUSION**

The Planning and Development Department are currently involved with a number of current court related matters. Attachment 1 to this report provides a current status with respect to these matters.

#### **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Court Action Status Report 2019  
----	---

Mitchell Grant  
**ACTING DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

Brett Davey  
**ACTING CITY PLANNER**

*“Together, we proudly enhance the quality of life for our community”*



Planning and Development Department  
Court Action Status Report  
3 May 2019

Total Number of Appeals - 13

Note: Data is current as at close of business on the previous working day.

Planning & Environment Court - 13 Appeal/s

**Appeal No:** 2188 of 2017 **Appeal Date:** 19/6/2017 **Case Name:** Lipoma Pty Ltd v Ipswich City Council

**Solicitor:** Daniel Best

**Appeal Type:** Applicant Appeal

**P&D Register No:** 134

**Application No:** 682/2003/MA/B

**Applicant:** Thomson Geer Lawyers

**Division:** 6

**Property:** 6 The Terrace, North Ipswich  
2 The Terrace, North Ipswich

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse a permissible change request. The permissible change request which was refused by Council sought the deletion of the part of condition 5(a)(ii) of the Riverlink Approval relating to the Commercial Village Precinct that requires a QR land contribution and extended arts precinct contribution.

**Status:** Without prejudice discussions ongoing.

**Appeal No:** 4050 of 2017 **Appeal Date:** 24/10/2017 **Case Name:** Tocchini V Ipswich City Council

**Solicitor:** N/A at this time

**Appeal Type:** Applicant Appeal

**P&D Register No:** 136

**Application No:** 8948/2016/CA

**Applicant:** Mr Samuel Mark Tocchini and  
Mrs Danielle Clare Tocchini

**Division:** 10

**Property:** 201 Sids Dip Road, Lower Mount Walker

**Appeal Summary:** This is an applicant appeal against Council's decision to part refuse an application. The refusal related to a proposed Intensive Animal Husbandry - Poultry Farm and Environmentally Relevant Activity 4(2) - Poultry Farm. The appeal also relates to the conditions of the approved Reconfiguring a Lot - one (1) Lot into two (2) Lots.

**Status:** Without prejudice discussions ongoing. Listed for review on 10th May 2019.

**Appeal No:** 473 of 2018 **Appeal Date:** 9/2/2018 **Case Name:** HPC Urban Design & Planning Pty Ltd and Bio-Recycle Australia Pty Ltd v/s Ipswich City Council

**Solicitor:** N/A at this time

**Appeal Type:** Applicant Appeal

**P&D Register No:** 139

**Application No:** 4475/2017/MCU

**Applicant:** HPC Urban Design & Planning Pty Ltd

**Division:** 3

**Property:** 30 Memorial Drive, Swanbank

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse an application. The MCU application for Special Industry (Extension to an existing Landfill for Non-Putrescible Waste) was refused on the basis of amenity impacts on to adjoining residential areas specifically Ripley Valley.

**Status:** Matter heard in court (25 March - 4 April 2019). Awaiting Judgement.

**Planning & Environment Court - 13 Appeal/s**

**Appeal No:** 945 of 2018    **Appeal Date:** 14/3/2018    **Case Name:** Black Ink Architecture Pty Ltd v Ipswich City Council  
**Solicitor:** N/A    **Appeal Type:** Applicant Appeal  
**P&D Register No:** 140    **Application No:** 3859/2017/MCU    **Applicant:** Black Ink Architecture Pty Ltd  
**Division:** 4    **Property:** 39 Barclay Street, Bundamba  
41 Barclay Street, Bundamba  
43 Barclay Street, Bundamba

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse an application. The refusal related to a material change of use - child care centre which was recommended for refusal based on flooding, access, mining constrained land and amenity.

**Status:** Without prejudice discussions ongoing. Applicant seeking declaration regarding minor change to application on 29 May 2019.

---

**Appeal No:** 1727 of 2018    **Appeal Date:** 11/5/2018    **Case Name:** C.B. Developments Australia Pty Ltd v ICC  
**Solicitor:** N/A    **Appeal Type:** Applicant Appeal  
**P&D Register No:** 141    **Application No:** 4432/2017/RAL    **Applicant:** CB Developments Pty Ltd  
**Division:** 2    **Property:** Lot 902 Eugene Street, Bellbird Park  
12-26 Eugene Street, Bellbird Park

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse an application to reconfigure land into 333 lots plus parkland.

**Status:** Order given that nominated experts are to prepare joint reports by 27 July 2019. Without prejudice meeting is to held by 2 August 2019 and a further review scheduled for 9 August 2019.

---

**Appeal No:** 2315 of 2018    **Appeal Date:** 22/6/2018    **Case Name:** Nugrow Metro Pty Ltd v Ipswich City Council  
**Solicitor:** Dale Elleman from Anderssen Lawyers    **Appeal Type:** Applicant Appeal  
**P&D Register No:** 143    **Application No:** 7213/2014/MAM  
C/A    **Applicant:** Nugrow Metro Pty Ltd  
**Division:** 3    **Property:** Lot 3 Unnamed Road, Swanbank

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse a 'Minor Change' application for Special Industry (Compost and Soil Conditioner Manufacturing Facility). The application was refused on the basis that the proposed changes would result in a substantially different development, change the operation of the development from that intended and is likely to introduce new impacts or increase the severity of known impacts including but not limited to environmental nuisances (i.e. odour).

**Status:** Final order associated with minor change was issued on 3 April 2019.

---

**Planning & Environment Court - 13 Appeal/s**

**Appeal No:** 6410 of 2018 **Appeal Date:** 20/9/2018 **Case Name:** Mirvac Queensland Pty Ltd v Ipswich City Council and Home Investment Consortium Company Pty Ltd

**Solicitor:** N/A **Appeal Type:** Originating Application

**P&D Register No:** 144 **Application No:** 911/2018/ADP **Applicant:** Home Investment Consortium Company Pty Ltd

**Division:** 1 **Property:** 95 Southerm Cross Circuit, Springfield Central

**Appeal Summary:** This is an originating application seeking a declaration that Council's approval of 11 April 2018 to approve an Area Development Plan is invalid and of no legal effect, or alternatively is to be set aside owing to the approval not being a minor amendment for the purposes of the Springfield Structure Plan.

Council granted an Area Development Plan approval to permit the establishment of a range of Supporting Uses in conjunction with the approved Retail Warehouse. The Supporting Uses were for the display and sale by retail of the goods as identified in the Master Area Development Plan – Toys, Fabrics, haberdashery and home décor, Craft and hobby supplies, Housewares, and Pet products.

**Status:** Pre call over meeting scheduled for 25 July 2019.

---

**Appeal No:** 4429/2018 **Appeal Date:** 11/12/2018 **Case Name:** Springfield Investments (Qld) Pty Ltd v Ipswich City Council

**Solicitor:** N/A at this time **Appeal Type:** Applicant Appeal

**P&D Register No:** 146 **Application No:** 7385/2018/OD **Applicant:** Springfield Investments (Qld) Pty Ltd

**Division:** 1 **Property:** 37-43 Springfield Parkway, Springfield

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse an application. The refusal related to carrying out operational works for the erection of a pylon sign advertising Hungry Jack's. The grounds for refusal were primarily based around impacts to the amenity of the surrounding area and that the advertising does not relate to the premises (approved Hungry Jack's site is located at 15-17 Commercial Drive, Springfield).

**Status:** Without prejudice meeting held on 21 March 2019. Without prejudice discussions ongoing with review scheduled for 31 May 2019.

---

**Appeal No:** 4457 of 2018 **Appeal Date:** 12/12/2018 **Case Name:** Weyba3 Pty Ltd v Ipswich City Council

**Solicitor:** N/A at this time **Appeal Type:** Applicant Appeal

**P&D Register No:** 147 **Application No:** 7117/2017/CA **Applicant:** WEBYA3

**Division:** 2 **Property:** 45A Ascot Street, Goodna  
45 Ascot Street, Goodna  
16 Redbank Plains Road, Goodna

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse an application. The refusal related to reconfiguring the subject land into 78 residential lots and a material change of use for 78 Single Residential dwellings that are non-compliant with the planning scheme provisions.

**Status:** Without prejudice meetings held on 5 February 2019 and 11 March 2019 to discuss issues in dispute. Order given that nominated experts are to prepare joint reports by 20 May 2019.

---

**Planning & Environment Court - 13 Appeal/s**

**Appeal No:** 4567 of 2018    **Appeal Date:** 19/12/2018    **Case Name:** QLCL Member Development Fund Manager Pty Ltd v Ipswich City Council  
**Solicitor:** N/A at this time    **Appeal Type:** Applicant Appeal  
**P&D Register No:** 145    **Application No:** 4540/2018/RAL    **Applicant:** Qld Member Development Fund Manager Pty Ltd  
**Division:** 2    **Property:** 31-33 Morgan Street, Bellbird Park  
6002 Unnamed Road, Bellbird Park  
18-20 Harris Street, Bellbird Park  
6003 Unnamed Road, Bellbird Park

**Appeal Summary:** This is an applicant appeal against the conditions of Council's decision to approve a reconfiguring a lot development permit for the creation of 29 residential lots. The appeal relates to Council's amendments to the reconfiguration layout and fencing conditions.  
**Status:** Without prejudice discussions ongoing. Draft consent order prepared and matter likely to be settled.

---

**Appeal No:** 261 of 2019    **Appeal Date:** 29/1/2019    **Case Name:** Golf Links Development Pty Ltd  
**Solicitor:** N/A at this time    **Appeal Type:** Applicant Appeal  
**P&D Register No:** 149    **Application No:** 6770/2018/CA    **Applicant:** Golf Links Land Development Pty Ltd  
**Division:** 2    **Property:** 196-198 Jones Road, Bellbird Park  
200-204 Jones Road, Bellbird Park  
206-208 Jones Road, Bellbird Park  
210-214 Jones Road, Bellbird Park

**Appeal Summary:** This is an applicant appeal against Council's decision to approve a reduced lot yield of 29 lots, achieving a dwelling density of 10du/ha and minimum lot size of 600m2 and conditions relating to flooding and stormwater management.  
**Status:** Without prejudice meeting scheduled for 3 May 2019. Review scheduled for 17 May 2019.

---

**Appeal No:** 787/2019    **Appeal Date:** 6/3/2019    **Case Name:** Charlton Estate Pty Ltd vs ICC  
**Solicitor:** N/A at this time    **Appeal Type:** Applicant Appeal  
**P&D Register No:** 150    **Application No:** 5794/2018/RAL    **Applicant:** Charlton Estate QLD Pty Ltd  
**Division:** 2    **Property:** 71-73 Oak Street, Bellbird Park  
67-69 Oak Street, Bellbird Park

**Appeal Summary:** This is an applicant appeal against Council's decision to approve a reduced lot yield of from 23 residential lots to 17 lots to achieve a dwelling density of 10 dwellings per hectare, minimise earthworks and maintain the character of the surrounding area.  
**Status:** Without prejudice meeting scheduled for 20 May 2019.

