



# 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, 17 March 2020  
At 9.30 am or within any period of time up to a maximum of 10 minutes after the  
conclusion of the Economic Development Committee

MEMBERS OF THE GROWTH AND INFRASTRUCTURE COMMITTEE

Interim Administrator Steve Greenwood ( <b>Chairperson</b> )	
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**GROWTH AND INFRASTRUCTURE COMMITTEE AGENDA**

*9.30 am or within any period of time up to a maximum of 10 minutes  
after the conclusion of the Economic Development Committee on*

**Tuesday, 17 March 2020**

Council Chambers

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\*\* Item includes confidential papers

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**GROWTH AND INFRASTRUCTURE COMMITTEE NO. 2**

**17 MARCH 2020**

AGENDA

1. **EXERCISE OF DELEGATION REPORT**

This is a report concerning applications that have been determined by delegated authority for the period 10 February 2020 to 6 March 2020.

**RECOMMENDATION**

That the Interim Administrator of Ipswich City Council resolve:

That the report be received and the contents noted.

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2. **COURT ACTION STATUS REPORT**

This is a report concerning a status update with respect to current court actions associated with development planning related matters including one other significant matter of dispute that the Planning and Regulatory Services Department is currently involved with.

**RECOMMENDATION**

That the Interim Administrator of Ipswich City Council resolve:

That the report be received and the contents noted.

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3. **\*\*REDBANK PLAINS ROAD UPGRADE CORRIDOR PLAN - STAGE 4**

This is a report concerning the outcomes of a corridor planning study for the upgrade of Redbank Plains Road between the Cunningham Highway and Collingwood Drive (Stage 4).

**RECOMMENDATION**

That the Interim Administrator of Ipswich City Council resolve:

- A. That the preferred alignment and configuration of the Redbank Plains Road Stage 4A and Stage 4B Upgrade, as outlined in the report by the Senior Engineer (Transport Planning) dated 2 March 2020, be adopted and be used to inform future detailed design activities.

- B. That the footprint of the adopted alignment and configuration of the Redbank Plains Road Stage 4A and Stage 4B Upgrade (refer Recommendation 1 above) be protected through Council's strategic corridor preservation, tactical property acquisition and development assessment activities.
- C. That the properties identified in the report by the Senior Engineer (Transport Planning) dated 2 March 2020 as being impacted by the footprint of the adopted alignment and configuration of the Redbank Plains Road Stage 4A and Stage 4B Upgrade (refer Recommendation 1 above) be flagged as an interest to Council for future strategic road purposes in Council's property database.
- D. That the 'order of cost' identified in the report by the Senior Engineer (Transport Planning) dated 2 March 2020 for the preferred alignment and configuration of the Redbank Plains Road Stage 4A Upgrade (refer Recommendation 1 above) be noted and considered for future investment programming activities.
- E. That an appropriate communication strategy be developed and implemented for Redbank Plains Road Stage 4A Upgrade as the project progresses through the detailed design process.

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\*\* Item includes confidential papers

and any other items as considered necessary.

Doc ID No: A6102222

ITEM: 1  
SUBJECT: EXERCISE OF DELEGATION REPORT  
AUTHOR: DEVELOPMENT PLANNING MANAGER  
DATE: 6 MARCH 2020

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### **EXECUTIVE SUMMARY**

This is a report concerning applications that have been determined by delegated authority for the period 10 February 2020 to 6 March 2020.

### **RECOMMENDATION/S**

**That the Interim Administrator of Ipswich City Council resolve:**

**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**

- 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*

## 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*

## RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

## FINANCIAL/RESOURCE IMPLICATIONS

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

## 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 and were addressed in the respective development assessment reports.

## CONCLUSION

The Planning and Regulatory Services 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 10 February 2020 to 6 March 2020.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Exercise Of Delegation Report  
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Brett Davey

**DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

Peter Tabulo

**GENERAL MANAGER (PLANNING AND REGULATORY SERVICES)**

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



**Development Applications Determined by Delegated Authority  
10 February 2020 to 6 March 2020**

Application No	Type	Application Details	Primary Property Location
<b>ADP Area Development Plan</b>			
7130/2019/ADP	ADP	Area Development Plan to: Nominate land for a Service Station and Fast Food Premises Material Change of Use - Business Use (Service Station and Fast Food Premises) Reconfiguring a Lot - Access Easements	7001 Gateway Drive, Augustine Heights
	Decision Date - 14/02/2020	Decision - Approved	Authority - Team Co-ordinator East
<b>CA Combined Approval</b>			
4511/2019/CA	CA	Material Change of Use - Community Use (Child Care Centre) Reconfiguring a Lot - Access Easement	57 Brisbane Road, Redbank
	Decision Date - 12/02/2020	Decision - Approved	Authority - Team Co-ordinator East
	Decision Date - 3/03/2020	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator East
<b>MCU Material Change of Use</b>			
7177/2019/MCU	MCU	Material Change of Use - Community Use - (Place of Worship)	72 Redbank Plains Road, Goodna
	Decision Date - 19/02/2020	Decision - Approved	Authority - Team Co-ordinator East
7409/2019/MCU	MCU	Material Change of Use - Multiple Residential (104 Dwelling Units)	88 Cascade Street, Raceview
	Decision Date - 20/02/2020	Decision - Approved	Authority - Team Co-ordinator West
7487/2019/MCU	MCU	Material Change of Use - Home Based Activity - (Home Industry)	239 Poplar Street, Walloon
	Decision Date - 24/02/2020	Decision - Approved	Authority - Senior Planner (Development)
8033/2019/MCU	MCU	Material Change of Use - Extension to an Existing Special Industry Use (Food Processing)	104 Mica Street, Carole Park
	Decision Date - 2/03/2020	Decision - Approved	Authority - Team Co-ordinator East
8241/2019/MCU	MCU	Material Change of Use - Dual Occupancy (Relatives Accommodation)	55 Mary Street, Blackstone
	Decision Date - 3/03/2020	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator Central
	Decision Date - 19/02/2020	Decision - Approved	Authority - Team Co-ordinator Central
<b>MAMC Modification-Change Application Minor</b>			
1142/2019/MAMC/B	MAMC	Minor Change - Material Change of Use - Business Use (Fast Food Premises and Medical Centre) and Shopping Centre	7005 Mount Juillerat Drive, Redbank Plains
	Decision Date - 18/02/2020	Decision - Approved	Authority - Team Co-ordinator Central
1468/2013/MAMC/A	MAMC	Minor Change - General Industry - Truck Depot	11 Railway Terrace, Goodna
	Decision Date - 25/02/2020	Decision - Approved	Authority - Team Co-ordinator East

