

MINUTES OF COUNCIL ORDINARY MEETING

28 OCTOBER 2019

Held in the Council Chambers, Administration Building
45 Roderick Street, Ipswich

The meeting commenced at 9.05 am

Pursuant to section 8.4.5 of Council's Meeting Procedures Policy, the Interim Administrator invited the Interim Management Committee being Jan Taylor, Robert Jones and Steve Greenwood to address the Council on any matters before it.

The Interim Administrator advised that he is bound to declare Conflict of Interests and potential Conflict of Interests and that the members of the Interim Management Committee are not legally bound, however in accordance with the Interim Management Committee Charter they will also declare Conflict of Interests and potential Conflict of Interests.

ATTENDANCE AT COMMENCEMENT

Greg Chemello (Interim Administrator)
INTERIM MANAGEMENT COMMITTEE
Jan Taylor, Robert Jones and Steve Greenwood

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

Ipswich City Council respectfully acknowledges the Traditional Owners as custodians of the land upon which we meet. We pay our respects to their elders, past, present and emerging, as the keepers of the traditions, cultures and stories of a proud people.

OPENING PRAYER

Greg Chemello (Interim Administrator)

Let us in silence pray or reflect upon our responsibilities to the people of Ipswich.

We meet today to serve our community, to use our resources wisely and well, to represent all members of our community fairly and to make decisions that promote the common good.

APOLOGIES AND LEAVE OF ABSENCE

Nil

PRESENTATIONS AND DEPUTATIONS

PRESENTATION

On behalf of Ipswich City Council, the Interim Administrator formerly welcomed Wil Mitchell and his family and friends to the Chambers for a special presentation.

The Interim Administrator made the following speech:

“Even though I am a relative newcomer to Ipswich, I know that Wil is an Ipswich legend and have seen his markings around the walls. While others made their mark with ball, bat or racquet – Wil’s weapon of choice was the pen.

For over thirty years, his funny and fearless political cartoons were a staple of the Queensland Times. Across a storied career, he caricatured politicians of all stripes - presidents, prime ministers, premiers, mayors, councillors, local MPs – and the occasional monarch.

None were safe from Wil’s wit. Whitlam and Fraser; Bjelke-Petersen and Hinze; Hawke and Keating; Howard and Peacock; Thatcher and Reagan. But it was his razor sharp commentary on the local political scene that really ruffled feathers and delighted some readers.

You’ll be shocked to hear that Ipswich has produced the odd colourful political character. We won’t mention names but over the years, at one time or another, most found themselves at the pointy end of Wil’s pen.

Given my current role, I am slightly relieved that he is still not at the QT. But despite reports of threatened legal action, angry letters to the editor and random death threats; the subjects of Wil’s satirical observations seemed to have generally accepted his cartoons with good grace and humour.

Indeed, in recognition of his outstanding contribution informing and entertaining Ipswich residents, in 2002 council named a space in this building, just up the hall, the “Will Mitchell” room in his honour. There have been many changes in this building recently and that room has now been renovated.

Today, I am delighted to present Wil with his artwork which adorned that room, together with the door sign and the “Where there’s a Wil, there’s a Rose” wall plaque”.

The Interim Administrator congratulated Wil and also welcomed John Nugent, former Ipswich mayor, back to the chambers.

The Interim Administrator presented Wil with his artwork from the Wil Mitchell Room.

CONFIRMATION OF MINUTES

CONFIRMATION OF MINUTES OF ORDINARY MEETING The Interim Administrator of the Ipswich City Council resolves:
That the Minutes of the Ordinary Meeting held on 17 September 2019 be confirmed.

The motion was put and carried.

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

DECLARATIONS The Interim Administrator declared interests in the following matters:

ECONOMIC DEVELOPMENT COMMITTEE

CONFLICT OF INTEREST – ITEMS 6 AND 7 Item 6 titled Ipswich Central Program Report No. 16 to 16 September 2019 and Item 7 titled Appointment of Retail Leasing Agent, Supplemental Information – Nicholas Street, Ipswich Central Project.

The nature of the perceived interest is that Ranbury Management Group is the primary consultant for the CBD Redevelopment and from 2008 to 2012 he was an employee and was a director and part owner of Ranbury but has no current working relationship with the company.

