



City of
Ipswich

**IPSWICH
CITY
COUNCIL**

AGENDA

of the

COUNCIL ORDINARY MEETING

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

**On Thursday, 28 January 2021
At 9.00 am**

BUSINESS

1. OPENING OF MEETING:
2. WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY:
3. OPENING PRAYER:
4. APOLOGIES AND LEAVE OF ABSENCE:
5. CONDOLENCES:
6. TRIBUTES:
7. PRESENTATION OF PETITIONS:
8. PRESENTATIONS AND DEPUTATIONS:
9. PUBLIC PARTICIPATION:
10. DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA:
11. CONFIRMATION OF MINUTES:
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12. MAYORAL MINUTE:
13. BUSINESS OUTSTANDING – INCLUDING CONDUCT MATTERS AND MATTERS LYING ON THE TABLE TO BE DEALT WITH:
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MINUTES OF COUNCIL ORDINARY MEETING

10 DECEMBER 2020

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

The meeting commenced at 9.00 am

**ATTENDANCE AT
COMMENCEMENT**

Mayor Teresa Harding (Chairperson); Councillors Jacob Madsen, Sheila Ireland, Paul Tully, Deputy Mayor Marnie Doyle, Andrew Fechner, Kate Kunzelmann, Russell Milligan and Nicole Jonic

**WELCOME TO
COUNTRY OR
ACKNOWLEDGEMENT
OF COUNTRY**

Councillor Kate Kunzelmann

OPENING PRAYER

Councillor Paul Tully

**APOLOGIES AND
LEAVE OF ABSENCE**

Nil

5. CONDOLENCES

Moved by Mayor Teresa Harding:

That Council convey its condolences on behalf of the citizens of Ipswich to the family of the late Gary Kenneth Parcell.

AFFIRMATIVE

Councillors:

Harding
Madsen
Ireland
Tully
Doyle
Fechner
Kunzelmann
Milligan
Jonic

NEGATIVE

Councillors

Nil

The motion was put and carried.

Gary Passed away at Harrisville on 30 November, 2020, aged 87 years.

Gary played his entire rugby league career for one club, Ipswich Brothers, notching up 14 matches for Queensland and eight

tests for Australia in the 1950s and 1960s.

One of Gary's finest performances was at Greater Manchester in 1959, when he led the Kangaroos forward pack to a 22-14 win in front of an away crowd of 35,000.

He ran out for the Kangaroos again in 1960, as one of the all-Ipswich front row that played in the opening match of the series against France, alongside the late Noel Kelly and Dud Beattie.

And closer to home, Gary scored the match-winning try in the final of the 1958 Bulimba Cup, giving our city the victory over Toowoomba, 15 to 10. That day Jack Reardon wrote in the Courier Mail that the "fiery, cruel tackling forward pack were once again the winning factor" and Gary was instrumental.

He retired from the game in 1962, and has been remembered by the Australian Rugby League Commission Chairman, Peter V'landys AM, as a tough player in a tough era and a gentleman of the game.

Gary is survived by wife, Wyn, children and partners Heather, Gill, Ken, Joy, Cindy, Gary, Steven and Trina, ten grandchildren Clint, Joel, Jade, Kellie, Dane, Matt, Sam, Jack, Harry and Tom, and eleven Great Grandchildren.

To Ipswich, Queensland and Australia, Gary was an icon of rugby league. To the Parcell family, he was grandad or "pop".

May you rest in peace Gary.

6. TRIBUTES

Nil

**7. PRESENTATION OF
PETITIONS**

Nil

**8. PRESENTATIONS
AND DEPUTATIONS**

SMART CITIES LEADERS AWARD

The Chief Executive Officer noted that Mayor Teresa Harding received one of four Smart Cities Leaders awards, presented by the Smart Cities Council ANZ. The award recognises an individual who has made a significant contribution to advancing the smart cities movement. In a large part this award recognises Council's establishment of the Transparency and Integrity Hub. As the first Australian council to do so Ipswich is leading the way in using and publishing data for transparency purposes.

While the award was presented to the Mayor it is an acknowledgement of all of council and the council officers who worked so hard, and fast, to get the Transparency and Integrity Hub up and running. As the Mayor noted in her acceptance speech, it is also recognition of other 'smart city' initiatives to ensure this Council is the most transparent in the country, including live streaming all Ordinary AND Committee Meetings.

**9. PUBLIC
PARTICIPATION**

Nil

**10. DECLARATIONS
OF INTEREST**

DECLARABLE CONFLICT OF INTEREST

**COUNCILLOR JACOB
MADSEN**

In accordance with section 150EQ of the *Local Government Act 2009*, Councillor Jacob Madsen informed the meeting that he has a Declarable Conflict of Interest in Item 14.6 titled Reception and Consideration of Ipswich Central Redevelopment Committee's Report and Item 15.1 titled Nicholas Street Precinct Stage 3.

The nature of the declarable conflict of interest is that he is a member of the Ipswich Trades Hall and Labour Day Committee Executive which manages the Ipswich Trades Hall which is adjacent to the CBD redevelopment program that Council is undergoing. Commercial decisions made in relation to Council's interests could be reasonably seen to have impact on the Trades Hall meeting.

Councillor Jacob Madsen advised that he will leave the meeting room (including any area set aside for the public) while these matters are being discussed and voted on.

**DECLARATIONS OF
INTEREST**

**COUNCILLOR
ANDREW FECHNER**

DECLARABLE CONFLICT OF INTEREST

In accordance with section 150EQ of the *Local Government Act 2009*, Councillor Andrew Fechner informed the meeting that he has a declarable conflict of interest in Item 14.6 titled Reception and Consideration of Ipswich Central Redevelopment Committee's Report and Item 15.1 titled Nicholas Street Precinct Stage 3.

The nature of the interest is that Councillor Fechner stands to gain a benefit or suffer a loss due to his business interest in Bar Heisenberg Pty Ltd and A1A Events Pty Ltd which is located in the top of town at 164 Brisbane Street, Ipswich.

Councillor Andrew Fechner advised that he will leave the meeting room (including any area set aside for the public) while these matters are being discussed and voted on.

**PREVIOUSLY
DECLARED INTERESTS**

In accordance with section 150ET(4) of the *Local Government Act 2009* the following councillors previously declared interests in the following matters:

Councillor Jacob Madsen

- Growth, Infrastructure and Waste Committee - Item 5 titled Sports Facility Rehabilitation Priority List of Projects.

Councillor Sheila Ireland

- Growth Infrastructure and Waste Committee - Item 3 titled Preferred Supplier Arrangement – Supply of Arboriculture Services

Councillor Andrew Fechner

- Growth Infrastructure and Waste Committee - Item 3 titled Preferred Supplier Arrangement – Supply of Arboriculture Services

11. CONFIRMATION OF MINUTES

**11.1
CONFIRMATION OF
MINUTES OF
ORDINARY MEETING**

Moved by Councillor Andrew Fechner:
Seconded by Councillor Russell Milligan:

**That the Minutes of the Ordinary Meeting held on
26 November 2020 be confirmed.**

AFFIRMATIVE
Councillors:
Harding
Madsen

NEGATIVE
Councillors:
Nil

Ireland
Tully
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

**12. MAYORAL
MINUTE**

Nil

**13. BUSINESS OUTSTANDING – INCLUDING CONDUCT MATTERS AND MATTERS LYING ON
THE TABLE TO BE DEALT WITH**

**13. LIFTING MATTERS
FROM THE TABLE**

Moved by Mayor Teresa Harding:
Seconded by Councillor Andrew Fechner:

**That the following matters be lifted from the table and dealt
with accordingly:**

- **13.1 – Council, Committee Meetings and Briefings/Workshop Dates for 2021 and January 2022**
- **13.2 – Recommendation B of the report titled Consideration of Councillor Advisors and Amendment of Councillor Expenses Reimbursement and Administrative Support and Related Policies.**

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

**13.1
COUNCIL,
COMMITTEE
MEETINGS AND
BRIEFINGS/WORKSH
OP DATES FOR 2021
AND JANUARY 2022**

Moved by Mayor Teresa Harding:
Seconded by Councillor Kate Kunzelmann:

- A. That the Council, Committee Meetings and Briefings/Workshop dates for 2021 and January 2022 be held as detailed in Attachment 2 and as outlined below:**

COUNCIL/COMMITTEE	MEETING DAY AND TIME	MEETING DATES
Council Ordinary Meeting	Thursday - 9.00 am	25 February 2021 25 March 2021 29 April 2021 27 May 2021 24 June 2021 22 July 2021 19 August 2021 16 September 2021 21 October 2021 18 November 2021 9 December 2021 27 January 2022
Growth, Infrastructure and Waste	Thursday - 9.00 am	11 February 2021 11 March 2021 15 April 2021 13 May 2021 10 June 2021 8 July 2021 5 August 2021 2 September 2021 7 October 2021 4 November 2021

	Wednesday – 9.00 am	1 December 2021
Governance and Transparency	Thursday - 10 minutes after the conclusion of the Growth, Infrastructure and Waste Committee Wednesday - 10 minutes after the conclusion of the Growth, Infrastructure and Waste Committee	11 February 2021 11 March 2021 15 April 2021 13 May 2021 10 June 2021 8 July 2021 5 August 2021 2 September 2021 7 October 2021 4 November 2021 1 December 2021
Community, Culture, Arts and Sport	Thursday - 10 minutes after the conclusion of the Governance and Transparency Committee Wednesday - 10 minutes after the conclusion of the Governance and Transparency	11 February 2021 11 March 2021 15 April 2021 13 May 2021 10 June 2021 8 July 2021 5 August 2021 2 September 2021 7 October 2021 4 November 2021 1 December 2021

	Committee	
Economic and Industry Development	<p>Thursday - 10 minutes after the conclusion of the Community, Culture, Arts and Sport Committee</p> <p>Wednesday - 10 minutes after the conclusion of the Community, Culture, Arts and Sport Committee</p>	<p>11 February 2021 11 March 2021 15 April 2021 13 May 2021 10 June 2021 8 July 2021 5 August 2021 2 September 2021 7 October 2021 4 November 2021 1 December 2021</p>
Environment and Sustainability	<p>Thursday - 10 minutes after the conclusion of the Economic and Industry Development Committee</p> <p>Wednesday - 10 minutes after the conclusion of the Economic</p>	<p>11 February 2021 11 March 2021 15 April 2021 13 May 2021 10 June 2021 8 July 2021 5 August 2021 2 September 2021 7 October 2021 4 November 2021 1 December 2021</p>

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AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

**13.2
RECOMMENDATION
B (POLICY SECTION
12) AND D -
CONSIDERATION OF
COUNCILLOR
ADVISORS AND
AMENDMENT OF
COUNCILLOR
EXPENSES
RESIMBURSEMENT
AND
ADMINISTRATIVE
SUPPORT AND
RELATED POLICIES**

Moved by Deputy Mayor Marnie Doyle:
Seconded by Councillor Andrew Fechner:

- A. That Section 12 of the policy titled 'Councillor Expenses Reimbursement and Administrative Support Policy' be amended as detailed in Attachment 2.**
- B. That the revised policy titled 'Investigations Policy' as detailed in Attachment 3 be adopted.**

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

14. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS

**14.1
GROWTH
INFRASTRUCTURE
AND WASTE
COMMITTEE**

Moved by Deputy Mayor Marnie Doyle:
Seconded by Councillor Russell Milligan:

That the Growth Infrastructure and Waste Committee Report No. 2020(05) of 3 December 2020 be noted.

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

NEGATIVE

Councillors:

Nil

Milligan
Jonic

The motion was put and carried.

**SUPPLEMENTARY
MOTION**

**GROWTH
INFRASTRUCTURE
AND WASTE
COMMITTEE – ITEM
18**

NOTICE OF MOTION -
OPPORTUNITIES FOR
'RIDING THE
REVOLUTION' REPORT
RECOMMENDATIONS

Moved by Councillor Andrew Fechner:
Seconded by Deputy Mayor Marnie Doyle:

That the Recommendations for Item 18 of the Minutes of the Growth Infrastructure and Waste Committee of 3 December 2020 titled Notice of Motion – Opportunities for 'Riding the Revolution' be repealed and that the following motion be adopted:

- A. That Council note the recent McKell Institute active transport report 'Riding the Revolution – A New Approach to Active Transport in South East Queensland' and consider its recommendations.**
- B. That 'Riding the Revolution' report recommendations be considered during a future review of Council cycling policies.**
- C. That a report be prepared which identifies opportunities for 'Riding the Revolution' report recommendations to be incorporated in Council's future active transport planning activities.**
- D. That this report be presented to a future meeting of the Growth, Infrastructure and Waste Committee no later than May 2021.**

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

**14.2
GOVERNANCE AND
TRANSPARENCY
COMMITTEE**

Moved by Councillor Jacob Madsen:
Seconded by Deputy Mayor Marnie Doyle:

**That Council adopt the recommendations of the
Governance and Transparency Committee Report No.
2020(05) of 3 December 2020.**

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

This block motion adopts all items of the Governance and
Transparency Committee No. 2020(05) of 3 December 2020 as
listed below, as resolutions of Council:

**GOVERNANCE AND
TRANSPARENCY
COMMITTEE – ITEM 1**

CONFIRMATION OF
MINUTES -
GOVERNANCE AND
TRANSPARENCY
COMMITTEE NO.
2020(04) OF 19
NOVEMBER 2020

**That the minutes of the Governance and Transparency
Committee No. 2020(04) of 19 November 2020 be
confirmed.**

**GOVERNANCE AND
TRANSPARENCY
COMMITTEE – ITEM 2**

RENEWAL OF LEASE
TO THE CRECHE AND
KINDERGARTEN
ASSOCIATION
LIMITED OVER 460-
466 REDBANK PLAINS
ROAD, REDBANK
PLAINS

- A. That Council apply the exception under section
236(1)(b)(ii) and 236(2) of the Local Government
Regulation 2012 (Qld) (Regulation) and dispose of the
valuable non-current asset located over part of 460-466
Redbank Plains Road, Redbank Plains and described as
Lease B in Lot 109 on RP124178 on SP243513 (“the
land”) directly and by leasehold interest to The Creche
and Kindergarten Association Limited as a ‘Community
Organisation’.**
- B. That Council enter into a Lease with The Creche and
Kindergarten Association Limited (“the lessee”) for a**

period of 5 years.

- C. That pursuant to section 257(1) of the *Local Government Act 2009*, Council delegate the power to the Chief Executive Officer to authorise, negotiate and finalise the terms of the Lease, to be executed by Council and to do any other acts necessary to implement Council's decision.