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Application No	Type	Application Details	Primary Property Location
2262/2019/MAMC/A	MAMC	Minor Change - Reconfiguring a Lot - Two (2) Lots into Fifteen (15) Lots in Two Stages Material Change of Use - Single Residential (Lots 2-3 and 5-16 - Building Envelope Plans)	14-16 Samantha Street, Redbank Plains
		Decision Date - 24/02/2020 Decision - Approved	Authority - Team Co-ordinator Central
4849/2019/MAMC/A	MAMC	Minor Change - Material Change of Use - Entertainment Use – (TAB Facility)	25-43 Queen Street, Marburg
		Decision Date - 27/02/2020 Decision - Approved	Authority - Senior Planner (Development)
6486/2018/MAMC/A	MAMC	Minor Change - Landscaping - Waterlea Stage 3 (Local Park)	7001 Rohl Road, Walloon
		Decision Date - 14/02/2020 Decision - Approved	Authority - Team Co-ordinator Engineering
<b>MAOC Modification-Change Application Other</b>			
1521/2018/MAOC/A	MAOC	Other Change – Extension to General Industry (Reprocessing and Storage of Tyres)	191 Whitwood Road, New Chum
		Decision Date - 12/02/2020 Decision - Approved	Authority - Team Co-ordinator West
<b>MAEXT Modification-Extension Application</b>			
10182/2007/MAEXT/BMAEXT		Extension to Relevant Period Application - Multiple Residential (16 Units - Boarding House)	20 Moffatt Street, Ipswich
		Decision Date - 2/03/2020 Decision - Approved	Authority - Senior Planner (Development)
3325/2012/MAEXT/A	MAEXT	Extension Application - One (1) Lot into One Hundred and Forty-three Lots (143 plus drainage reserve over 9 stages)	74 Mullins Street, Redbank Plains
		Decision Date - 18/02/2020 Decision - Approved	Authority - Team Co-ordinator Central
3668/2013/MAEXT/B	MAEXT	Extension Application - Earthworks - Citiswich Stage 7	24 Hawkins Crescent, Bundamba
		Decision Date - 10/02/2020 Decision - Approved	Authority - Team Co-ordinator Engineering
5497/2015/MAEXT/A	MAEXT	Extension Application - One (1) lot into Two (2) lots	18 Pommer Street, Brassall
		Decision Date - 10/02/2020 Decision - Approved	Authority - Senior Planner (Development)
7924/2009/MAEXT/B	MAEXT	Extension to Currency Period Application - Four (4) lots Into One Hundred and Seventy-two (172) Lots plus parkland and two (2) drainage reserves. - (Stages 7-10 of Six Mile Creek Estate)One (1) Lot into Fifty-three (53) lots plus drainage reserve (Stage 10b of Six Mile Creek Estate)	7000 Alfred Rose Crescent, Collingwood Park
		Decision Date - 18/02/2020 Decision - Approved	Authority - Team Co-ordinator Central
9903/2017/MAEXT/A	MAEXT	Extension Application - Road Work, Stormwater, Drainage Work, Earthworks and Landscaping	51-89 Southern Amberley Road, Amberley
		Decision Date - 2/03/2020 Decision - Approved	Authority - Team Co-ordinator Engineering
<b>OW Operational Works</b>			
10060/2019/OW	OW	Rate 3 Streetlighting - Providence Stage 51A	7004 Bayliss Road, South Ripley
		Decision Date - 14/02/2020 Decision - Approved	Authority - Team Co-ordinator Engineering
10081/2019/OW	OW	Rate 3 Streetlighting - Cadence External Works Ripley Road	145 Binnies Road, Ripley
		Decision Date - 27/02/2020 Decision - Approved	Authority - Team Co-ordinator Engineering
10267/2019/OW	OW	Rate 3 Streetlighting	6-8 Samantha Street, Redbank Plains

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Application No	Type	Application Details	Primary Property Location
10278/2019/OW	OW	Decision Date - 18/02/2020 Decision - Approved Inter allotment Drainage	Authority - Team Co-ordinator Engineering 11 Doyle Street, Silkstone
10680/2019/OW	OW	Decision Date - 27/02/2020 Decision - Approved Earthworks	Authority - Senior Development Engineer 448 Warwick Road, Yamanto
281/2020/OW	OW	Decision Date - 27/02/2020 Decision - Approved Earthworks - Swanbank Stage 1B Cell 8	Authority - Team Co-ordinator Engineering 426 Swanbank Road, Swanbank
5254/2019/OW	OW	Decision Date - 3/03/2020 Decision - Approved Road Work, Stormwater, Drainage Work & Earthworks	Authority - Team Co-ordinator Engineering 259-283 Cumner Road, White Rock
5529/2019/OW	OW	Decision Date - 24/02/2020 Decision - Approved Road Work	Authority - Team Co-ordinator Engineering 46 Hoepner Road, Bundamba
5983/2019/OW	OW	Decision Date - 19/02/2020 Decision - Approved Road Work, Stormwater, Water Infrastructure, Drainage Work, Earthworks, Sewage Infrastructure, Landscaping, Signage and Clearing Vegetation	Authority - Team Co-ordinator Engineering 7001 Gateway Drive, Augustine Heights
656/2020/OW	OW	Decision Date - 19/02/2020 Decision - Approved Earthworks	Authority - Team Co-ordinator Engineering 7000 Redbank Plains Road, Redbank Plains
6785/2019/OW	OW	Decision Date - 19/02/2020 Decision - Approved Road Work, Stormwater, Drainage Work, Earthworks, Signage and Clearing Vegetation and Rehabilitation Work	Authority - Team Co-ordinator Engineering 197A Pine Mountain Road, Brassall
8897/2019/OW	OW	Decision Date - 13/02/2020 Decision - Approved Road Work, Stormwater & Signage - Sovereign Pocket Stage 16A	Authority - Team Co-ordinator Engineering 7001 Pisasale Drive, Deebing Heights
8899/2019/OW	OW	Decision Date - 2/03/2020 Decision - Approved Road Work, Stormwater & Signage - Sovereign Pocket - Stage 16B	Authority - Team Co-ordinator Engineering 7001 Pisasale Drive, Deebing Heights
9655/2019/OW	OW	Decision Date - 2/03/2020 Decision - Approved Rate 3 Streetlighting	Authority - Team Co-ordinator Engineering 7001 Gateway Drive, Augustine Heights
9879/2019/OW	OW	Decision Date - 13/02/2020 Decision - Approved Rate 3 Streetlighting - Waterlea Stages 3C and 3D	Authority - Team Co-ordinator Engineering 7001 Rohl Road, Walloon
		Decision Date - 13/02/2020 Decision - Approved	Authority - Team Co-ordinator Engineering
<b>OD Other Development</b>			
418/2020/OD	OD	Carrying out building work not associated with a material change of use - Dwelling with Auxiliary Unit (siting variation)	26 Marginson Street, Leichhardt
581/2020/OD	OD	Decision Date - 28/02/2020 Decision - Approved Carrying out Building Work Not Associated with a Material Change of Use - Student Shelter	Authority - Senior Planner (Development) 65 Stuart Street, Goodna
584/2020/OD	OD	Decision Date - 21/02/2020 Decision - Approved Operational Works - Advertising Devices (one (1) pylon sign, one (1) ground sig four (4) wall signs and four (4) awning fascia signs)	Authority - Team Co-ordinator East 7005 Mount Juillerat Drive, Redbank Plains
6256/2019/OD	OD	Decision Date - 10/02/2020 Decision - Approved Advertising Device - One (1) LED V-Shaped Pole Sign	Authority - Team Co-ordinator Central 16 Mary Street, Woodend
		Decision Date - 17/02/2020 Decision - Approved	Authority - Senior Planner (Development)

Item 1 / Attachment 1.