GROWTH AND INFRASTRUCTURE COMMITTEE

PROFFESIONAL AQUAINTANCES – ITEM 3 Item 3 titled 91 and 93 Raceview Street, Raceview – Material Change of Use – Shopping Centre, as through previous roles, he has professional relationships with the following individuals involved in the application for 91 and 93 Raceview Street, Raceview:

- Stephen John Leigh Harrison – Fabcot Pty Ltd (Developer)
- Michael Brian Nash – Urban Planning Services Pty Ltd (Planning Consultant)
- Steve Dunn – Dunn Moran Landscape Architects Pty Ltd

The Interim Administrator advised that none of these applicants have spoken to him about this matter(Landscape Design).

**PROFESSIONAL
AQUAINTANCE –
ITEM 4**

Item 4 titled 4502/2018/MCU Cleanaway Landfill Refusal, as through previous roles, he has a professional relationship with Natalie June Rayment (Director) – Wolter Consulting Group (Planning Consultant) who is involved in the application. The Interim Administrator advised that Ms Rayment had not spoken to him about this matter.

**PROFESSIONAL
AQUAINTANCE –
ITEM 6**

Item 6 titled 197 and 213 Taylors Road, Walloon, Material Change of Use, as through previous roles, he has a professional relationship with Shane Smith (Town Planner) – LandPartners Pty Ltd (Planning Consultant) who is involved in the application for 197 and 213 Taylors Road, Walloon. The Interim Administrator advised that Mr Smith had not spoken to him about this matter.

ENVIRONMENT COMMITTEE

**PROFESSIONAL
AQUAINTANCE –
ITEM 1**

Item 1 titled Environment and Sustainability Community Grants Round 1 for 2019-2020, as through previous roles, he has a professional relationship with James McKnoulty (Director) - Queensland Trust for Nature (Applicant) who applied for an Environment and Sustainability Community Grant. The Interim Administrator advised that Mr McKnoulty had not spoken to him about this matter.

**OFFICER’S REPORT – TENDER CONSIDERATION PLAN –
DEVELOPMENT OF RETAIL ASSETS IPSWICH CENTRAL**

**CONFLICT OF
INTEREST**

Officer’s Report titled Tender Consideration Plan – Development of Retail Assets Ipswich Central.

The nature of the perceived interest is that Ranbury Management Group is the primary consultant for the CBD Redevelopment and from 2008 to 2012 he was an employee and was a director and part owner of Ranbury but has no current working relationship with the company.

**OFFICER’S REPORT – PROJECT MANAGEMENT SERVICES –
NICHOLAS STREET IPSWICH CENTRAL PROJECT**

**REAL CONFLICT OF
INTEREST**

Officer’s Report titled Project Management Services – Nicholas Street Ipswich Central Project.

The nature of the interest is that Ranbury Management Group is the primary consultant for the CBD Redevelopment and from 2008 to 2012 he was an employee and was a director and part owner of Ranbury but has no current working relationship with the company.

However because this is a proposed variation to the contract with Ranbury Management Group and the Interim Administrator was a previous employee and Director of the group he would resolve to delegate the assessment and decision of the matter to the CEO.

OFFICER'S REPORT – RETAIL PROPERTY STRATEGY IPSWICH CENTRAL

CONFLICT OF INTEREST

Officer's Report titled Retail Property Strategy Ipswich Central.

The nature of the perceived interest is that Ranbury Management Group is the primary consultant for the CBD Redevelopment and from 2008 to 2012 he was an employee and was a director and part owner of Ranbury but has no current working relationship with the company.

RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS

ECONOMIC DEVELOPMENT COMMITTEE

The Interim Administrator of the Ipswich City Council resolves:

That the Economic Development Committee Report No. 2019(10) of 22 October 2019 be received and adopted.

CONFLICT OF INTEREST ITEMS 6 AND 7

The Interim Administrator informed the meeting that he has, or could reasonably be taken to have a perceived conflict of interest in Item 6 titled Ipswich Central Program Report No. 16 to 16 September 2019 and Item 7 titled Appointment of Retail Leasing Agent, Supplemental Information – Nicholas Street, Ipswich Central Project.

The nature of the perceived interest is that Ranbury Management Group is the primary consultant for the CBD Redevelopment and from 2008 to 2012 he was an employee and was a director and part owner of Ranbury but has no current working relationship with the company.

The Interim Administrator confirmed that, as there is no personal or financial benefit to the Interim Administrator, he would participate in the meeting in relation to the matter.

The motion was put and carried.