---

**Planning & Environment Court - 13 Appeal/s**

**Appeal No:** 939 of 2019    **Appeal Date:** 19/3/2019    **Case Name:** HPC Urban Design & Planning Pty Ltd and Bio-Recycle Australia Pty Ltd v Ipswich City Council

**Solicitor:** Allison Ferres-MacDonald    **Appeal Type:** Applicant Appeal

**P&D Register No:** 152    **Application No:** 5601/2004/MAM C/A    **Applicant:** Bio-Recycle Australia Pty Ltd

**Division:** 3    **Property:** 30 Memorial Drive, Swanbank

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse a 'Minor Change' application for a combined approval for MCU for an Environmental Recycling Park (Soil Conditioner Manufacturing and Waste Disposal Facility).

The application was refused on the basis that:

- It failed to demonstrate that the proposed development is not in conflict with the Temporary Local Planning Instrument No. 1 of 2018 (Waste Activity Regulation).
- It failed to demonstrate that there is a need to extend the life of the existing facility by increasing the landfill height from the approved RL75 to RL80. the proposed changes would result in a substantially different development to that which is currently permitted as they change the ability of the proposed development to operate as intended and introduce new impacts or increase the severity of known impacts including but not limited to visual and environmental nuisances.

**Status:** Awaiting Directions

Doc ID No: A5495488

ITEM: 8  
SUBJECT: EXERCISE OF DELEGATION REPORT  
AUTHOR: ACTING DEVELOPMENT PLANNING MANAGER  
DATE: 2 MAY 2019

---

### **EXECUTIVE SUMMARY**

This is a report by the Acting Development Planning Manager dated 2 May 2019 concerning applications that have been determined by delegated authority for the period 29 March 2019 to 2 May 2019.

### **RECOMMENDATION/S**

That the report be received and the contents noted.

### **RELATED PARTIES**

There are no related parties associated with the Recommendation as the development applications have already been determined.

### **ADVANCE IPSWICH THEME LINKAGE**

- Strengthening our local economy and building prosperity
- Managing growth and delivering key infrastructure
- Caring for our community
- Caring for the environment
- Listening, leading and financial management

### **PURPOSE OF REPORT/BACKGROUND**

The following delegations (and associated sub-delegations) contain a requirement for the noting of applications determined by delegated authority:

- Approval of Plans for Springfield
- Determination of Development Applications, Precinct Plans, Area Development Plans and Related Matters
- Exercise the Powers of Council under the *Economic Development Act 2012*
- Implementation of the Planning and Development Program
- Exercise the Powers of Council under the *Planning Act 2016*

---

## FINANCIAL/RESOURCE IMPLICATIONS

There are no resourcing or budget implications associated with this report.

## RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

## LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:

*Local Government Act 2009*

*Planning Act 2016*

*Economic Development Act 2012*

## COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation. In the event that the development applications listed in this report triggered 'impact assessment' pursuant to the Ipswich Planning Scheme, public notification was undertaken as part of the development application process in accordance with any legislative requirements and matters raised in any submissions were addressed in the respective development assessment reports.

## CONCLUSION

The Planning and Development Department is responsible for the assessment and determination of development applications. Attachment 1 to this report provides a list of development applications that were determined by delegated authority for the period 29 March 2019 to 2 May 2019.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Exercise of Delegation Report  
----	---

Mitchell Grant

**ACTING DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

Brett Davey

**ACTING CITY PLANNER**

*“Together, we proudly enhance the quality of life for our community”*

 <b>Development Applications Determined by Delegated Authority</b> <b>29 March 2019 to 2 May 2019</b>			
Application No	Type	Application Details	Primary Property Location
<b>ADP Area Development Plan</b>			
1506/2019/ADP	ADP	Area Development Plan to amend an Approved Area Development Plan	17 Springfield Lakes Boulevard, Springfield Lakes
	Decision Date - 3/04/2019	Decision - Approved	Authority - Team Co-ordinator East
1646/2019/ADP	ADP	Area Development Plan - Aldi Extension within Stage 1 (Orion Springfield Centr	1 Main Street, Springfield Central
	Decision Date - 18/04/2019	Decision - Approved	Authority - Senior Planner (Development)
4893/2018/ADP	ADP	Sale of Automotive Parts and Accessories, Retail Warehouse, Restaurant, Medical centre, Indoor Recreation (being 24-hour Gymnasium and Children's PI Centre including ancillary cafe), Child Care Centre, and Commercial Premises (being Chemist & Pharmacy; Discount Clothing & Fashion Accessories; Toys; Fabrics, Manchester, haberdashery and home décor; Craft and hobby supplies; Housewares; Pet products)	95 Southern Cross Circuit, Springfield Central
	Decision Date - 3/04/2019	Decision - Approved	Authority - Principal Planner
	Decision Date - 17/04/2019	Decision - Approved - Negotiated Decision Approved	Authority - Senior Planner (Development)
<b>CA Combined Approval</b>			
10040/2018/CA	CA	Combined Approval Material Change of Use - Special Industry (Treatment and Manufacturing of Plastic) Material Change of Use - Environmentally Relevant Activity (Plastic Manufacturing)	9 General Macarthur Place, Redbank
	Decision Date - 2/04/2019	Decision - Approved	Authority - Acting Team Co-ordinator East
6472/2018/CA	CA	Carrying out building work not associated with a material change of use - demolition and removal of schedule 2 listed character buildings; Material change of use - extension to a community use (school); and Advertising device - one (1) wall sign	1A Woodend Road, Woodend
	Decision Date - 18/04/2019	Decision - Approved	Authority - Acting Team Co-ordinator West
7903/2018/CA	CA	Material Change of Use - Community Use (Child Care Centre) Advertising Device - One (1) Wall Sign	26-28 Lloyd George Street, Eastern Heights
	Decision Date - 3/04/2019	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator West
<b>MCU Material Change of Use</b>			
10068/2018/MCU	MCU	Material Change of Use - Environmentally Relevant Activity	145-155 Cobalt Street, Carole Park
	Decision Date - 29/03/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
1452/2019/MCU	MCU	Material Change of Use - Single Residential in a Conservation Zone, affected by Development Constraints Overlays (Bushfire, High Voltage Electricity Transmission Lines and Difficult Topography)	Lot 51 Unnamed Road, South Ripley

<b>Application No</b>	<b>Type</b>	<b>Application Details</b>	<b>Primary Property Location</b>
		Decision Date - 29/03/2019 Decision - Approved	Authority - Senior Planner (Development)
1474/2019/MCU	MCU	Material Change of Use - Single Residential with Auxiliary Unit	13 Kerr Court, Bellbird Park
		Decision Date - 8/04/2019 Decision - Approved	Authority - Senior Planner (Development)
1475/2019/MCU	MCU	Material Change of Use: Single Residential with Auxiliary Unit	30 Mcgreevy Place, Bellbird Park
		Decision Date - 15/04/2019 Decision - Approved	Authority - Senior Planner (Development)
1477/2019/MCU	MCU	Material Change of Use: Single Residential with Auxiliary Unit	20 Mcgreevy Place, Bellbird Park
		Decision Date - 2/04/2019 Decision - Approved	Authority - Senior Planner (Development)
1482/2019/MCU	MCU	Material Change of Use - Single Residential with Auxiliary Unit	5 Kerr Court, Bellbird Park
		Decision Date - 1/04/2019 Decision - Approved	Authority - Senior Planner (Development)
1538/2019/MCU	MCU	Material Change of Use - Single Residential	31 Paradise Close, Deebing Heights
		Decision Date - 29/03/2019 Decision - Approved	Authority - Senior Planner (Development)
1723/2019/MCU	MCU	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Transitional Bushfire Risk Area, High Pressure Gas Pipeline Buffer Area)	65-71 Thornton Road, Chuwar
		Decision Date - 24/04/2019 Decision - Approved	Authority - Senior Planner (Development)
186/2019/MCU	MCU	Material Change of Use - Business Use (Shop)	60 Hawkins Crescent, Bundamba
		Decision Date - 15/04/2019 Decision - Approved	Authority - Acting Team Co-ordinator Central
190/2019/MCU	MCU	Material Change of Use - Single Residential Dwelling within a Development Constraint Overlay and within the Rural A (Agricultural) Zone	173-277 Bassett Road, Ashwell
		Decision Date - 1/05/2019 Decision - Approved	Authority - Acting Team Co-ordinator West
2203/2019/MCU	MCU	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining)	22 Vista Crescent, Rosewood
		Decision Date - 4/04/2019 Decision - Approved	Authority - Senior Planner (Development)
2291/2019/MCU	MCU	Material Change of Use - Single Residential affected by a Development Constraints Overlay	14 Booth Street, Redbank
		Decision Date - 9/04/2019 Decision - Approved	Authority - Senior Planner (Development)
572/2019/MCU	MCU	Material Change of Use - Service/Trades Use (Warehouse or Storage - Self Storage Facility)	205 Kruger Parade, Redbank Plains
		Decision Date - 9/04/2019 Decision - Approved	Authority - Acting Team Co-ordinator Central
5742/2018/MCU	MCU	Material Change of Use - Multiple Residential (One Hundred Eighty Two (182) Townhouses)	85 Thornton Street, Raceview
		Decision Date - 29/04/2019 Decision - Approved - Negotiated Decision Approved	Authority - Acting Team Co-ordinator West
5881/2016/MCU	MCU	Shopping Centre and Service/Trades Use - Repair Station	49-51 John Street, Rosewood
		Decision Date - 30/04/2019 Decision - Approved	Authority - Acting Team Co-ordinator West
5893/2018/MCU	MCU	Material Change of Use - Car Park	19A Church Street, Goodna
		Decision Date - 8/04/2019 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator East
6275/2018/MCU	MCU	Material Change of Use for: Community Use (Child Care Centre) over proposed Lot 4006; and General Store, Business Use (Café) and Temporary Sales Office over proposed Lot 4005	7001 Rohl Road, Walloon
		Decision Date - 17/04/2019 Decision - Approved	Authority - Team Co-ordinator West