<b>Application No</b>	<b>Type</b>	<b>Application Details</b>	<b>Primary Property Location</b>
655/2020/OD	OD	Carrying out building work not associated with a material change of use - Shed and Carport in a Character Zone	4 Holmes Street, North Ipswich
	Decision Date - 11/02/2020	Decision - Approved	Authority - Senior Planner (Development)
71/2020/OD	OD	Advertising Device - One (1) Billboard	7004 Panorama Drive, Springfield
	Decision Date - 13/02/2020	Decision - Approved	Authority - Team Co-ordinator East
76/2020/OD	OD	Operational Works (Advertising Devices - Two (2) Wall Signs)	42 Pine Mountain Road, North Ipswich
	Decision Date - 11/02/2020	Decision - Approved	Authority - Senior Planner (Development)
800/2020/OD	OD	Carrying out building work not associated with a material change of use - Replacement of Existing Shed in a Character Zone	89 John Street, Rosewood
	Decision Date - 26/02/2020	Decision - Approved	Authority - Senior Planner (Development)
<b>RAL Reconfiguring a Lot</b>			
10277/2019/RAL	RAL	Reconfiguring a Lot - two (2) into three (3) lots	24 Waterworks Road, Brassall
	Decision Date - 26/02/2020	Decision - Approved - Negotiated Decision Approved	Authority - Senior Planner (Development)
<b>NAME Road/Place/Park/Bridge Naming</b>			
9140/2016/NAME/G	NAME	Un-naming of a Portion of Road and Continuation of Existing Road	7002 Ripley Road, Ripley
	Decision Date - 21/02/2020	Decision - Approved	Authority - Senior Development Planning Compliance Officer
<b>SSP Signing of Subdivision Plan</b>			
10659/2019/SSP/A	SSP	Lots 1-6 on SP303749	7001 Health Care Drive, Springfield Central
	Decision Date - 11/02/2020	Decision - Approved	Authority - Senior Development Planning Compliance Officer
1288/2019/SSP/A	SSP	Lots 1 & 2 on SP311335	17 Challinor Street, Sadliers Crossing
	Decision Date - 2/03/2020	Decision - Approved	Authority - Senior Development Planning Compliance Officer
1614/2016/SSP/E	SSP	Lots 109-120, 147-151, 153-156, 170-175, 600 and 906 on SP307493	7001 Baird Circuit, Redbank Plains
	Decision Date - 2/03/2020	Decision - Approved	Authority - Senior Development Planning Compliance Officer
2679/2019/SSP/B	SSP	Lots 22-33, 362-372, 9995 & 9997 on SP307769 - Kalina Stage 5	7004 Panorama Drive, Springfield
	Decision Date - 19/02/2020	Decision - Approved	Authority - Senior Development Planning Compliance Officer
4605/2017/SSP/B	SSP	Lots 903 and 904 on SP297527	7001 Noblevale Way, Swanbank
	Decision Date - 3/03/2020	Decision - Approved	Authority - Senior Development Planning Compliance Officer
61/2020/SSP	SSP	Lots 1, 2 & Common Property on SP316022	1/29 Cameron Street, Redbank Plains
	Decision Date - 14/02/2020	Decision - Approved	Authority - Senior Development Planning Compliance Officer
618/2020/SSP	SSP	Lots 51 - 74, 894 on SP299123	7002 Warrill Street, Redbank Plains
	Decision Date - 20/02/2020	Decision - Approved	Authority - Senior Development Planning Compliance Officer
6355/2018/SSP/F	SSP	Lots 3236-3242, 3263-3267, 3281-3288, 3312-3315, 3322 & 9026 on SP179267 Springfield Rise - Village 11 (Stage 11)	7003 Dublin Avenue, Spring Mountain
	Decision Date - 19/02/2020	Decision - Approved	Authority - Senior Development Planning Compliance Officer
7207/2018/SSP/A	SSP	Lots 1 & 2 on SP310750	45 Railway Street, Rosewood
	Decision Date - 4/03/2020	Decision - Approved	Authority - Senior Development Planning Compliance Officer
954/2019/SSP/A	SSP	Lots 1 & 2 on SP316013	20A Workshops Street, Brassall
	Decision Date - 11/02/2020	Decision - Approved	Authority - Senior Development Planning Compliance Officer

<u>Application No</u>	<u>Type</u>	<u>Application Details</u>	<u>Primary Property Location</u>
<b>SSPRV</b>	<b>Signing of Subdivision Plan (Ripley)</b>		
9615/2019/SSPRV/A SSPRV		Lot 323 on SP311822	Lot 902 Piccadilly Court, Deebing Heights
Decision Date - 5/03/2020		Decision - Approved	Authority - Senior Development Planning Compliance Office

Doc ID No: A6102008

ITEM: 2  
SUBJECT: COURT ACTION STATUS REPORT  
AUTHOR: DEVELOPMENT PLANNING MANAGER  
DATE: 6 MARCH 2020

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### **EXECUTIVE SUMMARY**

This is a report concerning a status update with respect to current court actions associated with development planning related matters including one other significant matter of dispute that the Planning and Regulatory Services Department is currently involved with.

### **RECOMMENDATION/S**

**That the Interim Administrator of Ipswich City Council resolve:**

**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**

- 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**

In addition to the current court actions, there is one (1) other significant matter of dispute. 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 further discussions would be required prior to the State Government determining the outcome. The formal process surrounding this is presently on hold whilst ongoing discussions occur.

### **LEGAL/POLICY BASIS**

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

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **FINANCIAL/RESOURCE IMPLICATIONS**

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

### **COMMUNITY AND OTHER CONSULTATION**

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

### **CONCLUSION**

The Planning and Regulatory Services 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  
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Brett Davey  
**DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

Peter Tabulo  
**GENERAL MANAGER (PLANNING AND REGULATORY SERVICES)**

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



**Planning and Development Department  
Court Action Status Report  
6 March 2020**

**Total Number of Appeals - 9**

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

**Planning & Environment Court - 9 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, traffic, and amenity.

**Status:** Statements of evidence to be exchanged by 14 February 2020. Appeal listed for pre-callover review on 19 February 2020.

**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:** As a consequence of the expert's reports, the appellant has submitted on a without prejudice basis a revised development proposal for consideration. A response has been provided that the change is not a minor change. A further review is scheduled for 13 March 2020.

**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:** 16 Redbank Plains Road, Goodna  
45A Ascot Street, Goodna  
45 Ascot Street, 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:** Matter was set down for hearing from 14-21 February. The appellant submitted a revised proposal during the court proceedings and the hearing was suspended in order for without prejudice discussions to continue on the revised proposal. Court review scheduled for 23 March 2020.

**Planning & Environment Court - 9 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:** Council must provide appellant with written and particularised reasons for refusal by 20 March 2020. Appellant must give written and particularised ground for approval by 17 April 2020. Appeal listed for further review on 22 April 2020.

**Planning & Environment Court - 9 Appeal/s**

<b>Appeal No:</b> 2473 of 2019	<b>Appeal Date:</b> 25/9/2019	<b>Case Name:</b> Lantrak Property Holdings (Qld) Pty Ltd v Ipswich City Council
<b>Solicitor:</b> N/A		<b>Appeal Type:</b> Applicant Appeal
<b>P&amp;D Register No:</b> 153	<b>Application No:</b> 3343/2018/MCU	<b>Applicant:</b> Lantrak Property Holdings (QLD) Pty Ltd
<b>Division:</b> 10		<b>Property:</b> Lot 12 Ipswich Rosewood Road, Jeebropilly 37-89 Mt Elliot Mine Road, Amberley 312 Ipswich Rosewood Road, Amberley 272-292 Ipswich-Rosewood Road, Amberley 316-356 Ipswich-Rosewood Road, Amberley 460-482 Ipswich Rosewood Road, Jeebropilly Lot 196 Unnamed Road, Jeebropilly Lot 14 Ipswich Rosewood Road, Jeebropilly Lot 13 Ipswich Rosewood Road, Jeebropilly 358 Ipswich Rosewood Road, Jeebropilly 248 Ipswich-Rosewood Road, Amberley 131-155 Mt Elliot Mine Road, Amberley 372-406 Ipswich Rosewood Road, Jeebropilly Lot 199 Unnamed Road, Jeebropilly Lot 187 Unnamed Road, Amberley Lot 15 Ipswich Rosewood Road, Jeebropilly Lot 16 Ipswich Rosewood Road, Jeebropilly Lot 17 Ipswich Rosewood Road, Jeebropilly Lot 11 Ipswich Rosewood Road, Jeebropilly 29-35 Mt Elliot Mine Road, Amberley 226-246 Ipswich Rosewood Road, Amberley 91-109 Mt Elliot Mine Road, Amberley 111-129 Mt Elliot Mine Road, Amberley 434-458 Ipswich Rosewood Road, Jeebropilly Lot 198 Unnamed Road, Jeebropilly 410-432 Ipswich Rosewood Road, Jeebropilly Lot 197 Unnamed Road, Jeebropilly Lot 10 Ipswich Rosewood Road, Jeebropilly
<b>Appeal Summary:</b> This is an applicant initiated deemed refusal appeal. The proposal is for a Material Change of Use for Special Industry (Landfill for on-putrescible Waste and Waste Transfer Station); Environmentally Relevant Activity (ERA) 60 - Waste Disposal; and Environmentally Relevant Activity (ERA) 33 - Crushing, Milling, Grinding or Screening. The due date for Council to make a decision was 13 September 2019 and the due date to issue the decision notice to the applicant was 20 September 2019. On 13 September 2019 the applicant refused Council's request for an extension of time for the decision period and subsequently lodged the deemed refusal appeal before Council was in a position to issue a decision.		
<b>Status:</b> All parties must agree the categories of fields of expertise and the experts relevant to each of those fields by 28 February 2020. Council and Co-Respondents by Election must provide a consolidated list of reasons for refusal by 3 April 2020. Appeal listed for further review on 21 April 2020.		