**GOVERNANCE AND
TRANSPARENCY
COMMITTEE – ITEM 3**

SURRENDER OF
EXISTING LEASE AND
NEW LEASE TO THE
AUSTRALIAN RED
CROSS SOCIETY

- A. That Council resolve to terminate the existing Lease with Australian Red Cross Society (Lease No. 601143245 as registered on Title) in Council's Humanities Building located at 56 South Street, Ipswich and described as Lot 2 on CP864211.
- B. That Council apply the exception under section 236(1)(b)(ii) and 236(2) of the *Local Government Regulation 2012* (Qld) (Regulation) and dispose of the valuable non-current asset located Level 5, 2 Bell Street, Ipswich and described as part of Lot 1 on RP157021 ("the land") directly and by leasehold interest to The Australian Red Cross as a 'Community Organisation'.
- C. That Council enter into a new Lease with the Australian Red Cross located on Level 5 of the Council City Plaza Building, 2 Bell Street, Ipswich and described as Lot 1 on RP157021 for a ten (10) year term on a nominal rental of one dollar (\$1.00) per annum, if demanded.
- D. That pursuant to section 257(1) of the *Local Government Act 2009*, Council delegate the power to the Chief Executive Officer to authorise, negotiate and finalise the terms of the Lease, to be executed by Council and to do any other acts necessary to implement Council's decision.

**GOVERNANCE AND
TRANSPARENCY
COMMITTEE – ITEM 4**

SAP SOFTWARE
MAINTENANCE
(CRYSTAL REPORTS
LICENSING)

- A. That Council resolve it is satisfied under section 235(b) of the *Local Government Regulation 2012* (Regulation) that the exemption under s235(b) of the Regulation applies and that because of the specialised nature of the services that are sought, it would be impractical or disadvantageous for Council to invite quotes or tenders as SAP is the only specialist supplier reasonably available to continue to provide annual Licensing and Maintenance Support for Council's Crystal Reports software for the following reason:
1. Due to the proprietary nature of the SAP Crystal Reports software there is no other Supplier that can provide the

Licensing and Maintenance of this software that is required to enable the continued access to the reports that have been developed using said software and that are utilised Council-wide across a range of system applications.

- B. That Council resolve it is satisfied to continue to renew the annual Licencing and Maintenance for the Crystal Reports software with SAP for up to five (5) further one (1) year periods to allow for cover until 23 February 2026, for an estimated total cost of up to fifty-eight thousand, five hundred and twenty dollars (\$58,520.00) excluding GST if the renewal is taken up for each of the five (5) years factoring in a 5% annual increase allowance.
- C. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contract 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*.

**GOVERNANCE AND
TRANSPARENCY
COMMITTEE –
MATTERS ARISING**

**QUARTERLY REPORT
ON INVOLVE**

That a quarterly report on iVolve be presented to council and that a briefing session be provided to councillors prior to submission of the report.

**GOVERNANCE AND
TRANSPARENCY
COMMITTEE – ITEM 5**

**SKIDATA PARKING
EQUIPMENT
MAINTENANCE
CONTRACT**

- A. That Council note that a Car Park Management-Ipswich Central Contract (13924) was entered into with Point Parking Pty Ltd from 1 July 2019 to manage the Ipswich Central Car Park. The parking equipment maintenance is to be undertaken on the terms of the preventative equipment maintenance agreement held with SKIDATA Australasia Pty Ltd.
- B. That Council resolve it is satisfied that the exception set out in section 235(b) of the *Local Government Regulation 2012 (Regulation)* applies and that SKIDATA Australasia is a specialised service supplier and the sole supplier of the existing parking equipment, capable of delivering the preventative maintenance servicing of the SKIDATA parking equipment.
- C. That Council resolve to enter into a contract with SKIDATA Australasia for the preventative maintenance servicing of the SKIDATA parking equipment, for the

total estimated sum of sixty thousand dollars excluding GST (\$60,000) over a three (3) year period.

- D. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contract 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*.

**GOVERNANCE AND
TRANSPARENCY
COMMITTEE – ITEM 6**

**CAPITAL INVESTMENT
IN PROVISIONAL
PROJECTS POLICY**

- A. That the report be received and the contents noted.
- B. That the policy titled 'Capital Investment in Provisional Projects' as outlined in the report by the Infrastructure Strategy and Planning Manager dated 11 November 2020, be adopted.

**GOVERNANCE AND
TRANSPARENCY
COMMITTEE – ITEM 7**

**PREFERRED SUPPLIER
ARRANGEMENT -
SUPPLY,
INSTALLATION AND
MAINTENANCE OF
INTELLIGENT
TRANSPORT
INFRASTRUCTURE
SYSTEM**

- A. That in accordance with s233 of the *Local Government Regulation 2012*, Council approve a Preferred Supplier Arrangement for the Supply, Installation, Commissioning and Maintenance of Intelligent Transport System Infrastructure.
- B. That Council resolve under s233(7) of the *Local Government Regulation 2012*, it is satisfied that it will obtain better value for money by entering into a Preferred Supplier Arrangement for a term of more than two (2) years.
- C. That Council enter into a Preferred Supplier Arrangement with four suppliers as listed below, for Supply, Installation, Commissioning and Maintenance of Intelligent Transport System Infrastructure under a Schedule of Rates agreement to the estimated sum of four million and five hundred thousand dollars excluding GST (\$4,500,000) (total cost if all extensions are executed), for a period of two (2) years with the option to extend the contract by two (2) x further, one (1) year periods.
1. Primary Supplier – J & P Richardson Industries Pty Ltd
 2. Secondary Supplier – Downer EDI Works Pty Ltd
 3. Secondary Supplier - Pensar Utilities Pty Ltd
 4. Secondary Supplier – GNB Energy Pty Ltd
- D. That the Chief Executive Officer be authorised to negotiate and finalise the term of the contract 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*.

**GOVERNANCE AND
TRANSPARENCY
COMMITTEE – ITEM 8**

2020-2021 BUDGET
AMENDMENT -
NOVEMBER 2020

That the proposed amended 2020-2021 Budget and Long Term Financial Forecast, as detailed in Attachments 1, 2, 3 and 5, to the report by the Chief Financial Officer dated 26 November 2020, be adopted.

**14.3
COMMUNITY,
CULTURE, ARTS AND
SPORT COMMITTEE**

Moved by Councillor Andrew Fechner:
Seconded by Deputy Mayor Marnie Doyle:

That Council adopt the recommendations of the Community, Culture, Arts and Sport Committee Report No. 2020(05) of 3 December 2020.

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

This block motion adopts all items of the Community, Culture, Arts and Sport Committee No. 2020(05) of 3 December 2020 as listed below, as resolutions of Council:

**COMMUNITY,
CULTURE, ARTS AND
SPORT COMMITTEE –
ITEM 1**

CONFIRMATION OF
MINUTES -
COMMUNITY,
CULTURE, ARTS AND
SPORT COMMITTEE
NO. 2020(04) OF 19
NOVEMBER 2020

That the minutes of the Community, Culture, Arts and Sport Committee No. 2020(04) of 19 November 2020 be confirmed

**COMMUNITY,
CULTURE, ARTS AND
SPORT COMMITTEE –**

That the report providing an overview of the exhibition program at the Ipswich Art Gallery be received and the

ITEM 2

contents noted

IPSWICH ART
GALLERY EXHIBITION
PROGRAM

**14.4
ECONOMIC AND
INDUSTRY
DEVELOPMENT
COMMITTEE**

Moved by Councillor Nicole Jonic:
Seconded by Councillor Andrew Fechner:

**That Council adopt the recommendations of the
Economic and Industry Development Committee Report
No. 2020(05) of 3 December 2020.**

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

This block motion adopts all items of the Economic and Industry Development Committee No. 2020(05) of 3 December 2020 as listed below, as resolutions of Council:

**ECONOMIC AND
INDUSTRY
DEVELOPMENT
COMMITTEE – ITEM 1**

**That the minutes of the Economic and Industry
Development Committee No. 2020(04) of 19 November
2020 be confirmed.**

CONFIRMATION OF
MINUTES -
ECONOMIC AND
INDUSTRY
DEVELOPMENT
COMMITTEE NO.
2020(04) OF 19
NOVEMBER 2020

**14.5
ENVIRONMENT AND
SUSTAINABILITY
COMMITTEE**

Moved by Councillor Russell Milligan:
Seconded by Councillor Andrew Fechner:

**That Council adopt the recommendations of the
Environment and Sustainability Committee Report No.
2020(05) of 3 December 2020.**

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

This block motion adopts all items of the Environment and Sustainability Committee No. 2020(05) of 3 December 2020 as listed below, as resolutions of Council:

**ENVIRONMENT AND
SUSTAINABILITY
COMMITTEE – ITEM 1**

**That the minutes of the Environment and Sustainability
Committee No. 2020(04) of 19 November 2020 be
confirmed.**

CONFIRMATION OF
MINUTES -
ENVIRONMENT AND
SUSTAINABILITY
COMMITTEE NO.
2020(04) OF 19
NOVEMBER 2020

**ENVIRONMENT AND
SUSTAINABILITY
COMMITTEE – ITEM 2**

ADOPTION OF
IPSWICH PLATYPUS
RECOVERY PLAN

- A. That Council adopt the Ipswich Platypus Recovery Plan as a supplementary document to the Nature Conservation Strategy 2015, focussed on the management and recovery of identified iconic species.**
- B. That the actions from the Ipswich Platypus Recovery Plan be considered in Council's operational and capital budget development processes.**

At 9.28 am Councillors Jacob Madsen and Andrew Fechner left the meeting room due to previously declared conflicts in Items 14.6 and 15.1.

**14.6
IPSWICH CENTRAL
REDEVELOPMENT
COMMITTEE**

Moved by Deputy Mayor Marnie Doyle:
Seconded by Councillor Kate Kunzelmann:

That Council adopt the recommendations of the Ipswich Central Redevelopment Committee Report No. 2020(07) of 3 December 2020.

AFFIRMATIVE

Councillors:

Harding

Ireland

Tully

Doyle

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

All Councillors except Councillors Jacob Madsen and Andrew Fechner were present when the vote was taken.

The motion was put and carried.

This block motion adopts all items of the Ipswich Central Redevelopment Committee No. 2020(07) of 3 December 2020 as listed below, as resolutions of Council:

**IPSWICH CENTRAL
REDEVELOPMENT
COMMITTEE – ITEM 1**

That the minutes of the Ipswich Central Redevelopment Committee No. 2020(06) of 19 November 2020 be confirmed.

CONFIRMATION OF
MINUTES - IPSWICH
CENTRAL
REDEVELOPMENT
COMMITTEE NO.
2020(06) OF 19
NOVEMBER 2020

**IPSWICH CENTRAL
REDEVELOPMENT
COMMITTEE – ITEM 2**

That the Nicholas Street Precinct Executive Report No. 22 to 27 November 2020 be received and the contents noted.

NICHOLAS STREET
PRECINCT EXECUTIVE
REPORT NO. 22 TO 27
NOVEMBER 2020

IPSWICH CENTRAL

That the Retail Sub-project Steering Committee Report

**REDEVELOPMENT
COMMITTEE – ITEM 3**

No. 5 for November 2020 be received and the contents noted.

RETAIL SUB-PROJECT
STEETING
COMMITTEE -
NOVEMBER 2020

15. OFFICER'S REPORT

**15.1
NICHOLAS STREET
PRECINCT STAGE 3**

Moved by Deputy Mayor Marnie Doyle:
Seconded by Councillor Nicole Jonic:

- A. That Council endorse proceeding with Option 1 and Option 2(a) of the Retail Variation construction works as detailed in the report entitled 'Nicholas Street Precinct Stage 3'.**
- B. That Council endorse proceeding with Option 2(b) of the Retail Variation construction works as detailed in the report entitled 'Nicholas Street Precinct Stage 3', subject to the execution of Agreement for Leases for 50% of the Metro B tenancies.**

AFFIRMATIVE

Councillors:

Harding

Ireland

Tully

Doyle

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

All Councillors except Councillors Jacob Madsen and Andrew Fechner were present when the vote was taken.

The motion was put and carried.

At 9.31 am Councillors Jacob Madsen and Andrew Fechner returned to the meeting room.

16. NOTICES OF MOTION

16.1

NOTICE OF MOTION - DRUG AND ALCOHOL TESTING FOR COUNCILLORS

Moved by Councillor Paul Tully:

Seconded by Councillor Sheila Ireland:

That in the interests of transparency and accountability and to provide a safe, healthy and productive workforce that is focused on eliminating risks associated with the adverse effects of alcohol and other drugs in the workforce, Council implement regular and random drug and alcohol testing for all Councillors with effect from 1 February 2021.

Councillor Marnie Doyle foreshadowed that she would move an alternate motion in the event that Councillor Tully's motion was lost.

That the Chief Executive Officer provide a report to council in March for consideration which outlines all procedures including a draft of the proposed drug and alcohol testing policy to test elected officials for drugs and alcohol in line with the proposed testing of council officers.

AFFIRMATIVE

Councillors:

Ireland

Tully

NEGATIVE

Councillors:

Harding

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

The original motion was put and lost.

FORESHADOWED MOTION

Moved by Deputy Mayor Marnie Doyle:

Seconded by Councillor Andrew Fechner:

That the Chief Executive Officer provide a report to council in March for consideration which outlines all procedures including a draft of the proposed drug and alcohol testing policy to test elected officials for drugs and alcohol in line with the proposed testing of council officers.

AFFIRMATIVE

Councillors:

Harding

Madsen

Ireland

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

16.2

**NOTICE OF MOTION -
REPEAL OF COUNCIL
DECISION**

Moved by Councillor Paul Tully:

Seconded by Councillor Sheila Ireland:

That the decision of Council to adopt Item 6 of the Governance and Transparency Committee Report made on 26 November 2020 be rescinded/repealed.

**ITEM 6 OF GOVERNANCE AND TRANSPARENCY COMMITTEE
ADOPTED AT COUNCIL 26 NOVEMBER 2020**

- A. That Council resolve that Councillor expenses for current serving Councillors are published only for those who have provided either their express or implied consent to their personal information being published on the Transparency and Integrity Hub.
- B. That Council note that the application for a waiver from its obligation to comply with the privacy principles in the public interest in line with section 157 of the *Information Privacy Act 2009* in order for certain prescribed personal information of Councillors and Directors of controlled beneficial entities to be published on the Transparency and Integrity Hub is proceeding.

AFFIRMATIVE

Councillors:

Ireland

Tully

NEGATIVE

Councillors:

Harding

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

The motion was put and lost.

**16.3
NOTICE OF MOTION -
UPGRADING OF
UNMAINTAINED
ROADS**

Moved by Councillor Sheila Ireland:

Seconded by Councillor Paul Tully:

- A. That at least two unmaintained roads be upgraded to a maintained standard during each term of office.
- B. That this be reviewed within 3 months of the 2028 quadrennial election.

Councillor Jacob Madsen foreshadowed that he would move an alternate motion in the event that Councillor Ireland's motion was lost.

- A. That Infrastructure and Environment Department (IED) develop a 'Rural Roads Framework' which includes the following:
 - i. Development of prioritisation methodology for the upgrade of Unmaintained to Maintained roads
 - ii. Development of prioritisation methodology for the repair of Unmaintained Roads
 - iii. Identification of the top 10 roads to become Maintained
 - iv. Identification of the top 10 roads to become Sealed
 - v. Identification of the top 10 unmaintained roads to have repairs
 - vi. Consideration of the whole of life costs for Gravel vs Sealed roads
 - vii. Review of all of the Customer Engagement System (CES) requests associated with rural roads
- B. That a briefing be provided to Council on definitions, treatments and high level estimates for the 'Rural Roads Framework' no later than March 2021.
- C. That the prioritised lists of projects, as determined by IED, be considered when developing Council's 2021-2022 Capital Works budget.