Application No	Type	Application Details	Primary Property Location
8432/2018/MCU	MCU	Material Change of Use - Community Use (Child Care Centre)	28 Thornton Street, Raceview
		Decision Date - 1/04/2019 Decision - Approved	Authority - Team Co-ordinator West
8946/2018/MCU	MCU	Material Change of Use - Community Use - (School and Community Uses) and Business Use (Shop)	98 Limestone Street, Ipswich
		Decision Date - 5/04/2019 Decision - Approved	Authority - Acting Team Co-ordinator Central
9028/2018/MCU	MCU	Material Change of Use - Business Use (Professional Office and Medical Centre)	201 Brisbane Road, Booval
		Decision Date - 17/04/2019 Decision - Approved	Authority - Senior Planner (Development)
9264/2018/MCU	MCU	Material Change of Use - Home Based Industry (Truck Depot)	31 Bill Morrow Road, Peak Crossing
		Decision Date - 12/04/2019 Decision - Approved	Authority - Senior Planner (Development)
9486/2018/MCU	MCU	Material Change of Use - Business Use (Professional Offices)	62 John Street, Rosewood
		Decision Date - 4/04/2019 Decision - Approved	Authority - Team Co-ordinator West
		Decision Date - 30/04/2019 Decision - Approved - Negotiated Decision Approved	Authority - Acting Team Co-ordinator West
9518/2018/MCU	MCU	Material Change of Use - Community Use (Youth Support Centre)	1B Scott Street, Goodna
		Decision Date - 8/04/2019 Decision - Approved	Authority - Team Co-ordinator East
<b>MAMC Modification-Change Application Minor</b>			
1605/2014/MAMC/A	MAMC	Minor Change - Two (2) Lots into Fifty-five (55) Residential Lots, Three (3) Drainage Reserve Lots, One(1) Balance Lot plus new roads	18 Broadway Court, Deebing Heights
		Decision Date - 18/04/2019 Decision - Approved	Authority - Acting Team Co-ordinator West
2930/2016/MAMC/B	MAMC	Minor Change - Preliminary Approval under section 242 to vary the Ipswich Planning Scheme, Reconfiguring a Lot - Two (2) lots into two hundred and ninety seven (297) lots and Material Change of Use - Single Residential and Dual Occupancy	7001 Rawlings Road, Deebing Heights
		Decision Date - 9/04/2019 Decision - Approved	Authority - Senior Planner (Development)
3772/2006/MAMC/A	MAMC	Minor Change - Extensions to Shopping Centre	139 Brisbane Road, Booval
		Decision Date - 8/04/2019 Decision - Approved	Authority - Acting Team Co-ordinator Central
5745/2017/MAMC/A	MAMC	Minor Change - Reconfigure a Lot - One (1) lot into two (2) lots	6 William Street, Blackstone
		Decision Date - 2/04/2019 Decision - Approved	Authority - Senior Planner (Development)
5825/2017/MAMC/A	MAMC	Minor Change - Operational Works (Landscaping)	11 Henderson Street, Redbank
		Decision Date - 4/04/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
7213/2014/MAMC/A	MAMC	Minor Change - Special Industry - Compost and Soil Conditioner Manufacturing Facility	Lot 3 Unnamed Road, Swanbank
		Decision Date - 3/04/2019 Decision - Approved	Authority - Senior Planner (Development)
7342/2008/MAMC/B	MAMC	Minor Change - MCU - Single Residential (30 Lots less than 450m2) RAL - One (1) Lot into 129 Lots plus balance areas and opening of new roads, linear open space, drainage reserve & parkland	7001 Diamantina Boulevard, Brassall
		Decision Date - 11/04/2019 Decision - Approved	Authority - Senior Planner (Development)
8732/2018/MAMC/A	MAMC	Minor Change - Advertising Devices - 13 Wall Signs, One (1) Pylon Sign, 18 Projecting Signs, 19 Awning Fascia Signs & 1 Under Awning Sign	19-27 Junction Road, Chuwar
		Decision Date - 18/04/2019 Decision - Approved	Authority - Senior Planner (Development)

Item 8 / Attachment 1.

Application No	Type	Application Details	Primary Property Location
8866/2010/MAMC/B	MAMC	Minor Change - RAL - Three (3) Lots into Seven (7) Lots Preliminary Approval to Override the Planning Scheme Citiswich Estate - Stage 2	46 Hoepner Road, Bundamba
Decision Date - 9/04/2019		Decision - Approved	Authority - Acting Team Co-ordinator Central
<b>MAOC Modification-Change Application Other</b>			
5495/2017/MAOC/A	MAOC	Other Change - Material Change of Use - Special Industry (Extension - New Office Building)	175 Westphalen Drive, Riverview
Decision Date - 12/04/2019		Decision - Approved	Authority - Acting Team Co-ordinator Central
<b>MAEXT Modification-Extension Application</b>			
1835/2017/MAEXT/A	MAEXT	Extension Application - Carrying out building work not associated with a material change of use - Extension to a single residential within a character zone	40 Challinor Street, Sadliers Crossing
Decision Date - 11/04/2019		Decision - Approved	Authority - Senior Planner (Development)
1837/2007/MAEXT/B	MAEXT	Extension to Currency Period Application - Three (3) Lots into Twenty-Eight (28) Industrial Lots - Bremer Business Park Stage 1	10 Hawkins Crescent, Bundamba
Decision Date - 16/04/2019		Decision - Approved	Authority - Acting Team Co-ordinator Central
2083/2013/MAEXT/B	MAEXT	Extension to Currency Period Application - Operational Works - Clearing Vegetation Under the Planning Scheme - Corymbia Woods	7001 Collingwood Drive, Collingwood Park
Decision Date - 5/04/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
2646/2015/MAEXT/A	MAEXT	Extension to Currency Period Application - Community Use (Extension to Child Care Centre)	1 Thornton Street, Raceview
Decision Date - 1/05/2019		Decision - Approved	Authority - Acting Team Co-ordinator West
3102/2012/MAEXT/A	MAEXT	Extension to Currency Period Application - Multiple residential (8 units)	30 Lindsay Street, Bundamba
Decision Date - 9/04/2019		Decision - Approved	Authority - Senior Planner (Development)
3372/2014/MAEXT/A	MAEXT	Extension Application - One (1) Lot into Four (4) Lots	38-40 Halletts Road, Redbank Plains
Decision Date - 17/04/2019		Decision - Approved	Authority - Senior Planner (Development)
6135/2014/MAEXT/A	MAEXT	Extension Application - RAL - Five (5) lots into Four (4) Lots Preliminary Approval to Affect the Planning Scheme	Lot 1 Bognuda Street, Bundamba
Decision Date - 1/05/2019		Decision - Approved	Authority - Senior Planner (Development)
6244/2012/MAEXT/B	MAEXT	Extension Application - Service/Trades Use - Car Wash	56 Robertson Road, Eastern Heights
Decision Date - 30/04/2019		Decision - Approved	Authority - Senior Planner (Development)
7152/2011/MAEXT/A	MAEXT	Extension to Currency Period Application - MCU - Special Industry ERA8 - Chemical Storage, ERA17 Abrasive Blasting, ERA19 Metal Forming, ERA21 Motor Vehicle Workshop, ERA38 Surface Coating.	Lot 2 Patrick Street, Swanbank
Decision Date - 11/04/2019		Decision - Approved	Authority - Senior Planner (Development)
8174/2004/MAEXT/B	MAEXT	Extension Application - Material Change of Use - Service/Trades Use (Self Storage Facility)	108-132 Kruger Parade, Redbank
Decision Date - 29/04/2019		Decision - Approved	Authority - Team Co-ordinator East

Application No	Type	Application Details	Primary Property Location
8816/2010/MAEXT/A MAEXT		Extension to Currency Period Application - Roadworks, Stormwater, Water Infrastructure, Sewerage Infrastructure and Erosion Sediment Control Plan (8 units)	30 Lindsay Street, Bundamba
	Decision Date - 23/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
<b>OW Operational Works</b>			
10152/2018/OW	OW	Earthworks - Stage 3 Karalee Shopping Village	19-27 Junction Road, Chuwar
	Decision Date - 5/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
10175/2018/OW	OW	Earthworks - Woodlinks Stages 16, 17, 18, 22, 23 and 24	7001 Collingwood Drive, Collingwood Park
	Decision Date - 3/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
1040/2019/OW	OW	Operational Works - Rehabilitation Works (Bushland Management Plan) - Kalinε Linear Open Space	7003 Sharpless Road, Springfield
	Decision Date - 9/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
1042/2019/OW	OW	Rate 3 Streetlighting - Springfield Lakes Village 11 Stages 5 & 10	7001 Sinnathamby Boulevard, Spring Mountain
	Decision Date - 24/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
1088/2019/OW	OW	Road Work, Stormwater, Earthworks and Signage	12-14 Mica Street, Carole Park
	Decision Date - 18/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
1120/2019/OW	OW	Rate 3 Streetlighting - Springfield Village 11 Stage 9	7001 Sinnathamby Boulevard, Spring Mountain
	Decision Date - 24/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
1193/2019/OW	OW	Landscaping - Aspect Karalee Stages 3 and 5	7001 Aspect Way, Karalee
	Decision Date - 17/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
1245/2019/OW	OW	Stormwater & Earthworks	20 Spencer Street, Churchill
	Decision Date - 24/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
1537/2019/OW	OW	Operational Works - Bushland Management Plan Woodlinks Village Estate Stage 17	7001 Collingwood Drive, Collingwood Park
	Decision Date - 29/03/2019	Decision - Approved	Authority - Team Co-ordinator Environment
1589/2019/OW	OW	Landscaping and Stormwater	1 Hawkins Crescent, Bundamba
	Decision Date - 29/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
2146/2019/OW	OW	Streetscaping	209A Westphalen Drive, Riverview
	Decision Date - 17/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
257/2019/OW	OW	Landscaping - Eden's Crossing Mt Juillerat Drive Phase 4	7002 Unnamed Road, Swanbank
	Decision Date - 9/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
345/2019/OW	OW	Road Work, Drainage Work, Stormwater, Earthworks, Signage and Clearing Vegetation	27A Waterworks Road, North Ipswich
	Decision Date - 8/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
48/2019/OW	OW	Roadworks & Stormwater Drainage Works	11-13 Commercial Drive, Springfield
	Decision Date - 17/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
570/2019/OW	OW	Footpath Works	37 Brisbane Road, Bundamba
	Decision Date - 17/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
6601/2018/OW	OW	Road Work, Stormwater, Drainage Work and Earthworks - Village 11 "Highlands 11" Stages 1, 2, 3, 4 and 11	7003 Grande Avenue, Spring Mountain