**Planning & Environment Court - 9 Appeal/s**

**Appeal No:** 4101 of 2019    **Appeal Date:** 14/11/2019    **Case Name:** Cleanaway Solid Waste Pty Ltd v Ipswich City Council  
**Solicitor:** N/A    **Appeal Type:** Applicant Appeal  
**P&D Register No:** 156    **Application No:** 4502/2018/MCU    **Applicant:** Cleanaway Solid Waste Pty Ltd  
**Division:** 3    **Property:** 20 Rhondda Road, New Chum  
100 Chum Street, New Chum

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse a development application to extend upon an existing approved landfill. The application was refused on the basis that it failed to advance the purpose of the Planning Act 2016 and failed to demonstrate compliance with the South East Queensland Regional Plan, the State Planning Policy, the Ipswich Planning Scheme 2006 and the Temporary Local Planning Instrument No. 1 of 2018: Swanbank / New Chum Waste Activity Code (TLPI).  
Matter listed for Court review on 12 December 2019.

**Status:** Third and Fourth Co-Respondents by Election (Dr Cornelia Turni and Rosemaree Thomasson) must provide reasons for refusal by 5 March 2020. Second Co-Respondent by Election (DSDMIP) must provide written notice of its position in the appeal by 10 March 2020. Appellant must provide written notice of any matters that it considers to be relevant to the Court's assessment of the development and that it intends to rely upon in the hearing of the appeal by 17 March 2020. Listed for further review on 20 March 2020.

**Appeal No:** 4301/19    **Appeal Date:** 28/11/2019    **Case Name:** Fabcot Pty Ltd –v- Ipswich City Council  
**Solicitor:** N/A at this time    **Appeal Type:** Applicant Appeal  
**P&D Register No:** 157    **Application No:** 2269/2019/MCU    **Applicant:** Fabcot Pty Ltd  
**Division:** 7    **Property:** 91 Raceview Street, Raceview  
93 Raceview Street, Raceview

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse an application for a Material Change of Use – Shopping Centre.

**Status:** Awaiting directions

**Appeal No:** 4514/2019    **Appeal Date:** 17/12/2019    **Case Name:** Haines V Ipswich City Council  
**Solicitor:** N/A    **Appeal Type:** Planning and Environment Appeal  
**P&D Register No:** 158    **Application No:** 6300/2018/RAL    **Applicant:** The Planning Place  
**Division:** 9    **Property:** 10 Rice Road, Redbank Plains  
6 Rice Road, Redbank Plains  
8A Rice Road, Redbank Plains

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse a development application for reconfiguring a lot (3 into 12 lots). The application was refused on the basis that it failed to demonstrate sufficient stormwater management practices, and it failed to demonstrate sufficient connectivity to surrounding land.

**Status:** The matter is listed for directions on 5 February 2020 and a ADR conference is scheduled for 19 February 2020.

**Planning & Environment Court - 9 Appeal/s**

**Appeal No:** 297 of 2020    **Appeal Date:** 3/2/2020    **Case Name:** Jenolan Investments Pty Ltd & others -V- Ipswich City Council  
**Solicitor:** N/A at this time    **Appeal Type:** Applicant Appeal  
**P&D Register No:** 159    **Application No:** 9877/2017/CA    **Applicant:** Yamanto Holdings Joint Venture

**Planning & Environment Court - 9 Appeal/s**

**Division:** 8

**Property:** 17 Hall Street, Yamanto  
15 Hall Street, Yamanto  
55/43 Hall Street, Yamanto  
58/43 Hall Street, Yamanto  
66 Saleyards Road, Yamanto  
68 Saleyards Road, Yamanto  
11/43 Hall Street, Yamanto  
14/43 Hall Street, Yamanto  
433 Warwick Road, Yamanto  
40 Saleyards Road, Yamanto  
44 Saleyards Road, Yamanto  
70/43 Hall Street, Yamanto  
60 Saleyards Road, Yamanto  
17/43 Hall Street, Yamanto  
43 Hall Street, Yamanto  
76/43 Hall Street, Yamanto  
78/43 Hall Street, Yamanto  
42/43 Hall Street, Yamanto  
28/43 Hall Street, Yamanto  
439-441 Warwick Road, Yamanto  
445 Warwick Road, Yamanto  
56/43 Hall Street, Yamanto  
57/43 Hall Street, Yamanto  
72/43 Hall Street, Yamanto  
58 Saleyards Road, Yamanto  
18/43 Hall Street, Yamanto  
43/43 Hall Street, Yamanto  
45/43 Hall Street, Yamanto  
2/43 Hall Street, Yamanto  
4/43 Hall Street, Yamanto  
6/43 Hall Street, Yamanto  
82 Saleyards Road, Yamanto  
57 Hall Street, Yamanto  
26 Saleyards Road, Yamanto  
28 Saleyards Road, Yamanto  
30 Hall Street, Yamanto  
77/43 Hall Street, Yamanto  
64/43 Hall Street, Yamanto  
59/43 Hall Street, Yamanto

**Planning & Environment Court - 9 Appeal/s**

- 37/43 Hall Street, Yamanto
- 36/43 Hall Street, Yamanto
- 35/43 Hall Street, Yamanto
- 34/43 Hall Street, Yamanto
- 33/43 Hall Street, Yamanto
- 25 Hall Street, Yamanto
- 9 Hall Street, Yamanto
- 41 Hall Street, Yamanto
- 39 Hall Street, Yamanto
- 37 Hall Street, Yamanto
- 33 Hall Street, Yamanto
- 19 Hall Street, Yamanto
- 13 Hall Street, Yamanto
- 11 Hall Street, Yamanto
- 36 Saleyards Road, Yamanto
- 38 Saleyards Road, Yamanto
- 42 Saleyards Road, Yamanto
- 53/43 Hall Street, Yamanto
- 66/43 Hall Street, Yamanto
- 69/43 Hall Street, Yamanto
- 50 Saleyards Road, Yamanto
- 52 Saleyards Road, Yamanto
- 56 Saleyards Road, Yamanto
- 19/43 Hall Street, Yamanto
- 21/43 Hall Street, Yamanto
- 22/43 Hall Street, Yamanto
- 23/43 Hall Street, Yamanto
- 47/43 Hall Street, Yamanto
- 50/43 Hall Street, Yamanto
- 64 Saleyards Road, Yamanto
- 8/43 Hall Street, Yamanto
- 9/43 Hall Street, Yamanto
- 10/43 Hall Street, Yamanto
- 12/43 Hall Street, Yamanto
- 13/43 Hall Street, Yamanto
- 15/43 Hall Street, Yamanto
- 16/43 Hall Street, Yamanto
- 78 Saleyards Road, Yamanto
- 53 Hall Street, Yamanto

**Planning & Environment Court - 9 Appeal/s**

- 45 Hall Street, Yamanto
- 74/43 Hall Street, Yamanto
- 63/43 Hall Street, Yamanto
- 62/43 Hall Street, Yamanto
- 61/43 Hall Street, Yamanto
- 431 Warwick Road, Yamanto
- 41/43 Hall Street, Yamanto
- 40/43 Hall Street, Yamanto
- 38/43 Hall Street, Yamanto
- 30/43 Hall Street, Yamanto
- 29 Hall Street, Yamanto
- 27 Hall Street, Yamanto
- 21 Hall Street, Yamanto
- 443 Warwick Road, Yamanto
- 31 Hall Street, Yamanto
- 473 Warwick Road, Yamanto
- 35 Hall Street, Yamanto
- 471 Warwick Road, Yamanto
- 46 Saleyards Road, Yamanto
- 51/43 Hall Street, Yamanto
- 52/43 Hall Street, Yamanto
- 54/43 Hall Street, Yamanto
- 65/43 Hall Street, Yamanto
- 67/43 Hall Street, Yamanto
- 68/43 Hall Street, Yamanto
- 71/43 Hall Street, Yamanto
- 54 Saleyards Road, Yamanto
- 20/43 Hall Street, Yamanto
- 24/43 Hall Street, Yamanto
- 44/43 Hall Street, Yamanto
- 46/43 Hall Street, Yamanto
- 48/43 Hall Street, Yamanto
- 49/43 Hall Street, Yamanto
- 70 Saleyards Road, Yamanto
- 72 Saleyards Road, Yamanto
- 74 Saleyards Road, Yamanto
- 1/43 Hall Street, Yamanto
- 3/43 Hall Street, Yamanto
- 5/43 Hall Street, Yamanto