DISCUSSION

The Interim Administrator noted that Items 1, 5, 6 and 7 were about the Ipswich Central redevelopment.

The Interim Administrator stated that Item 1 is regarding the Pilot Façade Improvement Incentive Program where council has decided to spend some ratepayers' money on private property. It is a pilot to mirror what council is doing with its own property in Ipswich Central with some matching grants for people who own private property in surrounding areas. The Interim Administrator stated that it is a common program of other councils to upgrade CBDs and that it was a pilot to see how it works. He further stated that Council has allocated \$100,000 in the pilot but that it is incumbent on this council to help the CBD redevelop as much as possible which is more than just the properties that council owns.

The Interim Administrator stated that Item 5 is for Nicholas Street Trading support and that this also is a valid investment by council for some marketing support into Ipswich Central.

The motion was put and carried.

**GROWTH AND
INFRASTRUCTURE
COMMITTEE**

The Interim Administrator of the Ipswich City Council resolves:

That the Growth and Infrastructure Committee Report No. 2019(10) of 22 October 2019 be received and adopted.

**DECLARATION -
PROFESSIONAL
AQUAINTANCES
ITEM 3**

The Interim Administrator informed the meeting that in relation to Item 3 titled 91 and 93 Raceview Street, Raceview – Material Change of Use – Shopping Centre, that through previous roles, he has professional relationships with the following individuals involved in the application for 91 and 93 Raceview Street, Raceview:

- Stephen John Leigh Harrison – Fabcot Pty Ltd (Developer)
- Michael Brian Nash – Urban Planning Services Pty Ltd (Planning Consultant)
- Steve Dunn – Dunn Moran Landscape Architects Pty Ltd (Landscape Design)

The Interim Administrator advised that none of these applicants have spoken to him about this matter.

**DECLARATION -
PROFESSIONAL
AQUAINTANCE
ITEM 4**

The Interim Administrator informed the meeting that in relation to Item 4 titled 4502/2018/MCU Cleanaway Landfill Refusal, that through previous roles, he has a professional relationship with Natalie June Rayment (Director) – Wolter

Consulting Group (Planning Consultant) who is involved in the application. The Interim Administrator advised that Ms Rayment had not spoken to him about this matter.

**DECLARATION –
PROFESSIONAL
AQUAINTANCE
ITEM 6**

The Interim Administrator informed the meeting that in relation to Item 6 titled 197 and 213 Taylors Road, Walloon, Material Change of Use, that through previous roles, he has a professional relationship with Shane Smith (Town Planner) – LandPartners Pty Ltd (Planning Consultant) who is involved in the application for 197 and 213 Taylors Road, Walloon. The Interim Administrator advised that Mr Smith had not spoken to him about this matter.

DISCUSSION

The Interim Administrator stated that there were two important matters that Council was refusing and that he doesn't take either of these decisions lightly.

Item 3 is a Development Application for a shopping centre that council is refusing as outlined in the last paragraph on page 21 of the council agenda which explains the reasons for the refusal but in essence it is a proposed retail centre in a medium density zone which the planning scheme specifically outlines is not appropriate for that site.

The Interim Administrator stated that the larger issue for the community is Item 4 which is the Cleanaway Landfill Application and that again this is a decision to refuse that application. He stated that the paragraph on page 23 of the council agenda explains this but in essence it is because the application is considered to be outside the planning scheme and outside the Temporary Local Planning Instrument (TLPI) that was specifically created to manage those applications and it was for those reasons and as outlined in the officer's report that the decision is to not approve the application.

The motion was put and carried.

**COMMUNITIES
COMMITTEE**

The Interim Administrator of the Ipswich City Council resolves:
That the Communities Committee Report No. 2019(10) of 22 October 2019 be received and adopted.

The motion was put and carried.

**ENVIRONMENT
COMMITTEE**

The Interim Administrator of the Ipswich City Council resolves:
That the Environment Committee Report No. 2019(10) of 22 October 2019 be received and adopted.

**DECLARATION –
PROFESSIONAL
AQUAINTANCE
ITEM 1**

The Interim Administrator informed the meeting that in relation to Item 1 titled Environment and Sustainability Community Grants Round 1 for 2019-2020, that through previous roles, he has a professional relationship with James McKnoulty (Director) - Queensland Trust for Nature (Applicant) who applied for an Environment and Sustainability Community Grant. The Interim Administrator advised that Mr McKnoulty had not spoken to him about this matter.