<b>Application No</b>	<b>Type</b>	<b>Application Details</b>	<b>Primary Property Location</b>
		Decision Date - 18/04/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
690/2019/OW	OW	Rate 3 Streetlighting - Aspect Stage 5	7001 Aspect Way, Karalee
		Decision Date - 15/04/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
778/2019/OW	OW	Rate 3 Streetlighting - Springfield Lakes Village 15 Stage 7	7001 Sinnathamby Boulevard, Spring Mountain
		Decision Date - 9/04/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
795/2019/OW	OW	Rate 3 Streetlighting - Aspect Karalee Stage 3	7001 Aspect Way, Karalee
		Decision Date - 15/04/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
9296/2018/OW	OW	Road Work, Drainage Work, Stormwater, Earthworks, Clearing Vegetation	13 Spring Avenue, Springfield Lakes
		Decision Date - 8/04/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
9346/2018/OW	OW	Landscaping	13 Spring Avenue, Springfield Lakes
		Decision Date - 5/04/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
9507/2018/OW	OW	Road Work, Stormwater, Signage and Clearing Vegetation - Sovereign Pocket Stage 9A	7001 Rawlings Road, Deebing Heights
		Decision Date - 17/04/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
981/2019/OW	OW	Landscaping - Springfield Rise at Spring Mountain Village 10 Package 3 (Grand Avenue Extension)	7002 Grande Avenue, Spring Mountain
		Decision Date - 9/04/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
9838/2018/OW	OW	Stormwater and Earthworks	32 Gloucester Drive, Deebing Heights
		Decision Date - 12/04/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
9869/2018/OW	OW	Road Work, Stormwater, Drainage Work, Earthworks and Signage - Collingwood Park Estate Stage 4	7001 Isabella Street, Collingwood Park
		Decision Date - 8/04/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
<b>OD</b>	<b>Other Development</b>		
2121/2019/OD	OD	Advertising Devices - Eight (8) Under awning signs and One (1) Pylon sign	19-27 Junction Road, Chuwar
		Decision Date - 9/04/2019 Decision - Approved	Authority - Senior Planner (Development)
2243/2019/OD	OD	Carrying out building work not associated with a material change of use - Extension to a Single Residential Affected by a Development Constraints Overlay (Urban Catchment Flow Path)	4 Bridson Avenue, East Ipswich
		Decision Date - 3/04/2019 Decision - Approved	Authority - Senior Planner (Development)
2379/2019/OD	OD	Operational Works - Advertising Devices (Three (3) Wall Signs, Two (2) Awning Fascia Signs and Three (3) Window Signs)	6 The Terrace, North Ipswich
		Decision Date - 23/04/2019 Decision - Approved	Authority - Acting Team Co-ordinator Central
2587/2019/OD	OD	Advertising Device - one (1) Banner Billboard	12-16 Warwick Road, Ipswich
		Decision Date - 17/04/2019 Decision - Approved	Authority - Senior Planner (Development)
630/2019/OD	OD	Carrying out building work not associated with a material change of use - Shed and Carport in a Character Zone	42 Whitehill Road, Eastern Heights
		Decision Date - 26/04/2019 Decision - Approved	Authority - Senior Planner (Development)
9640/2018/OD	OD	Carrying out building work not associated with a material change of use - Carport in a Character Zone	9 Musgrave Street, North Ipswich
		Decision Date - 9/04/2019 Decision - Approved	Authority - Senior Planner (Development)

Application No	Type	Application Details	Primary Property Location
<b>MAPDA PDA Amendment Application</b>			
1251/2018/MAPDA/AMAPDA		Amendment Application - 103-175 Bayliss Road – Vegetation Clearing and Bulk Earthworks (Operational Works)	103-175 Bayliss Road, South Ripley
	Decision Date - 15/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
40/2015/MAPDA/C	MAPDA	Amendment Application - Change to PDA Development Approval	111-167 Barrams Road, South Ripley
	Decision Date - 24/04/2019	Decision - Approved	Authority - Acting Team Co-ordinator West
	Decision Date - 15/04/2019	Decision - Approved	Authority - Team Co-ordinator West
<b>PDA Priority Development Area</b>			
636/2019/PDA	PDA	Operational Works – 627 Ripley Road, Ripley Earthworks	627 Ripley Road, Ripley
	Decision Date - 17/04/2019	Decision - Approved	Authority - Team Co-ordinator Engineering
<b>RAL Reconfiguring a Lot</b>			
10162/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	95A Brisbane Road, Booval
	Decision Date - 8/04/2019	Decision - Approved	Authority - Acting Team Co-ordinator Central
1300/2019/RAL	RAL	Reconfiguring a Lot - Boundary Realignment - Two (2) lots into Two (2) lots	123 Gladstone Road, Coalfalls
	Decision Date - 11/04/2019	Decision - Approved	Authority - Senior Planner (Development)
1891/2019/RAL	RAL	Reconfiguring a Lot - Two (2) lots into three (3) lots	10 Woodford Street, One Mile
	Decision Date - 29/04/2019	Decision - Approved	Authority - Acting Team Co-ordinator West
2238/2018/RAL	RAL	One (1) lot into three (3) lots plus park	20 Wyman Street, Brassall
	Decision Date - 11/04/2019	Decision - Approved - Negotiated Decision Approved	Authority - Acting Team Co-ordinator Central
2329/2019/RAL	RAL	Reconfiguring a Lot - One (1) lot into two (2) lots	124 South Station Road, Silkstone
	Decision Date - 17/04/2019	Decision - Approved	Authority - Senior Planner (Development)
3129/2019/RAL	RAL	Reconfiguring a Lot - Boundary Realignment - Two (2) Lots into Two (2) Lots	73 Hill Street, Tivoli
	Decision Date - 24/04/2019	Decision - Approved	Authority - Senior Planner (Development)
7190/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Thirty One (31) Lots and New Road	103-107 Willow Road, Redbank Plains
	Decision Date - 4/04/2019	Decision - Approved - Negotiated Decision Approved	Authority - Acting Team Co-ordinator Central
8620/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Twenty One (21) Lots, New Road and Drainage Reserve	66 Cranes Road, North Ipswich
	Decision Date - 2/04/2019	Decision - Approved	Authority - Acting Development Planning Manager
9674/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Sixteen (16) Lots and New Road	7001 Nielsen Road, Rosewood
	Decision Date - 30/04/2019	Decision - Approved - Negotiated Decision Approved	Authority - Senior Planner (Development)
9976/2018/RAL	RAL	Reconfiguration of a Lot - One (1) lot into Two (2) lots	83-85 Cochrane Street, Camira
	Decision Date - 29/04/2019	Decision - Approved	Authority - Team Co-ordinator East
<b>NAME Road/Place/Park/Bridge Naming</b>			
1958/2018/NAME/A	NAME	Road Naming	21 Blackwall Road, Chuwar
	Decision Date - 24/04/2019	Decision - Approved	Authority - Senior Development Planning Compliance Offic
5136/2018/NAME/A	NAME	Road Naming	19-27 Junction Road, Chuwar
	Decision Date - 24/04/2019	Decision - Approved	Authority - Senior Development Planning Compliance Offic

Application No	Type	Application Details	Primary Property Location
<b>SSP Signing of Subdivision Plan</b>			
1017/2019/SSP	SSP	Lots 1 - 5 SP300847	1A Able Street, Sadliers Crossing
		Decision Date - 30/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
1489/2017/SSP/A	SSP	Lots 636-655, 721-730 & 9001 on SP302890 Eden's Crossing Stage 10	7001 Sunbird Drive, Redbank Plains
		Decision Date - 24/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
2781/2019/SSP	SSP	Lots 1 & 2 on SP299884	13 William Street, Bundamba
		Decision Date - 30/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
5571/2015/SSP/B	SSP	Lots 2 & 6 on SP306574	32 Eleazar Drive, Blacksoil
		Decision Date - 29/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
6892/2006/SSP/U	SSP	Lots 334-343 & 900 on SP304390	82 Keidges Road, Augustine Heights
		Decision Date - 17/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
7708/2017/SSP/A	SSP	Lots 17 & 71 on SP303342	7 Quarry Street, Ipswich
		Decision Date - 16/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
8209/2016/SSP/A	SSP	Lots 1351-1366, 1388-1392, 1396, 1397, 4012 & 4100 on SP304388	7001 Sinnathamby Boulevard, Spring Mountain
		Decision Date - 9/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
8209/2016/SSP/B	SSP	Lots 1367-1387, 1398-1402 & 4100 on SP304392	7001 Dublin Avenue, Spring Mountain
		Decision Date - 23/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
893/2019/SSP	SSP	Lots 1 - 6 on SP306101	37 Chatswood Court, Deebing Heights
		Decision Date - 1/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
894/2019/SSP/A	SSP	Lots 1 and 2 on SP306816	101 Blackstone Road, Silkstone
		Decision Date - 12/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
912/2016/SSP/A	SSP	Lots 1 & 2 on SP289973	81 Albert Street, Rosewood
		Decision Date - 29/03/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
9234/2018/SSP/A	SSP	Lots 50 & 51 on SP310957 Lot 23 on SP310958	131 Schubels Road, Marburg
		Decision Date - 10/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
9451/2018/SSP	SSP	Lots 1 & 2 on SP306665	87 Diamantina Boulevard, Brassall
		Decision Date - 12/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
<b>SSPRV Signing of Subdivision Plan (Ripley)</b>			
2140/2019/SSPRV	SSPRV	Lots 1 & 2 on SP306076	16 Foxtail Road, Ripley
		Decision Date - 9/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
2735/2019/SSPRV	SSPRV	Lots 1 & 2 on SP302331	34 Boyland Way, Ripley
		Decision Date - 29/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
40/2015/SSPRV/N	SSPRV	Lots 1626-1625, 1646-1654, 7037 on SP300722 Stage 40	7003 Bayliss Road, South Ripley
		Decision Date - 3/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office
9108/2018/SSPRV	SSPRV	Lots 1-4 on SP 301035	15 Barrams Road, South Ripley
		Decision Date - 15/04/2019 Decision - Approved	Authority - Senior Development Planning Compliance Office

Application No	Type	Application Details	Primary Property Location
<b>SPSR Superseded Planning Scheme Request</b>			
1980/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	2-10 Henry Street, Brassall
		Decision Date - 29/03/2019 Decision - Approved	Authority - Senior Planner (Development)
2273/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	24 Cyprus Street, North Ipswich
		Decision Date - 4/04/2019 Decision - Approved	Authority - Senior Planner (Development)
		Decision Date - 4/04/2019 Decision - Approved	Authority - Senior Planner (Development)
2312/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	8 Alexander Street, Walloon
		Decision Date - 3/04/2019 Decision - Approved	Authority - Senior Planner (Development)
2320/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	74 Mullins Street, Redbank Plains
		Decision Date - 4/04/2019 Decision - Approved	Authority - Senior Planner (Development)
2327/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	6 Sovereign Close, Brassall
		Decision Date - 15/04/2019 Decision - Approved	Authority - Senior Planner (Development)
2591/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	62 Brentwood Drive, Ebbw Vale
		Decision Date - 11/04/2019 Decision - Approved	Authority - Senior Planner (Development)
3010/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	15 Kerr Court, Bellbird Park
		Decision Date - 18/04/2019 Decision - Approved	Authority - Senior Planner (Development)
3054/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	24 Mcgreavy Place, Bellbird Park
		Decision Date - 18/04/2019 Decision - Approved	Authority - Senior Planner (Development)
3243/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential Dwelling with Auxiliary Unit	33 Baird Circuit, Redbank Plains
		Decision Date - 30/04/2019 Decision - Approved	Authority - Senior Planner (Development)

Doc ID No: A5497984

ITEM: 9

SUBJECT: PROCUREMENT OF CONSULTANCY SERVICES TO PREPARE COMPONENTS OF THE NEW IPSWICH PLANNING SCHEME

AUTHOR: STRATEGIC PLANNING MANAGER

DATE: 3 MAY 2019

---

### EXECUTIVE SUMMARY

At the meeting on 13 November 2018 the Administrator of Ipswich City Council resolved to prepare a new Ipswich Planning Scheme pursuant to section 18 of the *Planning Act 2016*. To support the preparation of the new Ipswich Planning Scheme it was proposed that consultant support be procured to prepare the development codes and other related operational provisions of the new Ipswich Planning Scheme to enable in-house resources to focus on the preparation of the strategic framework and the zoning and overlay provisions.