**Planning & Environment Court - 9 Appeal/s**

7/43 Hall Street, Yamanto  
80 Saleyards Road, Yamanto  
59 Hall Street, Yamanto  
55 Hall Street, Yamanto  
51 Hall Street, Yamanto  
49 Hall Street, Yamanto  
47 Hall Street, Yamanto  
32 Hall Street, Yamanto  
73/43 Hall Street, Yamanto  
75/43 Hall Street, Yamanto  
60/43 Hall Street, Yamanto  
39/43 Hall Street, Yamanto  
32/43 Hall Street, Yamanto  
31/43 Hall Street, Yamanto  
29/43 Hall Street, Yamanto  
23 Hall Street, Yamanto  
27/43 Hall Street, Yamanto  
26/43 Hall Street, Yamanto  
25/43 Hall Street, Yamanto  
451-465 Warwick Road, Yamanto  
22 Saleyards Road, Yamanto  
24 Saleyards Road, Yamanto  
435-437 Warwick Road, Yamanto

**Appeal Summary:** This is an applicant appeal against four (4) conditions included in Council's approval dated 28 November 2019. The conditions being appealed relate to road construction standards, particularly focussed on the 'T' intersection between the internal road network and Saleyards Road and the advised prohibition on B-double access to the internal road network.

**Status:** Awaiting directions



Doc ID No: A5892032

ITEM: 3  
SUBJECT: REDBANK PLAINS ROAD UPGRADE CORRIDOR PLAN - STAGE 4  
AUTHOR: SENIOR ENGINEER (TRANSPORT PLANNING)  
DATE: 2 MARCH 2020

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### **EXECUTIVE SUMMARY**

This is a report concerning the outcomes of a corridor planning study for the upgrade of Redbank Plains Road between the Cunningham Highway and Collingwood Drive (Stage 4).

### **RECOMMENDATION/S**

**That the Interim Administrator of Ipswich City Council resolve:**

- A. That the preferred alignment and configuration of the Redbank Plains Road Stage 4A and Stage 4B Upgrade, as outlined in the report by the Senior Engineer (Transport Planning) dated 2 March 2020, be adopted and be used to inform future detailed design activities.**
- B. That the footprint of the adopted alignment and configuration of the Redbank Plains Road Stage 4A and Stage 4B Upgrade (refer Recommendation 1 above) be protected through Council's strategic corridor preservation, tactical property acquisition and development assessment activities.**
- C. That the properties identified in the report by the Senior Engineer (Transport Planning) dated 2 March 2020 as being impacted by the footprint of the adopted alignment and configuration of the Redbank Plains Road Stage 4A and Stage 4B Upgrade (refer Recommendation 1 above) be flagged as an interest to Council for future strategic road purposes in Council's property database.**
- D. That the 'order of cost' identified in the report by the Senior Engineer (Transport Planning) dated 2 March 2020 for the preferred alignment and configuration of the Redbank Plains Road Stage 4A Upgrade (refer Recommendation 1 above) be noted and considered for future investment programming activities.**
- E. That an appropriate communication strategy be developed and implemented for Redbank Plains Road Stage 4A Upgrade as the project progresses through the detailed design process.**

## RELATED PARTIES

Due to the confidential nature of this information, the related parties to the project are contained in Confidential Attachment 1.

There was no declaration of conflicts of interest by the project team.

## ADVANCE IPSWICH THEME

Managing growth and delivering key infrastructure

## PURPOSE OF REPORT/BACKGROUND

### Strategic Context

The *City of Ipswich Transport Plan (iGO)* is Council's masterplan for Ipswich's transport future. To meet the vision and objectives of iGO, aspirational mode share targets have been set and a list of actions for each element of the transport system provided. One such action for the road network is, "R2: Continue to undertake corridor planning studies to investigate and determine the need, route, configuration, footprint, engineering and environmental feasibility and costings of the road network development projects outlined in iGO."

Redbank Plains Road is a strategically important arterial road between the Cunningham Highway and Ipswich Motorway, which links the Ipswich CBD to Redbank Plains, Springfield and Goodna (refer Figure 1). To accommodate the forecast population and employment growth in the area, iGO (Map 8 and 9) identify the need for Redbank Plains Road to be upgraded for road capacity, connectivity and safety purposes.

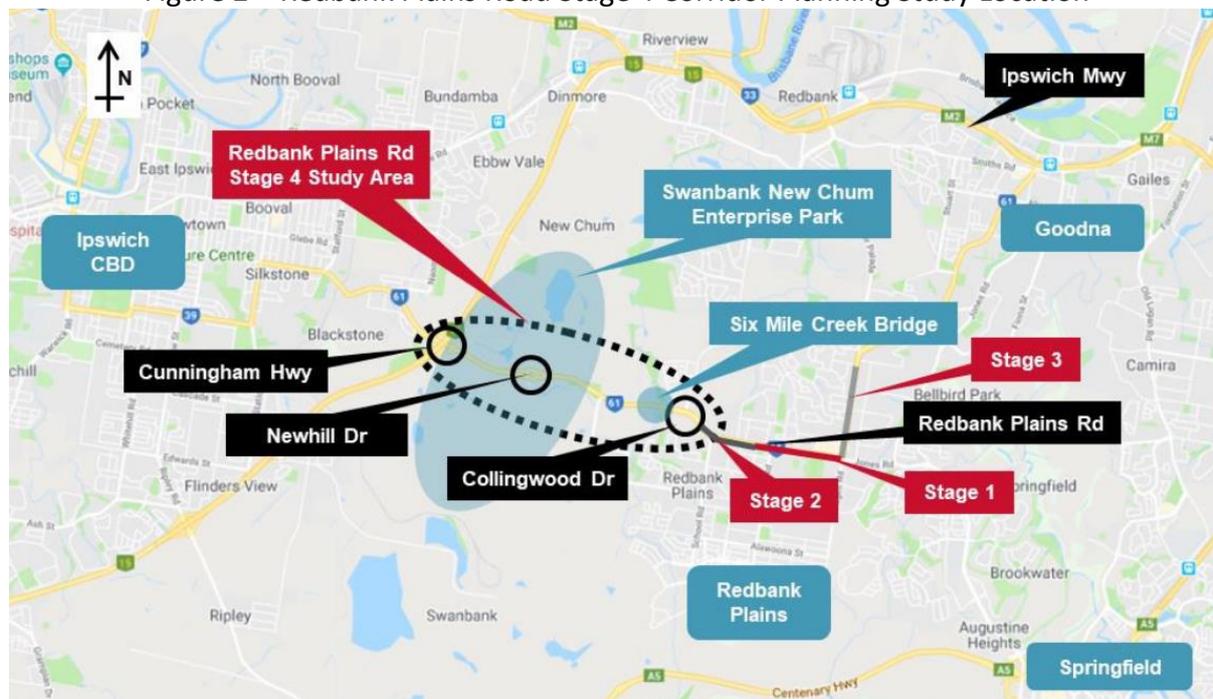
Figure 1 – Excerpt from iGO Map 8 – Road Capacity and Connectivity Map



\* All route alignments and configurations shown are subject to future investigation and corridor planning.

Council has been progressively planning and implementing the upgrade of Redbank Plains Road in stages. Stages 1 and 2 between School Road and Keidges Road have been completed, including the major intersection upgrade at Redbank Plains Road and Collingwood Drive. Stage 3 from Keidges Road to Kruger Parade is currently in detailed design, with early work anticipated to commence in the 2020-2021 financial year. Stage 4 of the Redbank Plains Road Upgrade extends from the Cunningham Highway to Collingwood Drive as shown in Figure 2.