DISCUSSION

The Interim Administrator noted that in relation to Item 5 he did ask the question in committee whether the waste software tender could be extended and whether the term could be changed to 3 years plus 3 years however he has since received advice that council cannot do this under probity so it will remain as 3 years plus 1 year as per the recommendation.

The motion was put and carried.

**GOVERNANCE
COMMITTEE**

The Interim Administrator of the Ipswich City Council resolves:

That the Governance Committee Report No. 2019(10) of 22 October 2019 be received and adopted subject to an amendment to Item 2 titled Finalisation of Local Law Making Process.

AMENDMENT

The amendment is for the replacement of 6 attachments as detailed below to correct some typographic errors and in relation to Local Law No. 3 (Commercial Licensing) 2013, to remove an election sign as a licence regulated activity as election signs are now minimum standard:

- Attachment 2 – Local Law (Amending) Local Law No. 3 (Commercial Licensing) 2019
- Local Law 4 – Local Law (Amending) Local Law No. 4 (Permits) 2019
- Attachment 7 – Local Law (Amending) Local Law No. 6 (Animal Management) 2019
- Attachment 16 – Local Law No. 3 (Commercial Licensing) 2013
- Attachment 18 – Local Law No. 4 (Permits)
- Attachment 21 – Local Law No. 6 (Animal Management).

DISCUSSION

The Interim Administrator commented that Item 2 was in relation to the replacement of previous Local Laws with a suite of new ones and that Item 5 was the replacement of a whole suite of corporate services policies with new policies.

The Interim Administrator thanked all staff involved for their

dedication in undertaking this reform.

The motion was put and carried.

OFFICERS' REPORTS

2018-2019 FINANCIAL STATEMENTS - CONTROLLED ENTITIES The Interim Administrator of the Ipswich City Council resolves:
That the report of the Treasury Accounting Manager dated 22 October 2019 be received and the contents noted.

DISCUSSION The Interim Administrator noted that the Companies are now effectively closed and thanked the staff involved particularly Ipswich City Properties. He stated that it took a lot of work to effectively close that company by 30 June 2019 and passed on his own and the Interim Management Committee's appreciation.

The motion was put and carried.

ADOPTION OF IPSWICH CITY COUNCIL'S 2018-2019 ANNUAL REPORT The Interim Administrator of the Ipswich City Council resolves:
That the Ipswich City Council 2018-2019 Annual Report, as detailed in Attachment A, be adopted.

DISCUSSION The Interim Administrator passed on his gratitude to staff in putting together the report.

The motion was put and carried.

60 SPRINGFIELD GREENBANK ARTERIAL, SPRINGFIELD CENTRAL, MASTER AREA DEVELOPMENT PLAN - DEVELOPMENT AREA 22A AND 22B The Interim Administrator of the Ipswich City Council resolves:

- A. That Council (Interim Administrator of Ipswich City Council) resolve to approve development application no. 1421/2019 subject to conditions in accordance with section 2.2.4.10 of the Springfield Structure Plan.**
- B. That the General Manager – Planning and Regulatory Services be authorised to prepare conditions in accordance with section 2.2.4.10 of the Springfield Structure Plan.**

DISCUSSION The Interim Administrator invited the Acting General Manager – Planning and Regulatory Services to outline the key contentious outstanding issues that he and the Interim Management Committee should be aware of. The Interim Administrator stated that there he was aware that there were some issues that the Brisbane Lions AFL Club and/or Springfield City Group have asked to be changed.

The Acting General Manager – Planning and Regulatory Services advised that the core issues are regarding infrastructure delivery items in the master area development plan and the utilisation of the current infrastructure agreement or an adjusted infrastructure agreement for these items rather than the planning scheme. He stated that discussions have commenced with the developer which was one of the benefits of delaying the report and sending it straight to the council meeting and that there has now been some agreement that this is the appropriate mechanism.

The Interim Administrator confirmed that in essence Council is saying don't use a planning instrument for an Infrastructure Agreement solution.

The Acting General Manager – Planning and Regulatory Services also stated that in respect to access from the Springfield Greenbank Arterial, the developer and Brisbane Lions have requested access off Springfield Greenbank Arterial. He stated that there are some technical issues particularly with transport and traffic in doing this and that the initial recommendation from Council's transport engineers was not to provide for that access point. However, the recommendation was to leave it open for further negotiation and permit it as a limited access point to potentially allow access given the unique nature of the proposal and that without it there would only be one access point to a premier facility. He stated that through the next phases of the application process council will go through the detail of working through what the appropriate solution is and how it can be appropriately mitigated.