At the meeting on 29 January 2019 the Administrator of Ipswich City Council resolved that the calling of Expressions of Interest (EOI) under section 228(5) of the *Local Government Regulation 2012* is in the public interest as it will allow Council to identify potential suppliers for the provision of delivery of the review and drafting of Use Codes, Development Codes and Planning Scheme Policies for the new Ipswich Planning Scheme. It was further resolved to prepare a shortlist of the Expression of Interest applications received and invite a tender from the specific suppliers on the shortlist, in accordance with section 228(6) of the *Local Government Regulation 2012*.

### RECOMMENDATION/S

- A. That Council (Interim Administrator of Ipswich City Council) resolve that the resolution of the meeting on 29 January 2019 to call for Expressions of Interest under section 228(5) of the *Local Government Regulation 2012*, as outlined in the report by the Strategic Planning Manager dated 10 January 2019, be repealed.
- B. That Council (Interim Administrator of Ipswich City Council) resolve that it is satisfied that the calling of an open tender in accordance with section 228(4) of the *Local Government Regulation 2012* is in the public interest as it will allow Council to select a supplier(s) who have the necessary capability and capacity to deliver the services as outlined in the report by the Strategic Planning Manager dated 3 May 2019.
- C. That Council (Interim Administrator of Ipswich City Council) resolve to invite written tenders in accordance with section 228(4) of the *Local Government Regulation 2012* to

allow Council to select supplier(s) who have the necessary capability and capacity to deliver the services as outlined in the report by the Strategic Planning Manager dated 3 May 2019.

### **RELATED PARTIES**

No related parties have been identified in relation to undertaking the open tender process to procure consultancy services.

### **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure  
Listening, leading and financial management

### **PURPOSE OF REPORT/BACKGROUND**

At the meeting on 13 November 2018 the Administrator of Ipswich City Council resolved to prepare a new Ipswich Planning Scheme pursuant to section 18 of the *Planning Act 2016*. Notice was given to the Chief Executive of the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) setting out the proposed plan making process including the timeframes for the preparation of the new Ipswich Planning Scheme (This notice was subsequently approved by the Chief Executive of DSDMIP on 30 January 2019). To support the preparation of the new Ipswich Planning Scheme it was proposed that consultant support be procured to prepare the development codes and other related operational provisions of the new Ipswich Planning Scheme to enable in-house resources to focus on the preparation of the strategic framework and the zoning and overlay provisions.

At the meeting on 29 January 2019 the Administrator of Ipswich City Council resolved that the calling of Expressions of Interest (EOI) under section 228(5) of the *Local Government Regulation 2012* is in the public interest as it will allow Council to identify potential suppliers for the provision of delivery of the review and drafting of Use Codes, Development Codes and Planning Scheme Policies for the new Ipswich Planning Scheme. It was further resolved to prepare a shortlist of the Expression of Interest applications received and invite a tender from the specific suppliers on the shortlist, in accordance with section 228(6) of the *Local Government Regulation 2012*.

Further detailed scoping of the codes and policies that need to be prepared has been undertaken. This has provided a greater understanding of the work needed to be undertaken and particularly where new codes or policies need to be prepared, substantial revisions to existing codes and policies is required or where the focus will be on a more minor update to existing codes and policies. This detailed information will be used to inform the tender process and will enable potential tenderers to prepare responses based on a better understanding of the work required. Consultant(s) or teams of consultants may choose to quote to prepare all or any of the codes and policies that are included in the tender.

It is currently expected that the consultancy services will need to be procured to start work on the codes and other operational provisions early in the 2019-2020 financial year to meet the timeframes set out in the proposed plan making process.

Accordingly, using a two-stage (Expression of Interest followed by limited tender) process is no longer considered necessary and that it would be more time and cost effective to go directly to the market through an open tender process under section 228(5) of the *Local Government Regulation 2012*.

### **FINANCIAL/RESOURCE IMPLICATIONS**

The funding for the procurement of consultancy services has been provided for in the draft budget for the 2019-2020 financial year.

The procurement of the services will enable the effective and efficient preparation of a draft planning scheme by allowing consultancies with the relevant capabilities and experience to focus on the use and development codes and planning scheme policy components and in-house resources to continue to focus on the preparation of the strategic framework and the zoning and overlay provisions in the new planning scheme.

### **RISK MANAGEMENT IMPLICATIONS**

The procurement of external consultancy services will significantly assist in delivering the new Ipswich Planning Scheme to the approved timeframes. If external consultancy services are not procured then in-house resources will need to be used to draft all elements of the new Ipswich Planning Scheme and this will impact delivery timeframes significantly. The development and drafting of the detailed content of the use and development codes and planning scheme policies will be informed by the development of the zone codes and overlay codes. A framework will be in place with the successful tenderer(s) to manage the drafting of the elements by the consultants and in-house resources to optimise delivery (e.g. to identify early the focus and content of the different elements to reduce potential duplication of work or misalignment between the elements with a need to redraft).

### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Local Government Regulation 2012*  
*Planning Act 2016*

### **COMMUNITY AND OTHER CONSULTATION**

Internal consultation has been undertaken with the procurement section within the Finance and Corporate Services Department.

### **CONCLUSION**

Further scoping of the codes and policies that need to be prepared has provided additional information that will give greater clarity to tenderers in the procurement process. Accordingly, using a two-stage (Expression of Interest followed by limited tender) process is

no longer considered necessary and that it would be more time and cost effective to go directly to the market through an open tender process under section 228(5) of the *Local Government Regulation 2012*.

Nick Vass-Bowen  
**STRATEGIC PLANNING MANAGER**

I concur with the recommendations contained in this report.

Brett Davey  
**ACTING CITY PLANNER**

*“Together, we proudly enhance the quality of life for our community”*

Doc ID No: A5496055

ITEM: 10

SUBJECT: NEW IPSWICH PLANNING SCHEME - ADOPTION OF THE STATEMENT OF THE STATEMENT OF PROPOSALS (INCLUDING DRAFT STRATEGIC FRAMEWORK) FOR THE PURPOSE OF PUBLIC CONSULTATION

AUTHOR: STRATEGIC PLANNING MANAGER

DATE: 3 MAY 2019

---

### **EXECUTIVE SUMMARY**

This is a report by the Strategic Planning Manager recommending the proposed adoption of the New Ipswich Planning Scheme - Statement of Proposals, including the Draft Strategic Framework, for the purposes of public consultation and early state interest identification.

The preparation of, and consultation on the Statement of Proposals including Draft Strategic Framework provides an important opportunity for early engagement by the community and other stakeholders on the strategies and approaches to managing growth and development within the Ipswich Local Government Area into the future. It also provides the process for the early identification of state interests with state agencies. The input provided will be used to guide the preparation of the new Ipswich Planning Scheme including the final strategic framework and the detailed zoning, codes and other operational components.

### **RECOMMENDATIONS**

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) adopt the draft Statement of Proposals including the Draft Strategic Framework as detailed in Attachment 2 - Statement of Proposals Document and Attachment 3 - Draft Strategic Framework Tables, Figures and Maps of the Strategic Planning Manager's report dated 3 May 2019, for the purposes of public consultation and early state interest identification.
  
- B. That the Strategic Planning Manager be requested to attend to all relevant matters associated with the consultation of the Statement of Proposals including the Draft Strategic Framework, including:
  - giving notice;
  - undertaking public consultation; and

- advising the state government for the purpose of early state interest identification.

## **RELATED PARTIES**

No specific related parties have been identified.

The Statement of Proposals including Draft Strategic Framework sets out draft strategies and approaches to future land use planning across the Ipswich Local Government Area including precinct designations for all parcels of land (which provide an indication of the potential future zoning of land).

The Statement of Proposals is an important early step in the process of preparing the new planning scheme and provides opportunity for input to be sought from all relevant parties on the draft planning scheme strategies and strategic directions for the city. Comments from external parties (e.g. individual members of the community, land owners, groups or other stakeholders will be managed within the statutory process (refer to the “Community and Other Consultation” section of this report).

The preparation of the Statement of Proposals including the Draft Strategic Framework has been wholly undertaken internally within council and has not involved any external parties. The only external parties that have been involved who have sighted the Draft Strategic Framework are the consultants who undertook the ‘peer review’ and who have entered into a confidentiality agreement, not to disclose this information.

## **ADVANCE IPSWICH THEME LINKAGE**

Strengthening our local economy and building prosperity  
Managing growth and delivering key infrastructure  
Caring for the community  
Caring for the environment  
Listening, leading and financial management

The Statement of Proposals and specifically the Draft Strategic Framework relates to all the land use and development components of the Advance Ipswich themes and adopts the Advance Ipswich Vision to maintain continuity of policy direction based on community aspirations.

## **PURPOSE OF REPORT/BACKGROUND**

Council resolved on 13 November 2018 to prepare a new Ipswich Planning Scheme pursuant to section 18 of the *Planning Act 2016* with notice given to the Chief Executive of the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) on 14 November 2018 pursuant to Chapter 1 Part 1 of the *Minister’s Guidelines and Rules (MGR)*.

Council received the Chief Executive Notice setting out the approved process (the ‘Tailored Process’) for making the new Ipswich Planning Scheme dated 31 January 2019 (refer to Attachment 1).

This report relates to the preparation of the Statement of Proposals including the Draft Strategic Framework and seeks council's adoption of the Statement of Proposals including Draft Strategic Framework for the purpose of public consultation (including early state interest identification with the state government) in accordance with Steps 2 to 4 of the Chief Executive Notice.

The Statement of Proposals:

- provides key information about the new Ipswich planning scheme;
- includes the Draft Strategic Framework which sets out the proposed overall policy and strategy direction for the City;
- provides information on how to make a submission; and
- includes information about the preparation process for the new planning scheme.

The Statement of Proposals including the Draft Strategic Framework provides the basis for seeking community, state agency and key stakeholder input on land use and development matters to guide the preparation of the new Ipswich Planning Scheme including the final strategic framework and the detailed zoning, codes and other operational components. Further information regarding the consultation is included in the "Community and Other Consultation" section of this report.