AFFIRMATIVE
Councillors:
Ireland
Tully

NEGATIVE
Councillors:
Harding
Madsen

Doyle

Fechner
Kunzelmann
Milligan
Jonic

The original motion was put and lost.

**FORESHADOWED
MOTION**

Moved by Councillor Jacob Madsen:
Seconded by Deputy Mayor Marnie Doyle:

- A. That Infrastructure and Environment Department (IED) develop a 'Rural Roads Framework' which includes the following:**
- i. Development of prioritisation methodology for the upgrade of Unmaintained to Maintained roads**
 - ii. Development of prioritisation methodology for the repair of Unmaintained Roads**
 - iii. Identification of the top 10 roads to become Maintained**
 - iv. Identification of the top 10 roads to become Sealed**
 - v. Identification of the top 10 unmaintained roads to have repairs**
 - vi. Consideration of the whole of life costs for Gravel vs Sealed roads**
 - vii. Review of all of the Customer Engagement System (CES) requests associated with rural roads**
- B. That a briefing be provided to Council on definitions, treatments and high level estimates for the 'Rural Roads Framework' no later than March 2021.**
- C. That the prioritised lists of projects, as determined by IED, be considered when developing Council's 2021-2022 Capital Works budget.**

AFFIRMATIVE
Councillors:
Harding
Madsen
Ireland
Tully
Doyle
Fechner
Kunzelmann

NEGATIVE
Councillors:
Nil

Milligan
Jonic

The motion was put and carried.

17. QUESTIONS ON NOTICE

NOTICE OF MOTION Councillor Paul Tully tabled the following Notice of Motion for the Council Ordinary Meeting scheduled for 28 January 2021:

That the resolution of Council on 26 November 2020 adopting Item 6 of the Governance and Transparency Committee Report be amended by deleting the words “either their express or implied consent” and inserting “their express consent”.

MEETING CLOSED The meeting closed at 10.18 am.

Doc ID No: A6695098

ITEM: 15.1
SUBJECT: REVIEW OF FOOTPATH DINING
AUTHOR: ENVIRONMENTAL HEALTH MANAGER
DATE: 13 JANUARY 2021

EXECUTIVE SUMMARY

This report has been prepared in response to Councillor Jonic's motion for Council to consider the waiving of scheduled footpath dining licence fees for the 2020-2021 financial year and identify opportunities to simplify the process and ease the regulatory requirements on business.

RECOMMENDATION/S

- A. That Council approve the following:**
- 1. That existing Footpath Dining Licence operators be refunded any fees paid for a licence in the 2020-2021 year.**
 - 2. That new applications for Footpath Dining across all of Ipswich shall not be charged a fee for the 2020-2021 year.**
- B. That Council note the proposed changes to its website as outlined in the report which encourages the extension of footpath dining arrangements.**

RELATED PARTIES

There are no discernible conflicts of interest or related party implications associated with the endorsement of this report and its recommendations.

ADVANCE IPSWICH THEME

Strengthening our local economy and building prosperity

PURPOSE OF REPORT/BACKGROUND

Council at its meeting on the 26 November 2020 resolved:

- A. That Council consider waiving its scheduled footpath dining licence fees for the 2020-2021 financial year for all current, new and additional footpath dining to encourage growth in this area given hospitality has been one of the hardest hit areas during COVID-19 restrictions.

- B. That Council review the footpath dining licence application process and standard licence conditions to identify opportunities to simplify the process and ease the regulatory requirements on business.
- C. That a report be prepared which identifies:
 - 1. How a footpath dining licence fee waiver may support the expansion of footpath dining in Ipswich.
 - 2. The potential amount of fees to be waived or refunded.
 - 3. Opportunities for simplification of the licence application process and standard licence conditions; and
 - 4. The anticipated benefit of these measures to businesses, residents, and the local economy.
- D. That the report be presented to the next relevant meeting of Council no later than January 2021.

DISCUSSION

- A. **That Council consider waiving its scheduled footpath dining licence fees for the 2020-2021 financial year for all current, new and additional footpath dining to encourage growth in this area given hospitality has been one of the hardest hit areas during COVID-19 restrictions.**

Comment

Council will recall that in November 2020 it resolved to:

“approve the proposed suite of COVID-19 relief measures in relation to fees and charges for the period 1 October 2020 to 30 June 2021”

This resulted in a discount of 25% applied to new applications for a range of health and associated licences including footpath dining.

Should Council wish to consider a total waiver of all fees associated with footpath dining, then there is no objection from officers, when it comes to implementing such.

Council needs to consider however any precedent consideration when it comes to other types of licence holders and what opportunities they are being offered with respect to total waiver of fees.

The potential amount of fees to be waived or refunded

The estimated footpath dining licence revenue to be foregone if the motion is passed would be slightly less than \$10,000.00.

Revenue on existing footpath dining licences for 2020-2021 is \$9,231.94.

There is currently only eight footpath dining businesses operating across the City. It is not difficult to imagine that a revitalised CBD will see a growth of this form of hospitality in the future.

A waiver of fees for the balance of this year is considered reasonable and a review again during the preparation of the 2021-2022 Budget.

Timing of Approvals

Approvals are issued on an operator basis for a period of up to 12 months and must be renewed six weeks prior to the expiry date.

- B. That Council review the footpath dining licence application process and standard licence conditions to identify opportunities to simplify the process and ease the regulatory requirements on business.**

Comment

- (a) Streamlined application process.

Online permitting and licensing programs are already in use in many local government regions across the country. These have led to substantial time savings for Council Officers and make it easier for the business engaging with each Council.

Ipswich City Council's website contains the following information:

Footpath Dining Licences

- *Any chairs, tables and ancillary items associated with outdoor eating in relation to a licenseable food business under the [Food Act 2006](#) (includes businesses who have indoor tables and chairs) requires a licence in accordance with these local laws unless specifically exempted*
- *A coffee shop would be exempt if it only supplied takeaway and had no inside chairs or tables*
- *If the exemption applies the business is allowed to have a maximum of two tables with associated chairs, or chairs and benches without a table without a licence under the local law*
- *If you wish to obtain an outdoor dining licence with council please complete the application form (see Commercial Use of Roads Licence Application Form under 'More Information' below) with payment of the application fee and payment of per square metre of use for areas inside or outside the central traffic area (you will need to calculate the area in front of the shop to work out the total amount)*
- *Please ensure your public liability insurance is \$20 million and that council is listed as an interested party*
- *Email the form to council@ipswich.qld.gov.au with the relevant attachments and payment details*
- *Please be aware that Council has 30 business days to process applications*
- *If additional inspections are required then further [inspection fees](#) apply and must be paid by the stipulated date*

A good example of the approach that Council could consider is that of [Melbourne City Council's Outdoor café/dining permit system](#).

Also recently New South Wales (NSW) conducted a trial of a streamlined application process for alfresco dining. Changes to NSW liquor regulation and planning requirements were made to allow councils to streamline their own approval processes.

Here are the links to relevant NSW reports:

<https://www.olg.nsw.gov.au/councils/outdoor-dining/>

<https://www.smallbusiness.nsw.gov.au/what-we-do/our-work/nsw-outdoor-dining>

(b) As an initial action, changes to Council's website along these lines is proposed:

Supporting footpath dining businesses

Council wants to make it as easy as possible for businesses to expand or commence footpath dining. Council will provide a guideline to operators on how and what is required to apply for a permit.

Extended footpath dining permits will make it easier for businesses to expand their seating onto footpaths and other areas.