Figure 2 – Redbank Plains Road Stage 4 Corridor Planning Study Location



It must be noted that the extents of Redbank Plains Road Stage 4 also form part of a future 'strategic bus corridor' in iGO and part of a 'principal cycle route' outlined in iGO, the iGO *Active Transport Action Plan (ATAP)* and Queensland Government's *Principal Cycle Network Plan (SEQ PCNP)*. The section of Redbank Plains Road between the Cunningham Highway and Newhill Drive also forms a secondary freight route as it serves as the freight access from the Cunningham Highway into the developing Swanbank New Chum Enterprise Park.

### Scope

The purpose of the Redbank Plains Road Stage 4 Corridor Planning Study was to determine the future corridor footprint and the construction order of cost for an 'interim' road upgrade of Redbank Plains Road to a four lane urban standard from the Cunningham Highway to Collingwood Drive (referred to as Stage 4A) and a longer term 'ultimate' road upgrade to six lanes from the Cunningham Highway to Newhill Drive (referred to as Stage 4B). However, it must be noted that the primary focus of the study was on Stage 4A as Stage 4B is considered a longer term requirement beyond the 10 year capital portfolio.

The detailed scope of the Redbank Plains Road Stage 4 Corridor Planning Study is outlined in Table 1.

Table 1 – Redbank Plains Road Stage 4 Corridor Planning Study Scope

ELEMENT	DESCRIPTION
Length	3.4km
Function	Duplication of an Arterial Road
Connectivity	To provide a strategic road link between the Cunningham Highway and Collingwood Drive which meets current design standards and caters for the projected general traffic, public transport and active transport demands. Freight access is also to be catered for between the Cunningham Highway and Newhill Drive.
Geometric Design Speed	80km/h
Target Posted Speed Limit	70 km/h
Configuration	<ul style="list-style-type: none"> <li>• Stage 4A = Interim = Provide a four lane arterial road from the Cunningham Highway to Collingwood Drive, including the duplication of the existing Six Mile Creek Bridge (for construction in the medium term 5 to 10 years)</li> <li>• Stage 4B = Ultimate = Longer term upgrade to provide six lanes from the Cunningham Highway to Newhill Drive, including a four-lane grade separation of Redbank Plains Road over the Newhill Drive roundabout (for longer term preservation, 10+ year)</li> </ul>
Study Tasks	<ul style="list-style-type: none"> <li>• Undertake a desktop review of existing information and previous studies</li> <li>• Assess physical conditions to identify existing land use, transport networks, transport facilities and infrastructure</li> <li>• Undertake a high level qualitative assessment of potential alignment options</li> <li>• Undertake a detailed assessment of short-listed alignment options</li> <li>• Hold a workshop with Council stakeholders to validate the option assessment and agree on a preferred option for Stage 4A and Stage 4B</li> <li>• Develop a concept design for the preferred option for Stage 4A and Stage 4B</li> <li>• Identify impacts and develop an order of cost estimate for Stage 4A and Stage 4B</li> </ul>

### Options Analysis

The option development process comprised:

- Identifying fixed points and constraints;
- Identifying option groups and locations;
- Undertaking an option assessment; and
- Holding a Council stakeholder workshop and post workshop discussions to determine a preferred option for both Stage 4A and Stage 4B.

However, compared to typical greenfield route planning studies, there were no fundamental differences with route alternatives along the corridor as the project objective was to develop a duplicated carriageway along the full length. Therefore, a qualitative assessment was also undertaken with consideration of the following attributes:

- Provision of safe access along and across the route for all modes;
- Encouraging safe active transport trips along the route;
- Infrastructure costs;
- Property impacts; and

- Engineering and construction feasibility.

Given the 3.4km length of the study area, the project objectives differ along the corridor, with the varying adjacent land use environments. To assist with the options assessment process, the project was divided into the following three sections (refer Figure 3).

- Section 1 – Cunningham Highway to Newhill Drive;
- Section 2 – Newhill Drive to Storey Street; and
- Section 3 – Storey Street to Collingwood Drive.

Figure 3 – Redbank Plains Road Upgrade Stage 4 Project Sections



The results of the options assessment for each project section and justification for the preferred alignment and layout overall is provided in Confidential Attachment 2.

#### Preferred Option – Stage 4A - Interim

A summary of the key features of the identified preferred alignment and layout for Redbank Plains Road Upgrade Stage 4A (Interim), based on the options analysis method identified above, is summarised below and illustrated on the concept plans provided in Confidential Attachment 3:

General features:

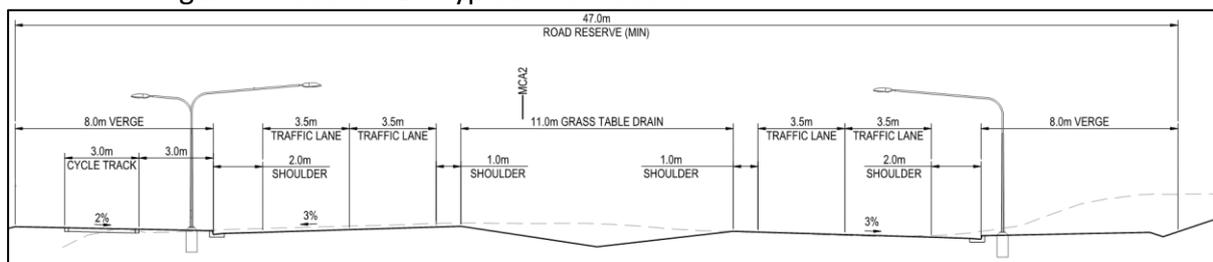
- Two 3.5m wide lanes for both carriageways;
- 2.0m wide sealed outer shoulder for both carriageways between the Cunningham Highway and Greenwood Village Road;
- 1.0m wide sealed median shoulder for both carriageways between the Cunningham Highway and Newhill Drive;
- 3.0m wide asphalt cycle track on the northern side of Redbank Plains Road between the Cunningham Highway and Greenwood Village Road, including at-grade crossings at Austin Street and the Newhill Drive roundabout;

- 2.25m wide on-road cycle lane for both carriageways between Greenwood Village Road and Collingwood Drive;
- Realignment and upgrade of the existing priority-controlled Greenwood Village Road intersection to traffic signals;
- Traffic signals at the proposed intersection with a primary access road to a proposed residential development located at 639 Redbank Plains Road; and
- A new two-lane bridge across Six Mile Creek for the westbound carriageway (ie. duplication of the existing bridge structure).

Section 1 – Cunningham Highway to Newhill Drive:

- Given the uncertainty regarding the timing and future investment in the upgrade of the Cunningham Highway Interchange by the State Government, Stage 4A has been designed to integrate with the existing highway interchange;
- Allows room for future widening for 6 lanes into the wide centre median by setting the outside sealed shoulder, kerb and channel and cycle track in their final positions;
- Retains the existing road for the eastbound carriageway, due to relatively new construction (circa 2009) and the condition of the existing infrastructure;
- Provides a new westbound carriageway to the south of the existing road;
- Provides kerb and channel on the outside shoulders in the final position for the Stage 4B layout, resulting in a 13.0m wide median including inside shoulders;
- Enables the Stage 4B Newhill Drive roundabout bridge to be constructed without altering the carriageway and ramp layouts to and from the Newhill Drive roundabout;
- Widens the westbound departure carriageway from the Newhill Drive roundabout to two lanes and realigns the existing left-turn slip and auxiliary lane from Newhill Drive;
- Restricts the Austin Street intersection to left in / left out access; and
- Provides a 3.0m wide asphalt cycle track on the northern side of Redbank Plains Road (refer Figure 4).