The Draft Strategic Framework sets out the proposed strategies and approaches for managing development in the Ipswich Local Government Area outlining the strategic direction and outcomes to be achieved through the new planning scheme. It is broadly structured into two main components being:

- Sections 3.1 to 3.6 - Strategic Framework for the 'whole of the city' that provides the overarching policy framework and direction expressed spatially for the whole of the Ipswich Local Government Area and includes strategic valuable features, overlay and strategic framework maps; and
- Section 3.7 – Local Area Frameworks that provide a more detailed policy framework and direction (including alternative development options for some areas and sites) expressed spatially in the form of both text and precinct maps for each of the 30 defined local area strategic planning units.

The proposed 'whole of Local Government Area' component of the Draft Strategic Framework seeks to balance the competing interests affecting land use and development by:

- identifying and conserving valuable features such as significant natural areas, habitat and vegetation, waterways, agriculturally productive land and places and areas of historic character and cultural heritage significance, including to the Aboriginal community;
- identifying and avoiding the inappropriate development of land that is subject to constraints, for example from natural hazards such as flooding, and separates and manages the impacts between incompatible uses and from the impacts associated with the operations of key facilities and infrastructure;
- sustainably managing the growth and development of the city by allocating a distribution (and mix) of land uses and densities across the city with sufficient capacity

to accommodate the forecast population and employment growth and to accommodate the required supporting services and facilities, with a particular focus on:

- a network of mixed use centres that are key employment locations, places where the community come together and within which goods (shops), supporting services and cultural and entertainment facilities are provided;
  - supporting the development of a diverse and resilient economy and the creation of local jobs within the centres, designated business and industry lands and in rural areas;
  - delivering a diversity of housing to meet the needs of the community, primarily in large master-planned communities and through the appropriate development of higher densities within and surrounding centres, railway stations and other stops on high-frequency public transport routes;
- identifying the key strategic infrastructure and facilities that are required to support the further growth and development of the city, including the:
    - movement of people and goods within and through the city;
    - parks and other facilities to meet the recreational needs of the community and visitors and support healthy and active lifestyles; and
    - social infrastructure and facilities that provide for human services.

The Local Area Frameworks are similarly structured and include a precinct map that shows a designation (indicative of potential future zone) for each parcel of land.

Whilst the current planning scheme has provided effective guidance for managing growth in the past, the preparation of the new Ipswich planning scheme in accordance with the new Queensland planning legislation allows for the updating, refinement and incorporation of new policies and plans with input from the community, state agencies and other stakeholders. Key areas of focus of review include:

- refinement and strengthening of the protection of natural environmental values including vegetation, habitat and watercourses in response to commonwealth and state government and locally identified matters of environmental significance and community expectations;
- additional recognition and protection of features and places that are culturally significant to the Aboriginal community;
- the identification of sufficient land to accommodate the growth forecast in the *South East Queensland Regional Plan 2017 (ShapingSEQ)* with:
  - higher densities of residential development focussed primarily in the new expansion (greenfield) areas and in and around higher order centres and railways stations in the consolidation (infill) areas, with further residential development in established suburbs generally to be developed at a density and in a form that is compatible with the prevailing density and housing form in the area;
  - the majority of jobs generating development being accommodated in centres, business and industry areas and specialist activity nodes;
- the carrying forward of the state government's and council's Temporary Local Planning Instrument (TLPI) provisions in respect to the assessment of applications for waste activities including landfills;

- an updated response to managing the risks from natural hazards and particularly incorporating the outcomes from updated comprehensive flood modelling through the introduction of proposed amended flood regulations and mapped flood extents; and
- alignment of the precinct designations (indicative of potential future zones) with the state government's prescribed 'suite' of zones.

The Statement of Proposals including the Draft Strategic Framework document is included as Attachment 2, and Attachment 3 includes other associated figures, tables and maps that are referenced (but not included) within the Draft Strategic Framework component of the Statement of Proposals document.

### **FINANCIAL/RESOURCE IMPLICATIONS**

Public consultation on the Statement of Proposals including the Draft Strategic Framework will involve comprehensive notifications and engagement across the community, state agencies (in regard to early state interest identification) and key stakeholders through a variety of forums and media. Further information regarding the consultation is included in the "Community and Other Consultation" section of this report.

To help facilitate effective and efficient engagement, an 'ePlatform' has been established to allow all interested parties to interactively view the Draft Strategic Framework and the associated mapping component of the Statement of Proposals. Notwithstanding, the community and stakeholder consultation will require significant levels of staff resourcing which will be met primarily by the Strategic Planning Branch within current staffing levels and budget.

### **RISK MANAGEMENT IMPLICATIONS**

As the Statement of Proposals and specifically the Draft Strategic Framework includes proposed strategies, approaches, development constraints and precinct designations that may impact on the use of land and development yields relative to the current Ipswich planning scheme, this could potentially lead to speculation or ultimately to claims for compensation at the time any changes to zones are adopted.

The Statement of Proposals including the Draft Strategic Framework is being prepared in accordance with the 'tailored' process that has been approved pursuant to the *Planning Act 2016* and aligns with the *Minister's Guidelines and Rules*. The Draft Strategic Framework has also been prepared in line with the *State Planning Policy* and *ShapingSEQ*.

Risks relating to the preparation of the new Ipswich planning scheme including those relating to compensation will be managed in accordance with the relevant provisions of state government's legislation, policies, plans and statutory guidance.

### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Planning Act 2016*

## **COMMUNITY AND OTHER CONSULTATION**

### ***Internal Consultation***

Consultation has been undertaken with all relevant internal council departments in preparing the Draft Strategic Framework, including each of the 30 individual Local Area Frameworks and the associated mapping. Where necessary, components of the Draft Strategic Framework that required additional non-planning specialist input, for example in regard to the conversion of flood modelling to overlay mapping or undertaking a review of local environmental significance, were prepared with specialist internal input by the relevant department. The comments received were reviewed, discussed where required and reconciled to produce the proposed draft strategic framework.

Briefing sessions have been undertaken periodically with the Interim Administrator and Interim Management Committee during the development of the Draft Strategic Framework, focusing on key strategic issues and directions.

### ***Preliminary State Government Engagement***

Preliminary briefings were also undertaken with the DSDMIP staff, particularly in relation to key strategic issues and process matters.

### ***Peer Review***

An independent peer review of the Draft Strategic Framework including the 30 Local Area Frameworks was undertaken using three highly experienced planning consultants. During the peer review it was identified that the Draft Strategic Framework includes substantial amounts of contextual, background and other explanatory information which helps to explain the approaches and strategies outlined in the Draft Strategic Framework and which will not necessarily be included in the final statutory Strategic Framework. It was recommended by each of the reviewers that the Draft Strategic Framework be presented as the main element of a Statement of Proposals (that includes additional information sections) to avoid confusion. Other matters relating to the approaches and strategies in the Draft Strategic Framework that were raised during the peer review have also been addressed in the final Draft Strategic Framework document.

### ***Public Engagement***

To meet the requirements for giving notice for preparation of a new Ipswich planning scheme under Section 18 of the *Planning Act 2016* (the Act) a Communications Strategy was prepared and submitted to, and subsequently approved by the Chief Executive of the DSDMIP, with the Communications Strategy setting out how communication and consultation will be undertaken during preparation of the new Ipswich planning scheme. A copy of the approved Communications Strategy is included as Attachment 4.

The Communications Strategy sets out a two-stage consultation process, with the first being a Statement of Proposals including Draft Strategic Framework that:

- includes whole of city and local area strategies and policies;
- is prepared to align with the vision for the future of the City stated in *Advance Ipswich*;

- will be used to engage and consult early with key stakeholders (including state agencies to confirm state interests), the community and development industry about broad strategy and policy direction and land use allocations and responses;
- includes an integrated consideration of valuable features, development constraints, growth management and strategic infrastructure to inform strategic land use decision making; and
- demonstrates alignment with and integration of the state interests in the *State Planning Policy and ShapingSEQ*.

The Communications Strategy sets out further information about the key activities to be undertaken during consultation on the Statement of Proposals including the Draft Strategic Framework. Having regard to, and in accordance with the endorsed Communications Strategy, the key consultation activities to be carried out in consulting on the Statement of Proposals includes:

- a 'notice' in the form of an open letter to the community to be published in local newspapers;
- a copy of the 'notice' to be displayed in the main council administration building;
- notification to adjoining local governments;
- an individual notification being sent to residents and property owners;
- provision of information on council's website, including an 'ePlatform' to interactively view the Draft Strategic Framework and mapping and information about how to obtain further information and make a submission;
- a static display in the main council administration building;
- ability for a member of the community (by appointment) to view and discuss the Statement of Proposals including the Draft Strategic Framework with professional town planning staff;
- a state agency briefing;
- a key stakeholder (including development industry) briefing;
- media releases;
- series of articles in *Ipswich First*;
- eAlerts to subscribers;
- council social media posts (Facebook & Twitter);
- a phone hotline to allow members of the community to speak to professional town planning staff during normal office hours;
- a dedicated email enquiry address; and
- professional town planning staff being available for counter enquiries at the main council administration building during normal office hours.

It is proposed to commence public consultation on the Statement of Proposals including the Draft Strategic Framework on Monday 27 May 2019, for a period of five weeks, with the closing date to be Friday 28 June 2019. The community's and key stakeholder input is being sought about the proposed land use strategies and approaches at three broad levels:

- **Our City** – views about how the draft strategic framework applies to the whole of the Local Government Area;
- **Your local area** – views about how the framework applies to each of the 30 local area strategic planning units, in particular the overall preferences for the development options described in some local areas; and
- **Your Land** – views about the proposed designations for individual land parcels.

Each submission received will be reviewed and a report prepared for council. Following consideration by council a consultation report that summarises the submissions and council's responses will be made available for public viewing on council's web site.

The feedback from the community, state agencies and key stakeholders about the draft strategic framework will be used to guide the preparation of the final strategic framework and the rest of the planning scheme, including the detailed zoning and development code components.

## CONCLUSION

The preparation of, and consultation on the Statement of Proposals including Draft Strategic Framework provides an important opportunity for early engagement by the community, state agencies and other stakeholders on the strategies and approaches to managing growth and development within the Ipswich Local Government Area into the future.

The Statement of Proposals including Draft Strategic Framework has been prepared in accordance with the Queensland planning legislation, policies, plans and statutory guidance and the approved process for making the new Ipswich planning scheme.

It is therefore recommended that council adopts the Statement of Proposals including the Draft Strategic Framework for the purpose of undertaking public consultation in line with Step 2 and Step 3 of the Tailored Process (refer to Appendix 1 attached to the Chief Executive Notice in Attachment 1 of this report).