The number of tables allowed per business shall not be limited, provided that a clear pedestrian zone, of 1.8m wide is maintained at all times.

Public liability insurance of \$20 million and with council as a listed interested party is essential.

How will extended footpath dining permits support businesses?

Council wishes to encourage temporary extended footpath dining permits for eligible businesses to:

- extend trading onto the footpath outside your premises or neighbouring premises*
- extend trading immediately in front of your business and/or adjoining businesses (with the owner's/operator consent)*
- join with neighbouring businesses to takeover sections of footpaths and (in some cases) street space (park or open space, with Council's consent)*
- join with neighbouring businesses to extend trading into a laneway adjacent to your business. (if the laneway is used for vehicle traffic, please discuss with Council officers)*

Which hospitality businesses are eligible for extended footpath dining permits?

- Businesses with an existing footpath trading permit can apply to extend their dining space.*
- Businesses that don't trade outdoors can apply to do so.*
- Neighbouring businesses can work together on a footpath solution that suits their unique part of the city.*
- Applications will only be accepted and assessed for Council controlled roads. If the desired location is situated on a State controlled road, a Road Corridor Permit will need to be obtained through the Department of Transport and Main Roads.*

- *If you intend to consume alcohol outdoors, then a liquor licence from the Office of Liquor and Gaming. Liquor and Gaming will then check with Council to ensure that there are no restrictions to the proposal. They will set conditions that relate to safety and public controls, such as numbers of patron, hours of serving liquor, glass restriction and or also barriers.*

What criteria do I need to meet to apply for the permit?

The permits will be assessed against criteria including:

- *Is your business registered?*
- *How will your venue be able to accommodate patron safety and physical distancing?*
- *Will the extension of footpath trading still allow adequate access for pedestrians, residents and essential vehicles?*
- *How will you work to minimise any impacts on local residents?*
- *The business must operate in line with the current QLD Government COVID Safe Framework*
- *The operator has a public liability insurance of \$20 million and that council is listed as an interested party*

Having this information ready when applying will help us assess your application as quickly as possible.

Further work will be undertaken to explore the enhancement the website to make it more automated to allow greater aspects of the process to be completed fully online.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:
Local Law 3 (Commercial Licensing)

RISK MANAGEMENT IMPLICATIONS

While Council can consider variations to application process and financial aspects of footpath dining, it is important that operators maintain the respective public liability cover as they are using public land for commercial purposes.

FINANCIAL/RESOURCE IMPLICATIONS

The impact on Council's budget by waiving the fees, in the order of \$9,000 is a minor impact.

COMMUNITY AND OTHER CONSULTATION

As the program progresses consultation will occur in line with the Small Business Friendly Charter requirements in that Council will work with both Chambers of Commerce partners and associated Mobile Food businesses of Ipswich to ensure programs, red tape reduction is done in order to maximise opportunity for the small businesses of Ipswich.

The following relevant Council departments were consulted in the development of this committee paper:

- Planning and Regulatory Services
- Economic and Community Development
- Infrastructure and Environment

CONCLUSION

This report has identified:

1. How a footpath dining licence fee waiver could support the expansion of footpath dining in Ipswich by reducing fees and demonstrating that officers will consider alternative arrangements for the use of the footpaths.
2. The potential amount of fees to be waived or refunded, is in the order of \$10,000 per annum.
3. Opportunities for simplification of the licence application process and standard licence conditions, through the use of online systems (in the future) and changes to the website
4. That there would be benefits to businesses, residents, and the local economy, when these measures come into play and more businesses take up the opportunity for footpath dining.

Peter Clifton

ENVIRONMENTAL HEALTH MANAGER

I concur with the recommendations contained in this report.

Peter Tabulo

ACTING CHIEF EXECUTIVE OFFICER

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

Doc ID No: A6678125

ITEM: 15.2
SUBJECT: 85 THORNTON STREET, RACEVIEW - ROAD WIDENING
AUTHOR: ENGINEERING DELIVERY WEST MANAGER
DATE: 14 DECEMBER 2020

EXECUTIVE SUMMARY

This is a report concerning frontage roadworks for a development site at 85 Thornton Street, Raceview. The developer is disputing Council's policy of reconstructing frontage roadworks up to half road construction for this development if it has been determined that the existing road pavement condition is less than what is required to manage the traffic load. As such, the developer is requesting Thornton Street be converted to a Trunk Road so that any construction costs are creditable against the Infrastructure Charges. Council officers have reviewed the conditions of the planning approval and concluded that these conditions are consistent with the Council's Planning scheme requirements.

RECOMMENDATION

- A. That Council maintain its policy as stated in Section 1.1.4(2) of Council's Planning Scheme Policy 3 in relation to the proposed frontage roadworks for the development at 85 Thornton Street, Raceview.**
- B. That Thornton Street not be converted to a Trunk Road.**
- C. That the Developer of 85 Thornton Street, Raceview be advised of the above recommendations accordingly.**

RELATED PARTIES

Urbis Pty Ltd (Town Planners)
Azzura Investments Limited and MCM Group Holdings Pty Ltd (Developer)
Knobel Engineers (Consulting Engineers)
There were no declarations of conflicts of interest presented.

ADVANCE IPSWICH THEME

Managing growth and delivering key infrastructure

PURPOSE OF REPORT/BACKGROUND

On 18 July 2018 a Material Change of Use application was submitted to Council for 182 Townhouses to be built on the development site at 85 Thornton Street. (Please refer to

locality plan and site plan for the development – Attachments 1 and 2). This application was approved on 21 February 2019. A Negotiated Decision was subsequently approved and a Notice issued on 29 April 2019. (Please refer attached this Decision Notice (Attachment 3) along with an approved plan of the development layout (Attachment 4)). This notice (also referred to as a Development Permit) required the developer to provide frontage roadworks which included road widening and kerb and channel generally in accordance with a Preliminary Roadworks Plan that was included in the Notice. The Preliminary Roadworks Plan was labelled “Preliminary Issue – Not for Construction” (refer Attachment 5). Extent of works was to be confirmed once the detailed design of the road was completed and as part of the operational works approval process.

This development approval also contains a condition that the development must adhere to all relevant Council Local Laws and all elements of the Ipswich Planning Scheme.

An Operational Works application for the external roadworks was submitted to Council on 20 May 2019 and was subsequently approved. (Please refer attached the Decision Notice (Attachment 6), also the stamped roadworks drawing that is included in the approved drawing set). Construction commenced in February 2020.

At the prestart meeting for this development, council officers made those present (including the civil contractor and supervising engineer) aware that any approved drawings need to be read in conjunction with the conditions contained within the Decision Notice, along with the requirements of the Ipswich Planning Scheme, including the Planning Scheme Policies.

Not long after construction commenced council officers made the developer and their consultants aware of Section 1.1.4(2) of Council’s Planning Scheme Policy 3 document which states the following

“An existing sealed frontage street/road to a development is to be reconstructed to one half of the full width of the street/road unless the existing pavement is adequate for the ultimate design conditions, in which case the pavement shall be widened only with kerb and channel provided at the nominated alignment”.

Council officers invited the developer to obtain samples and test the existing road pavement and subgrade to determine what the extent of construction of roadworks would be. There is no evidence to suggest that these test results have been submitted to Council. Additionally Council has not tested the road pavement and subgrade material itself.

The developer has objected to this policy position contained within Section 1.1.4(2) of Planning Scheme Policy 3 and has requested by a Minor Change application (5942/2018/MAMC/A) submitted 16 June 2020 that works in accordance with this policy is creditable and can be offset against this development’s infrastructure charges. This Minor Change application is still to be determined.