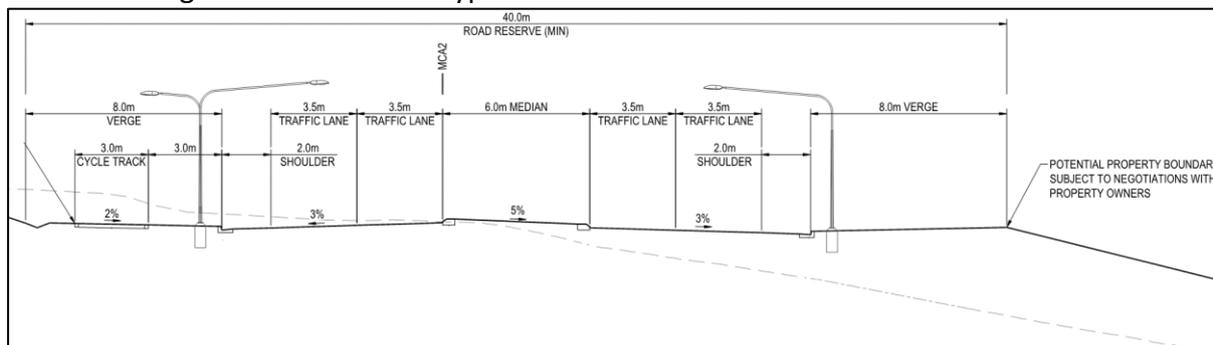
Figure 4 – Section 1 - Typical Cross Section



Section 2 – Newhill Drive to Storey Street:

- The Stage 4A layout between Newhill Drive and Storey Street comprises a new horizontal and vertical alignment for both carriageways to address the existing sub-standard geometry.
- Includes a signalised 'T' intersection at Greenwood Village Road, with the intersection alignment shifted approximately 40m to the south, to achieve geometric design standards, reduce earthworks, minimise impacts to existing significant utility services and to reduce impacts to the proposed development at 639 Redbank Plains Road.
- Includes a signalised 'T' intersection at the proposed development access for 639 Redbank Plains Road.
- Includes a 3.0m wide asphalt cycle track on the northern side of Redbank Plains Road to the west of Greenwood Village Road and 2.5m shared pathways and 2.25m on road cycle lanes on the northern and southern side of Redbank Plains Road east of Greenwood Village Road (refer Figure 5).

Figure 5 – Section 2 - Typical Cross Section

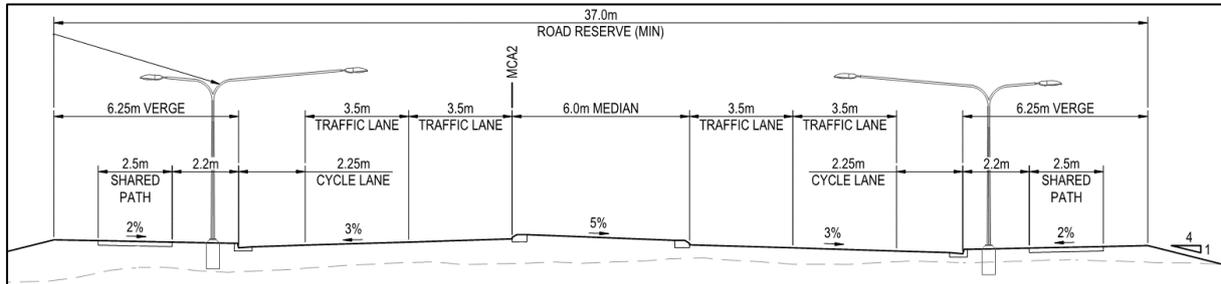


Section 3 – Storey Street to Collingwood Drive:

- The Stage 4A layout between Storey Street and Collingwood Drive follows the horizontal and vertical alignment for the existing road.
- There are limited works for the eastbound carriageway to tie the road and shared path into the existing Six Mile Creek Bridge. Line marking alterations are required on the existing bridge to reallocate the on-road cycle lane from the southern to the northern side.
- The existing Six Mile Creek Bridge will be duplicated to the south to facilitate the new western boundary carriageway, and ties into the existing Collingwood Drive intersection.

- Includes 2.5m shared pathways and 2.25m on road cycle lanes on the northern and southern side of Redbank Plains Road through to the Collingwood Drive intersection (refer Figure 6).

Figure 6 – Section 3 - Typical Cross Section

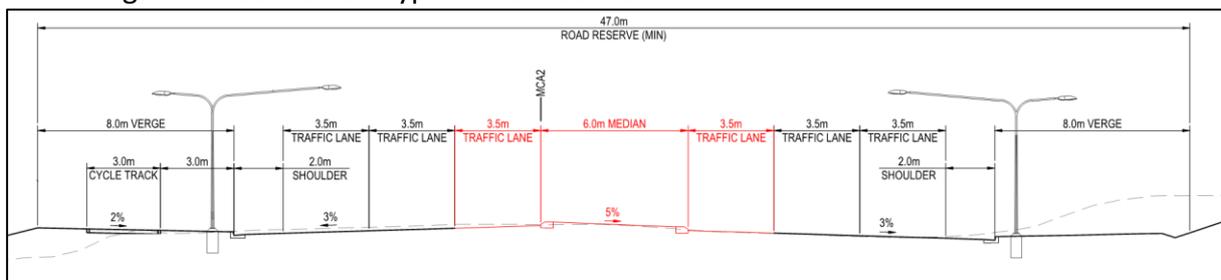


Preferred Option – Stage 4B – Ultimate – Section 1 Only

The Stage 4B (ultimate) concept design is illustrated in Confidential Attachment 4 and upgrades the Stage 4A layout between the Cunningham Highway and Newhill Drive with the following general features:

- Stage 4B has been planned to integrate with the State Government’s draft planning for the longer term upgrade of the Cunningham Highway interchange;
- Three 3.5m wide lanes for both carriageways between the Cunningham Highway and Newhill Drive;
- Two new two-lane bridges for each carriageway over the Newhill Drive roundabout for through traffic on Redbank Plains Road, with embankments and retaining walls on the bridge approaches.
- Widens into the Stage 4A wide central median to provide a 6 lane cross section, resulting in a 6.0m wide median to match the Redbank Plains Road alignment east of Newhill Drive. Elements shown in red on Figure 7 demonstrate the changes from Stage 4A to Stage 4B).

Figure 7 – Section 3 - Typical Cross Section



Property Impacts

The concept design for the preferred alignment for Redbank Plains Road Upgrade Stage 4A affects six Council owned properties and nineteen other properties for either permanent or construction only purposes (refer Confidential Attachment 5). No additional properties are affected to facilitate the longer term Redbank Plains Road Stage 4B upgrade. Design refinement will be undertaken during further project development and upon completion of detailed survey in order to optimise the design and minimise impacts where possible.

## FINANCIAL/RESOURCE IMPLICATIONS

### Order of Cost

The project cost estimate for the Redbank Plains Road Stage 4A upgrade will be used to inform Council's *Long Term Financial Forecast* and associated *10 Year Capital Works Portfolio*. The cost estimate has been prepared in accordance with the requirements of TMR's Project Cost Estimating Manual (PCEM) for an options analysis level estimate. The risk and contingency allowance has been calculated to be 59% based on the level of maturity of the concept design. This risk and contingency allowance falls within TMR's typical contingency range of 40% to 70% for projects with a maturity level similar to the project.

It should be noted that Council's cost estimating template would include a typical risk and contingency allowance of 30% for this level of design. Given the significant length of the Stage 4A upgrade (3.2km) and the ability to construct significant portions off line from the existing roadway, it is envisaged that there will be economies of scale and value engineering benefits that could be realised through the future detailed design and construction phases.

Table 2 summarises the project cost estimate for the Redbank Plains Road Stage 4A upgrade including both a 30% and 59% risk and contingency allowance for comparison purposes. It is proposed to use the project cost estimate including the 30% risk and contingency allowance as per Council standard cost estimation process to inform Council's *Long Term Financial Forecast* and associated *10 Year Capital Works Portfolio*.