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Chief Executive Notice  
2.	Statement of Proposals Document ( <i>under separate cover</i> ) 
3.	Figure, Tables and Maps ( <i>under separate cover</i> ) 
3.1	State Planning Policy and Regional Plan Integration ( <i>under separate cover</i> ) 
3.2	Ipswich City Council Strategy Delivery ( <i>under separate cover</i> ) 
3.3	SVFM1 - Strategic Greenspace Areas and Links ( <i>under separate cover</i> ) 
3.4	Map 1 - State Government Mapped Water Features ( <i>under separate cover</i> ) 
3.5	Map 2 - State Government Mapped Habitat ( <i>under separate cover</i> ) 
3.6	Map 3 - State Government Mapped Vegetation ( <i>under separate cover</i> ) 

3.7	Map 4 - Matters of State Environmental Significance ( <i>under separate cover</i> ) 
3.8	Map 5 - Matters of Local Environmental Significance ( <i>under separate cover</i> ) 
3.9	SVFM2 - Watercourses and Designated Wetlands ( <i>under separate cover</i> ) 
3.10	SVFM3 - Scenic and Visual Amenity Values ( <i>under separate cover</i> ) 
3.11	SVFM4 - Good Quality Agricultural Land ( <i>under separate cover</i> ) 
3.12	OV1 - Biodiversity ( <i>under separate cover</i> ) 
3.13	OV2 - Watercourses and Designated Wetlands ( <i>under separate cover</i> ) 
3.14	OV3A - Cultural Landscapes ( <i>under separate cover</i> ) 
3.15	OV3B - Places of Cultural Heritage Significance ( <i>under separate cover</i> ) 
3.16	OV4A - Defence Facilities - Height Restriction Zone and Obstruction Clearance Surface ( <i>under separate cover</i> ) 
3.17	OV4B - Defence Facilities - Operational Airspace, Wildlife Attraction and Lighting ( <i>under separate cover</i> ) 
3.18	OV4C - Defence Facilities - 2029 Australian Noise Exposure Forecast (ANEF) Contours ( <i>under separate cover</i> ) 
3.19	OV4D - Defence Facilities - Explosive Storage Safeguard and Public Safety Areas ( <i>under separate cover</i> ) 
3.20	OV5 - Unexploded Ordinance (UXO) Areas ( <i>under separate cover</i> ) 
3.21	OV6 - Mining Influence Areas ( <i>under separate cover</i> ) 
3.22	OV7 - Key Resource Areas (KRAs) ( <i>under separate cover</i> ) 
3.23	OV8 - Bushfire Risk Areas ( <i>under separate cover</i> ) 
3.24	OV9 - Difficult Topography ( <i>under separate cover</i> ) 
3.25	OV10 - Flooding and Major Urban Catchment Flow Paths ( <i>under separate cover</i> ) 
3.26	OV11 - Major Transport Infrastructure ( <i>under separate cover</i> ) 
3.27	OV12 - Motor Sports Buffers ( <i>under separate cover</i> ) 
3.28	OV13 - Wastewater Treatment Buffers ( <i>under separate cover</i> ) 
3.29	OV14 - Water Resource Catchments ( <i>under separate cover</i> ) 
3.30	OV15 - High Pressure Pipelines ( <i>under separate cover</i> ) 
3.31	OV16 - High Voltage Electricity Transmission Lines ( <i>under separate cover</i> ) 
3.32	OV17 - Dispersive Soils ( <i>under separate cover</i> ) 
3.33	Figure 1 - Historical Timeline ( <i>under separate cover</i> ) 
3.34	SFM1 - Settlement Pattern ( <i>under separate cover</i> ) 
3.35	SFM2 - Centres and Employment Land ( <i>under separate cover</i> ) 
3.36	SFM3 - Waste Activity and Buffer Areas ( <i>under separate cover</i> ) 
3.37	SFM4 - Housing Areas ( <i>under separate cover</i> ) 
3.38	SFM5A - Strategic Transport Network ( <i>under separate cover</i> ) 
3.39	SFM5B - Strategic Active Network ( <i>under separate cover</i> ) 
3.40	SFM6 - Strategic Green Infrastructure ( <i>under separate cover</i> ) 
3.41	LAF - Local Framework Map - Preferred ( <i>under separate cover</i> ) 
3.42	LAF - Local Framework Map - Alternate Options 1 ( <i>under separate cover</i> ) 
3.43	LAF - Local Framework Map - Alternate Options 2 ( <i>under separate cover</i> ) 
4.	Communications Strategy ( <i>under separate cover</i> ) 

Nick Vass-Bowen  
**STRATEGIC PLANNING MANAGER**

I concur with the recommendations contained in this report.

Brett Davey  
**ACTING CITY PLANNER**

*“Together, we proudly enhance the quality of life for our community”*



Department of State Development,  
Manufacturing, Infrastructure and Planning

## Chief Executive Notice

### Pursuant to section 18 of the *Planning Act 2016*

Ipswich City Council – Notice about the process for making a planning scheme under section 18(3) of the *Planning Act 2016*

In accordance with section 18(4) of the *Planning Act 2016* (the Planning Act), I have considered the Minister's Guidelines and Rules when preparing this notice under section 18(3)(a) of the Planning Act.

- Notice was given by the Interim Administrator of the Ipswich City Council (the council) under section 18(2) of the Planning Act on 14 November 2018.
- Under section 18(6) of the Planning Act, the council must make the planning scheme by following the process in this notice.
- Unless stated otherwise, the process described in **Appendix 1** of this notice is to be undertaken in the order in which it is prescribed.
- A communications strategy that the council must implement about the instrument is also described in this notice.

#### **Requesting information**

- The Minister or chief executive, as relevant to the process may, at any time, give the local government a notice requesting further information.

#### **Managing timeframes**

- Any party may pause a timeframe (provided it is not during public consultation) for an action for which they are responsible, by giving notice to any other party in the relevant step of the process stating how long the timeframe will be paused and a date upon which the timeframe will restart.
- If a notice to pause a timeframe is issued, the process is paused from the day after the notice is given until the date stated in the notice, unless the notice is withdrawn by the party that gave the notice.
- If the notice to pause a timeframe is withdrawn, the process restarts from the day after the party gives the notice to withdraw the notice.

#### **Public consultation**

In accordance with the Planning Act, the council is required to:

- Publish at least one public notice about the proposal to make the planning scheme.
- Keep the instrument available for inspection and purchase for a period (the consultation period) stated in the public notice of at least 40 business days after the day the public notice is published in a newspaper circulating in the local government area.
- Ensure that the public notice states that any person may make a submission about the instrument to the local government within the consultation period.
- Consider all properly made submissions about the proposed planning scheme.
- Notify persons who made properly made submissions about how the local government dealt with the submissions.
- Give the Minister a notice containing a summary of the matters raised in the properly made submissions and stating how the local government dealt with the matters.

***Communications Strategy***

The council is required to apply the following:

- Comply with the minimum public consultation standards prescribed in the Planning Act.
- Identify the relevant key stakeholders for its public consultation.
- Undertake a range of consultation methods that can be considered 'best practice' and are fit-for-purpose for the Ipswich City Council, generally in accordance with its Proposed Communications Strategy submitted under cover letter to the Chief Executive, Department of State Development, Manufacturing, Infrastructure and Planning (the department), dated 14 November 2018.
- Document its public consultation and prepare a report on its public consultation to the Minister for Planning when submitting the proposed planning scheme for adoption.

***Chief Executive actions***

For Chief Executive actions under this notice given under section 18 of the Planning Act, the Chief Executive includes the Director-General, the Planning Group Deputy Director-General, Executive Director, Director and Manager within the department.

APPENDIX 1 - Tailored process – Ipswich City Council – Notice about the process for making a planning scheme under section 18(3) of the *Planning Act 2016*

Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)	Estimated Start Date	Estimated End Date
<b>Planning scheme preparation</b>								
Step 1	Planning and preparation	Local government notifies the Chief Executive of preparation & requests confirmation of state interests and early state interest review	The local government must give notice to the department of the nature and details of the proposed planning scheme and requests confirmation of state interests and early state interest review.	It is proposed that the confirmation of state interests (early state interest review) will occur as part of the preparation and consultation on the draft Strategic Framework. (refer to Steps 2, 3 and 4).  Step 1 completed when the Chief Executive provides a Notice under section 18(3) of the Planning Act and which sets out the process that Ipswich City Council must follow during the plan-making process.	Local Government	None	16/11/2018	21/12/2018
Step 2		Local government prepares draft planning scheme	The local government must prepare a draft planning scheme.	Preparing the draft planning scheme will be staged: 1. Initial focus on preparing and consulting on the draft Strategic Framework (Statement of Proposals) in the period 16/11/2018 to 29/3/2019. 2. Finalisation of draft Strategic Framework and preparation of draft detailed zoning and operational provisions in the period 29/3/2019 to 15/11/2019 (draft of the balance of the planning scheme).	Local Government	12 months	16/11/2018	15/11/2019
Step 3		Local government consults with the department	The local government must consult with the department (who will coordinate state agency input) while preparing the draft planning scheme.	Engagement with the department will occur throughout preparation of the planning scheme (refer to the Communications Strategy for information on engagement with the department).  Consultation with the State agencies will be coordinated by the department during preparation of and consultation on the draft Strategic Framework (Statement of Proposals) to confirm state interests (i.e. an early state interest review). Refer to the Communications Strategy for information on engagement with state agencies.	Local Government	None	16/11/2018	15/11/2019
Step 4		State comments on draft planning scheme	Whole of state agency comments provided to the council about the draft strategic framework.	A coordinated written response containing state agency comments will be provided the council.	Chief Executive	None	04/02/2019	29/03/2019
<b>State interest review</b>								
Step 5	State interest review	Local government provides notice to commence the state interest review process	The local government must give a notice to the Chief Executive to commence the state interest review that includes— 1. An electronic copy of the proposed planning scheme in the format identified by the department. 2. An electronic copy of the proposed planning scheme in the format identified by the department. 3. A written statement addressing the state interests in the relevant regional plan and SPP which includes— a. how the state interests are integrated in the planning scheme; b. reasons why any state interests have not been not integrated in the planning scheme; and c. any state interests that are not relevant.	The state interest review will be substantially informed and addressed through the early state interest review undertaken during the preparation and review of the Statement of Proposals (i.e. the draft Strategic Framework) and subsequently used to prepare the balance of the planning scheme (i.e. zoning, overlays and codes).	Local; Government	None	18/11/2019	22/11/2019

Item 10 / Attachment 1.

Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)	Estimated Start Date	Estimated End Date
			<ol style="list-style-type: none"> <li>4. A written statement about how the key elements of a planning scheme mentioned in section 16(1) of the Planning Act have been addressed and if the planning scheme is consistent with the regulated requirements.</li> <li>5. A proposed communications strategy if one has not been given with the notice under section 18(2) of the Planning Act.</li> <li>6. Any background studies or reports that informed the preparation of the planning scheme, including any strategic study or report, or review required under section 25(1) of the Planning Act.</li> <li>7. Any natural hazards, risk and resilience evaluation report prepared having regard to the SPP.</li> <li>8. Any draft feasible alternatives report prepared for a planning change made to reduce the risk of natural hazards, including details of the potentially affected premises and any relevant supporting information.</li> <li>9. Shapefiles of any mapping.</li> <li>10. A summary of consultation with state agencies and the outcome of the consultation.</li> <li>11. Any other information considered relevant by the local government.</li> </ol>					
Step 6		Chief Executive undertakes the state interest review	The Chief Executive must undertake a state interest review.		Chief Executive	To commence within 5 days of receiving the notice to commence the state interest review	25/11/2019	28/02/2020
Step 7		Chief Executive considers key Act & Regulation matters	<p>As part of the state interest review, the Chief Executive must consider if the proposed planning scheme—</p> <ol style="list-style-type: none"> <li>a) advances the purpose of the Planning Act;</li> <li>b) is consistent with section 16(1) of the Planning Act;</li> <li>c) is consistent with the regulated requirements prescribed in the Planning Regulation;</li> <li>d) is well drafted and clearly articulated; and</li> <li>e) accords with the result of any strategic study or report, or review required under section 25(1) of the Planning Act.</li> </ol> <p>The Chief Executive may also consider the information given with the notice to commence the state interest review.</p>		Chief Executive	Concurrent with state interest review, to commence within 5 days of receiving the notice to commence to state interest review	25/11/2019	28/02/2020
Step 8		Chief Executive advises of changes required	<p>The Chief Executive may give notice to the local government advising of any changes—</p> <ol style="list-style-type: none"> <li>a) to the proposed planning scheme required to address state interests</li> <li>b) to the proposed communications strategy as a result of the state interest review.</li> </ol>		Chief Executive	During the state interest review period (60 business days from commencement of the state interest review)	25/11/2019	28/02/2020

Item 10 / Attachment 1.

Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)	Estimated Start Date	Estimated End Date
Step 9		Chief Executive provides outcomes of state interest review	The Chief Executive must give notice to the local government of the outcome of the state interest review.		Chief Executive	60 business days from commencement of the state interest review	25/11/2019	28/02/2020
Step 10		Chief Executive provides conditions of state interest review	The Chief Executive may include conditions that apply to the proposed planning scheme, including the timing on when the conditions must be complied with.		Chief Executive	Concurrent with the notice giving the outcome of the state interest review	25/11/2019	28/02/2020
<b>Public consultation</b>								
Step 11	Public consultation	Local government commences public notice as per the Planning Act, MGR, etc.	The local government must give public notice in accordance with: a) the public notice requirements prescribed in the Planning Act, Schedule 2, definition of public notice, paragraph (b); b) Schedule 4 of MGR; and c) the communications strategy, including any amended strategy requested by the Chief Executive.	Refer to the Communications Strategy for further information about the consultation.	Local Government	None	4/05/2020	3/07/2020
Step 12		Local government publishes a public notice - minimum 40 business days	The local government must publish a public notice about the proposal to make or amend the planning scheme. It must state that any person may make a submission about the instrument to the local government within the consultation period.	Refer to the Consultation Strategy for further information about the consultation.	Local Government	The consultation period must be a minimum period of 40 business days, commencing after the day the public notice is published in a newspaper circulating in the local government area.	4/05/2020	3/07/2020
Step 13	Considering submissions	Local government considers all properly-made submissions	The local government must consider all properly made submissions about the proposed planning scheme.	Consideration of Submissions and Changing the Proposed Instrument (Steps 13 to 19) to be undertaken concurrently.	Local Government	None	6/07/2020	28/08/2020
Step 14		Local government prepares written consultation report	The local government must prepare a written consultation report that is— • available to view and download on the local government's website; and • available to inspect and purchase in each of the local government's offices.		Local Government	Within 40 days of the close of the consultation period	6/07/2020	28/08/2020
Step 15		Local government notifies submitters about submissions consideration process	The local government must notify persons who made properly made submission about how the local government has dealt with the submissions.		Local Government	None	31/08/2020	4/09/2020
Step 16	Changing the proposed instrument	Local government makes changes as a result of submissions, changed circumstances, etc.	The local government may make changes to the proposed planning scheme to: • address issues raised in submissions; • amend a drafting error; or • address new or changed planning circumstances or information.		Local Government	None	31/08/2020	4/09/2020

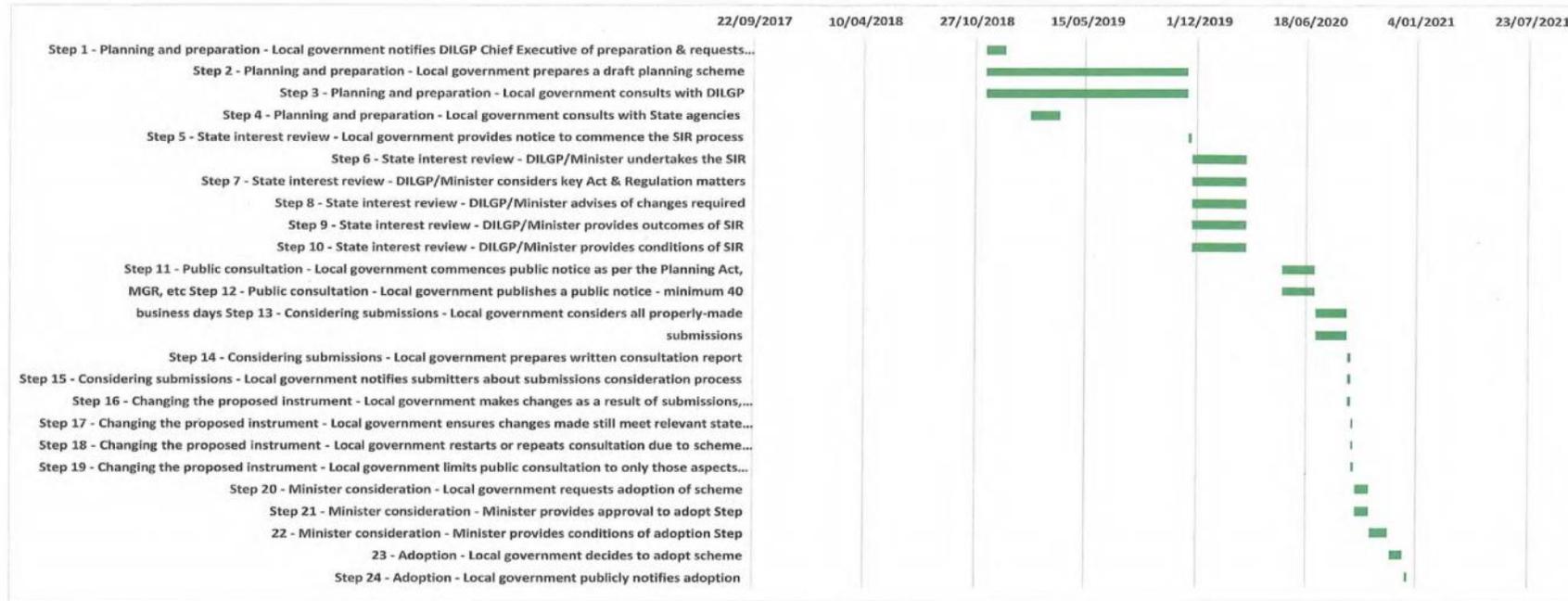
Item 10 / Attachment 1.

Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)	Estimated Start Date	Estimated End Date
Step 17		Local government ensures changes made still meet relevant state interests	The local government must ensure any changes made to the proposed instrument continue to appropriately integrate and address relevant state interests, including those identified in a state interest review.		Local Government	None	31/08/2020	4/09/2020
Step 18		Local government restarts or repeats consultation due to scheme changes	If the local government changes the proposed planning scheme and the change results in the proposed scheme being significantly different (having regard to schedule 2 of the MGR) to the version released for public consultation, and public consultation has started or been completed, the local government must restart or repeat the public consultation required for the proposed scheme with the changes made.	If this step is required to be undertaken, then the estimated dates for starting and completing subsequent steps 20 to 25 will be changed by a corresponding time to that taken to complete steps 18 and 19.	Local Government	None	7/09/2020	8/09/2020
Step 19		Local government limits public consultation to only those aspects changed	If re-consultation is required as a result of changes which result in the instrument being significantly different, the local government may choose to limit the public consultation to only those aspects of the proposed planning scheme that have changed.	If this step is required to be undertaken, then the estimated dates for starting and completing subsequent Steps 20 to 25 will be changed by a corresponding amount of time to that taken to complete Steps 18 and 19.	Local Government	None	7/09/2020	8/09/2020
<b>Minister's consideration</b>								
Step 20	Minister's consideration	Local government requests adoption of scheme	The local government must give the Minister a notice to request adoption of the planning scheme that includes— a) an electronic copy of the planning scheme, clearly identifying any change that has been made to the proposed planning scheme since the state interest review b) a written consultation report c) the reasons why the local government doesn't consider the proposed planning scheme to be significantly different from the version for which public consultation has been undertaken.		Local Government	Within 40 days of the close of the consultation period	7/09/2020	11/09/2020
Step 21		Minister provides approval to adopt	The Minister must give the local government a notice stating— a) if the local government may adopt the proposed planning scheme; and b) the Minister's conditions, if any, that apply to the proposed planning scheme; or c) if the proposed planning scheme may not be adopted, the reasons why it may not be adopted.		Minister	Within 40 business days of receiving the notice from local government requesting adoption of the planning scheme	14/09/2020	9/10/2020
Step 22		Minister provides conditions of adoption	Any ministerial conditions stated on the notice given must be complied with before the local government may adopt the proposed planning scheme, unless stated otherwise in the notice.		Minister	None	14/09/2020	9/10/2020
<b>Adoption</b>								
Step 23	Adoption	Local government decides to adopt scheme	The local government must decide to adopt or not proceed with the proposed planning scheme.		Local Government	None	12/10/2020	13/11/2020
Step 24		Local government publicly notifies adoption	If the local government decides to adopt the proposed planning scheme, the local government must publish a public notice in accordance with the requirements of the Planning Act, Schedule 2, definition of public notice, paragraph (c) that must state— a) the name of the local government;	Step also includes preparing the final version of the adopted Ipswich Planning Scheme, systems updates and publication.	Local Government	None	16/11/2020	11/12/2020

Item 10 / Attachment 1.

Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)	Estimated Start Date	Estimated End Date
			b) the decision made by the local government about the planning scheme; c) the date the planning scheme was adopted; d) the commencement date for the planning scheme (if different to the adoption date);					
			e) the title of the planning scheme; f) if the planning scheme only applies to part of the local government area, a description of the location of that area; g) the purpose and general effect of the planning scheme; and where a copy of the planning scheme may be inspected and purchased.					
Step 25		Local government provides public notice and copy of scheme to the Chief Executive	The local government must give the Chief Executive a copy of the public notice; and if adopted, a copy of the planning scheme.		Local Government	Within 10 business days of publishing a public notice	14/12/2020	18/12/2020

Tailored Process – New Planning Scheme – Gantt Chart



Dated this 30 day of January 2019

Rachel Hunter  
Director-General  
Department of State Development, Manufacturing, Infrastructure and Planning