In a letter addressed to the Mayor of Ipswich City Council dated 3 December 2020 the developer has requested Council to consider that the additional works within Thornton Street (over and above the road widening required) are Trunk Infrastructure Works and as such are creditable against the infrastructure charges.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:
Ipswich Planning Scheme – Planning Scheme Policy 3

RISK MANAGEMENT IMPLICATIONS

Thornton Street is currently not identified as a Trunk Road in the Ipswich Planning Scheme due to the fact that it does not perform a trunk function. To convert Thornton Street to a Trunk Road at this stage and allow the developer to obtain credits for any upgrades would remove funds that would ordinarily be directed to upgrades of existing trunk roads already identified within the Ipswich Planning Scheme.

The requirements of Section 1.1.4(2) of Council's Planning Scheme Policy 3 document has been consistently applied across a number of developments within the Ipswich Local Government Area where substandard road conditions have been identified. In this instance, if test results are provided which show that the existing road is substandard, and Section 1.1.4(2) of Council's Planning Scheme Policy 3 document is not applied then Council would not be applying the Ipswich Planning Scheme in a consistent way within its area of responsibility.

FINANCIAL/RESOURCE IMPLICATIONS

The developer has provided a cost estimate which suggests that the cost to reconstruct half the road is \$246,954.45 more than the cost to widen the existing road from the edge of the existing pavement to the approved width. While the accuracy of this figure has not been verified, and if Thornton Street is converted to a Trunk Road where any construction costs are creditable, then the value of any work the developer completes in Thornton Street, including the road widening, can be offset against the Transport Infrastructure Charge thus removing funds from other Trunk Road upgrades within the Ipswich Local Government area.

COMMUNITY AND OTHER CONSULTATION








Engineering, Health and Environment Branch and Development Planning Branch of Planning and Regulatory Services Department consulted with Transport and Traffic Branch of Infrastructure and Environment Department. Officers within all three branches agreed that Thornton Street should not be classified as a Trunk Road.

CONCLUSION

The developer of a townhouse site at 85 Thornton Street, Raceview is disputing Council's policy of reconstructing frontage roadworks up to half road construction if it has been determined that the existing road pavement condition is less than what is required to manage traffic load. Accordingly, the Developer is requesting that Council convert Thornton Street to a trunk road.

Council officers recommend that Council's Policy position as stated in Section 1.1.4(2) of Council's Planning Scheme Policy 3 document should be followed in this instance, also that Thornton Street is not converted to a Trunk Road.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Development Locality Plan ↓ 
2.	Development Site Plan ↓ 
3.	Development Approval Decision Notice ↓ 
4.	Approved Development Plan ↓ 
5.	Preliminary Road Works Drawing ↓ 
6.	Operational Works Approval Decision Notice ↓ 
7.	Operational Works Approved Roadworks Drawing ↓ 

Aaron Katt

ENGINEERING DELIVERY WEST MANAGER

I concur with the recommendations contained in this report.

Shahadat Hossain

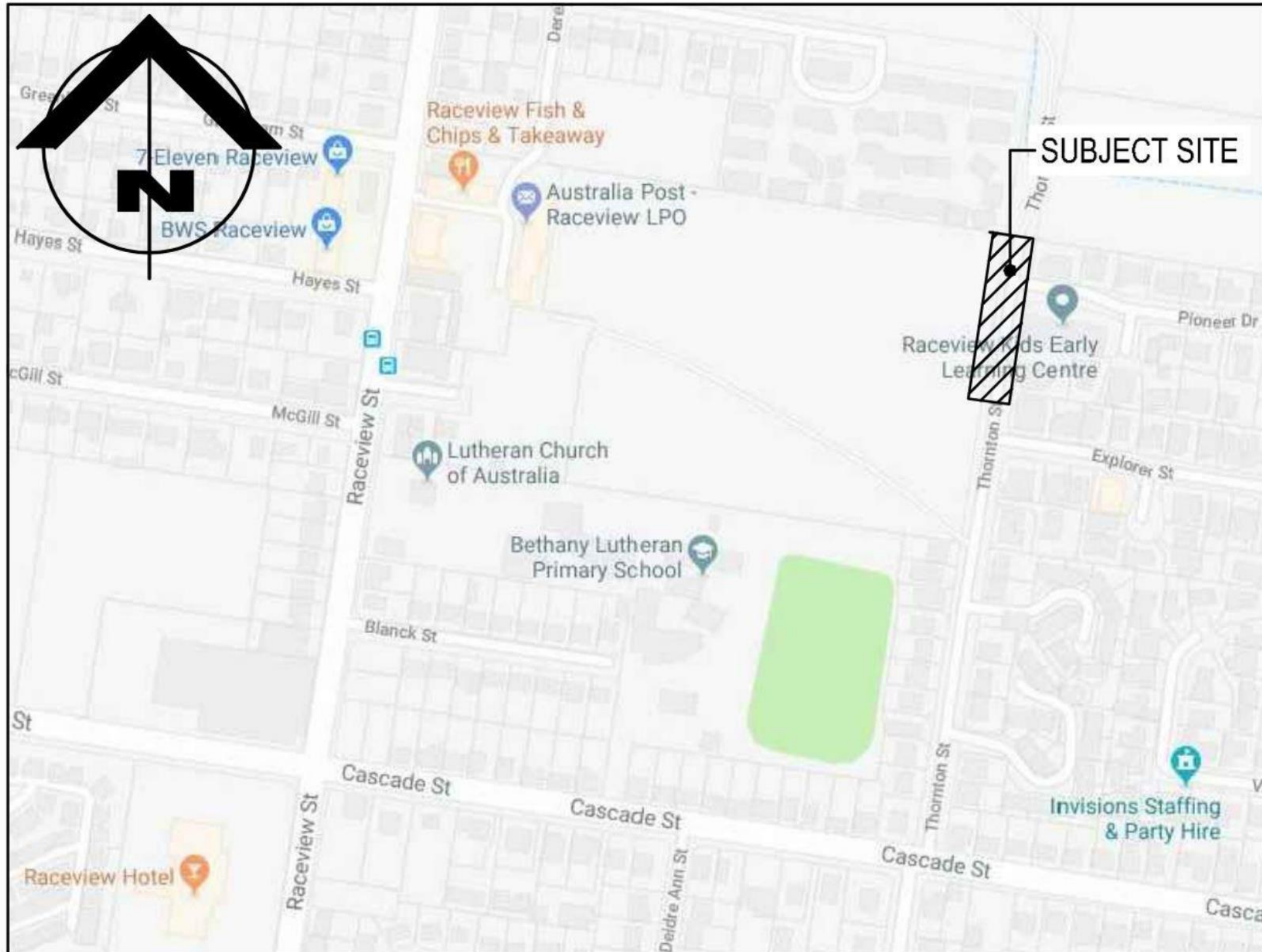
ACTING GENERAL MANAGER PLANNING AND REGULATORY SERVICES

I concur with the recommendations contained in this report.