The Interim Administrator queried if this was an issue for major events only. The Acting General Manager – Regulatory Services confirmed that it would be major events and also general operation depending on how it is run. He also outlined that it is not a public access more of an operational access.

The motion was put and carried.

**TENDER
CONSIDERATION
PLAN -
DEVELOPMENT OF
RETAIL ASSETS
IPSWICH CENTRAL**

The Interim Administrator of the Ipswich City Council resolves:

That a Tender Consideration Plan be prepared in accordance with section 230(1)(a) of the *Local Government Regulation 2012 (Qld)* to confirm the best option for procurement of demolition and construction work for landlord works to the Eats, Venue, Metro A and Metro B buildings.

CONFLICT OF INTEREST

The Interim Administrator informed the meeting that he has, or could reasonably be taken to have a perceived conflict of interest in the Officer's Report titled Tender Consideration Plan – Development of Retail Assets Ipswich Central.

The nature of the perceived interest is that Ranbury Management Group is the primary consultant for the CBD Redevelopment and from 2008 to 2012 he was an employee and was a director and part owner of Ranbury but has no current working relationship with the company.

The Interim Administrator confirmed that, as there is no personal or financial benefit to the Interim Administrator, he would participate in the meeting in relation to the matter.

DISCUSSION

The Interim Administrator stated that in essence this is a report to prepare a tender consideration plan to allow Hutchinson Builders, who are doing the core civic facilities, to perhaps be the primary construction contractor for the retail assets and that council will need to demonstrate appropriate value for money.

The Interim Administrator stated that this is not an approval for Hutchinson Builders to do the work but is an approval to prepare a Tender Consideration Plan to ascertain whether value for money could be demonstrated which will be the subject of a future report.

The motion was put and carried.

PROJECT MANAGEMENT SERVICES - NICHOLAS ST IPSWICH CENTRAL PROJECT

The Interim Administrator of the Ipswich City Council resolves:

That in accordance with section 175(E)(6) and 257 of the *Local Government Act 2009*, the decision on this matter be delegated to the Chief Executive Officer.

CONFLICT OF INTEREST

The Interim Administrator informed the meeting that he has a real conflict of interest in the Officer's Report titled Project Management Services – Nicholas Street Ipswich Central Project.

The nature of the interest is that Ranbury Management Group is the primary consultant for the CBD Redevelopment and from 2008 to 2012 he was an employee and was a director and part owner of Ranbury but has no current working relationship with the company.

The Interim Administrator stated that as this report is a

proposed variation to the contract with Ranbury Management Group and that he was a previous employee and Director, he would resolve to delegate the assessment and decision of the matter to the Chief Executive Officer.

The motion was put and carried.

**RETAIL PROPERTY
STRATEGY IPSWICH
CENTRAL**

The Interim Administrator of the Ipswich City Council resolves:

That the Recommended Development Strategy for the Nicholas Street Retail Assets as detailed in the report be adopted.

**CONFLICT OF
INTEREST**

The Interim Administrator informed the meeting that he has, or could reasonably be taken to have a perceived conflict of interest in the Officer's Report titled Retail Property Strategy Ipswich Central.

The nature of the perceived interest is that Ranbury Management Group is the primary consultant for the CBD Redevelopment and from 2008 to 2012 he was an employee and was a director and part owner of Ranbury but has no current working relationship with the company.

The Interim Administrator confirmed that, as there is no personal or financial benefit to the Interim Administrator, he would participate in the meeting in relation to the matter.

DISCUSSION

The Interim Administrator passed on his thanks to the staff and consultants for this work. He stated that this was a very big decision for council as money has now been allocated to spend on the CBD core building in terms of the administration centre, the plaza, the library and road and that this is a decision to invest further ratepayers money into the retail assets that council owns.

The Interim Administrator outlined that this is a decision council has to make, notwithstanding there is an argument that council shouldn't own retail buildings, it does.

He stated that the market sounding that is attached to the officer's report clearly shows a lack of confidence by the private sector in undertaking the redevelopment and that this is to be understood given the last decade of action, inaction and previous decisions by council. He stated that this was excellent market research and advice and a very pragmatic way forward.

The motion was put and carried.

MEETING CLOSED The meeting closed at 9.30 am.