Table 2 – Redbank Plains Road Stage 4A Summary Cost Estimate

ITEM	STAGE 4A COST ESTIMATE (\$m)	
Contractor's costs	\$30.5	
Principal's costs including property costs	\$5.3	
Property costs component	\$3.2	
PUP costs	\$7.8	
<b>Total base cost</b>	<b>\$46.7</b>	
Risk and contingency allowance (%)	30%	59%
Risk and contingency value (\$m)	\$14.0	\$27.55
<b>Total risk-adjusted cost</b>	<b>\$60.7</b>	<b>\$74.3</b>

## RISK MANAGEMENT IMPLICATIONS

A project of this size and nature will attract risks. Preliminary engineering design, hydraulic modelling, geotechnical analysis, utility service identification, stakeholder consultation and

property impact identification appropriate to this level of transport planning activity has been completed as part of the Redbank Plains Road Stage 4 Corridor Planning Study and several risk areas identified. The project risks will need to be managed and mitigated where possible throughout the detailed design and construction phases.

A summary of the key identified risks for delivery of the Redbank Plains Road Stage 4A upgrade are as follows:

- The western portion of the study area (Cunningham Highway to Greenwood Village Road) has been subject to a range of former mining activities, with resulting ground cracking previously observed within the Redbank Plains Road corridor in the vicinity of the Newhill Drive roundabout;
- Areas adjacent to the corridor in the vicinity of the Greenwood Village Road intersection are designated as Matters of State Environmental Significance (MSES) under the State Planning Policy, with State mapping identifying areas of regulated vegetation and wildlife habitat. Desktop and visual review of area with MSES designations do not appear to identify values that would affect the ability to realign Redbank Plains Road, because the areas have been previously disturbed by current and historical activities;
- The corridor crossing two mapped waterways, being Six Mile Creek and Six Mile Creek tributary;
- A significant number of utility services have been identified within the existing Redbank Plains Road corridor, which could be impacted by the future road upgrade. The concept design has sought to avoid impacts on major utility services where possible, however it should be acknowledged that service relocation costs are likely to be significant component of the overall project cost. A summary of the key known utility services within and crossing the corridor is included in Table 3; and
- The ability for Council to fund the delivery of the Stage 4A upgrade within Council's *Long Term Financial Forecast* and associated *10 Year Capital Works Portfolio* financial capacity.

Table 3 – Redbank Plains Road Stage 4A Major Utility Services

SERVICE	DESCRIPTION
Communications	Telstra / NBN / Optus fibre optic cables
Electricity Underground	Energex LV / 11kV / 33kV
Electricity Overhead	Energex / Powerlink
Gas	APA 110mm high pressure gas pipeline
Oil	Santos high pressure oil pipeline (currently inactive)
Water	Various QUU 150mm water mains
Sewer	QUU sewer mains crossing corridor

A summary of the key identified risks associated with not delivering the Redbank Plains Road Stage 4A upgrade are as follows:

- The project is identified within the City of Ipswich Transport Plan (iGO) – as a Road Capacity Upgrade project required to service the planning population and employment growth;
- The project is the fourth stage of the planned Redbank Plains Road upgrade program, completing a key 4 lane arterial road connection between the Cunningham Highway in the west, Kruger Parade in the north and the Centenary Highway in the east (via Augusta Parkway). Stages 1 and 2 are completed and Stage 3 is currently programmed for construction in the 2020-2021 and 2021-2022 financial years;
- The project is identified within Council Local Government Infrastructure Plan (LGIP) with a forecast delivery timeframe of 2020; and
- The project is identified as a high priority project within Council’s annual Strategic Transport sub-program prioritisation report. The current daily traffic volumes operating significantly over the nominal capacity for the current standard of road, with rapid traffic growth observed (11% per annum growth) and a significant recorded accident history over the past 5 years.
- Significant future development within the Swanbank New Chum Enterprise is reliant on the delivery of increased road capacity between the Cunningham Highway and Newhill Drive.

A summary of the key actions required within the next phase of the of the Redbank Plains Road Stage 4A upgrade design are as follows:

- Undertake detailed engineering survey and utility services field locating surveys;
- Undertake geotechnical investigation to identify the nature and extent of subgrade; conditions and to confirm impacts from previous mining activities along with suitable mitigation treatments;
- Undertake an environmental assessment to confirm impacts and mitigation treatments to waterways, wildlife and vegetation;
- Continue stakeholder consultation with the Department of Transport and Main Roads (TMR) Translink and Metropolitan Region in relation to project impacts on State interests;
- Continue stakeholder consultation with internal Council stakeholders in relation to the creek corridor and nearby open space facilities;
- Commence stakeholder consultation with affected landowners;
- Further develop the engineering design including detailed pavement design, bridge design, retaining wall design and drainage design;
- Review the interface between the Stage 4A concept design and the existing detailed design for the Six Mile Creek Bridge;

- Refine horizontal and vertical geometry including sight distance checks throughout the road corridor; and
- Address the safety in design risks identified in this Study, undertake a risk review process to identify any additional risks, and document in a safety in design register.

### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the policy outlined in the endorsed *City of Ipswich Transport Plan 2016*, the *Queensland Government South East Queensland Principal Cycle Network Plan 2016*, *Ipswich Planning Scheme 2006* and *Local Government Infrastructure Plan (LGIP) 2016*

LGIP outlines Council's planned trunk infrastructure networks required to support the forecast population and employment growth for the city. Redbank Plains Road between the Cunningham Highway and Collingwood Drive is currently operating beyond the LGIP desired standards of service (DSS).

There is a risk that Council will not achieve the intents outlined in the above documents should the Redbank Plains Road Stage 4A project not proceed in a timely manner.

### **COMMUNITY AND OTHER CONSULTATION**

This project was undertaken with technical input provided by officers from the Infrastructure and Environment Department (IED) and Planning and Regulatory Services Department (PRS) including transport, civil engineering, open space, flooding, environment, development and land use planning elements. Early consultation was also undertaken with TMR (Metropolitan Region and Translink) in relation to the touch points with the Cunningham Highway and the future proposed high frequency bus route.

A strategic alignment for the Redbank Plains Road Stage 4 Upgrade was outlined in the *draft City of Ipswich Transport Plan* which underwent public consultation activities in 2015 and was endorsed by Council in 2016. The Ipswich Planning Scheme – Policy 5 – Infrastructure and the LGIP identifies the Redbank Plains Road Stage 4A project as a future road infrastructure project.

More detailed community consultation will be required as part of the next project phase when funding has been allocated and the design further refined.

### **CONCLUSION**

The Redbank Plains Road Stage 4A and 4B upgrades are identified in *iGO – The City of Ipswich Transport Plan 2016*, the *Ipswich Planning Scheme* and the *Local Government Infrastructure Plan 2016*. Stages 1 and 2 of the planned Redbank Plains Road upgrade program have been completed and Stage 3 is programmed for construction in the 2020-2021 and 2021-2022 financial years.

The purpose of this project was to determine the future corridor footprint and the construction order of cost for an 'interim' road upgrade of Redbank Plains Road to a four lane urban standard from the Cunningham Highway to Collingwood Drive (referred to as

Stage 4A) and a longer term ‘ultimate’ road upgrade to six lanes from the Cunningham Highway to Newhill Drive for corridor preservation purposes (referred to as Stage 4B).

The project has identified a preferred alignment, configuration, corridor footprint and cost estimate for the 3.2km Redbank Plains Road Stage 4A upgrade. The project has also identified the preferred configuration for the longer term Redbank Plains Road Stage 4B upgrade. The cost estimate for the Stage 4A upgrade is \$60.7 million, including a 30% risk and contingency allowance (\$14m). Outcomes of the Redbank Plains Road corridor plan will form the basis for future detailed design and construction activities and will be used to inform Council’s development assessment and investment programming activities.

**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

	CONFIDENTIAL
1.	Related Parties
2.	Options Assessment
3.	Stage 4A Concept Plans
4.	Stage 4B Concept Plans
5.	Property Impacts

Brad Freiberg  
**SENIOR ENGINEER (TRANSPORT PLANNING)**

I concur with the recommendations contained in this report.

Mary Torres  
**INFRASTRUCTURE STRATEGY AND PLANNING MANAGER**

I concur with the recommendations contained in this report.

Tony Dileo  
**MANAGER INFRASTRUCTURE STRATEGY**

I concur with the recommendations contained in this report.

Charlie Dill  
**GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT**

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