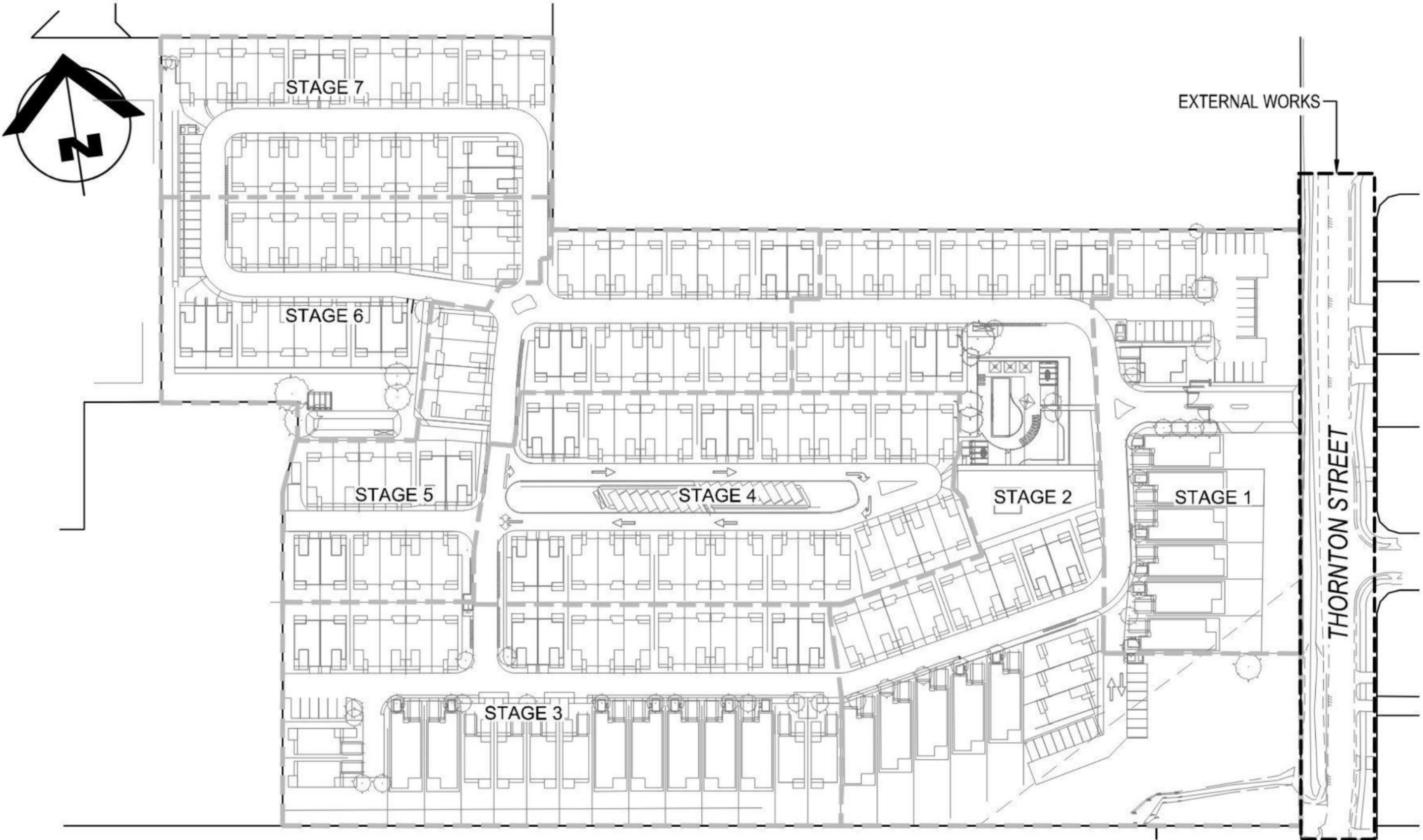
Peter Tabulo

ACTING CHIEF EXECUTIVE OFFICER

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



LOCALITY PLAN



SITE PLAN

Your reference
Our reference 5742/2018/MCU:MB
Contact Officer Matthew Buchanan
Telephone (07) 3810 6894



Ipswich City Council

45 Roderick St
PO Box 191
Ipswich QLD 4805
Australia

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

29 April 2019

Azzura Investments Limited
lcampbell@urbis.com.au

Dear Sir/Madam

Re: Development Application – Approval
Application No: 5742/2018/MCU
Proposal: Material Change of Use - Multiple Residential (One Hundred Eighty Two (182) Townhouses)
Property Location: 85 Thornton Street, Raceview

I refer to your representations made under section 75 of the *Planning Act 2016*, received by Council on 1 April 2019, about the decision notice for Development Approval No. 5742/2018/MCU dated 21 February 2019 for property situated at 85 Thornton Street, Raceview and described as Lot 2 SP 292703.

I wish to advise that a Negotiated Decision Notice has been issued.

Enclosed with this letter is:

- ☐ Negotiated Decision Notice, including:
- ☐ Attachment A – Assessment Manager's Conditions
- ☐ Attachment B – Approved Plans
- ☐ Negotiated Infrastructure Charges Notice
- ☐ Appeal Rights

If you have any queries regarding this application, please contact Matthew Buchanan on the telephone number listed above.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Nikki Morrison'.

Nikki Morrison
ACTING TEAM COORDINATOR (DEVELOPMENT)
Cc Queensland Urban Utilities

Our Reference 5742/2018/MCU:MB
Contact Officer Matthew Buchanan
Telephone (07) 3810 6894



29 April 2019

NEGOTIATED DECISION NOTICE APPROVAL
(Given under section 76(3) of the *Planning Act 2016*)

Applicant details

Applicant name: Azzura Investments Limited
Applicant contact details: lcampbell@urbis.com.au

Application details

Application number: 5742/2018/MCU
Application type: Material Change of Use
Description of proposed development: Material Change of Use - Multiple Residential (One Hundred Eighty Two (182) Townhouses)
Date application received: 18 July 2018

Site details

Property location: 85 Thornton Street, Raceview
Real property description: Lot 2 SP 292703

Decision

Date of decision: 29 April 2019
Decision Authority: Acting Team Coordinator (Development)

Nature of Changes:

Nature of Change	Decision
Approved Plans Specifications and Drawings	To be amended
Condition 4 – Staging of the Development	To be amended
Condition 12 – Pedestrian Pathways	To be amended
Condition 23 – Roadworks (Stage 1)	To be amended
Infrastructure Charge Notice	To be amended

ATTACHMENT A – NEGOTIATED DECISION NOTICE

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Material Change of Use - Multiple Residential (Maximum of One Hundred and Eighty Two (182) Townhouses)	Development Permit	Approved in full subject to the conditions set out in Attachment A	6 years

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

The approved plans, specifications and drawings for this development approval are:

- (a) The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents); and
- (b) Where the amended version of the plans and documents referred to in the table below have been approved by the Assessment Manager, the amended version of those plans and documents.

The plans referenced below are included as Attachment B of this decision notice.

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: All				
PVE-01	Master Plan Rev E G	Free Space Design Architects	9 October 2018 1 April 2019	See Council amendments.
PVE-03	Staging Plan Rev D E	Free Space Design Architects	9 October 2018 22 March 2019	For staging purposes only notation.
PVE-05	Massing Elevations Rev D	Free Space Design Architects	9 October 2018	N/A
PVE-06	Massing Elevations Rev C	Free Space Design Architects	9 October 2018	N/A

PVE-07	Massing Elevations Rev C	Free Space Design Architects	9 October 2018	N/A
PVE-08	Massing Elevations Rev C	Free Space Design Architects	9 October 2018	N/A
PVE-09	Massing Elevations Rev C	Free Space Design Architects	9 October 2018	N/A
PVE-10	Single Level Plans	Free Space Design Architects	21 August 2018	N/A
PVE-11	Elevations Rev C	Free Space Design Architects	9 October 2018	N/A
PVE-12	Elevations Rev C	Free Space Design Architects	9 October 2018	N/A
PVE-13	Duplex Ground Floor Rev B	Free Space Design Architects	9 October 2018	N/A
PVE-14	Duplex Upper Floor Rev B	Free Space Design Architects	9 October 2018	N/A
PVE-15	Duplex Elevations Rev A	Free Space Design Architects	9 October 2018	N/A
PVE-16	Duplex Elevations Rev B	Free Space Design Architects	9 October 2018	N/A
PVE-17	Triplex Ground Floor Rev B	Free Space Design Architects	9 October 2018	N/A
PVE-18	Triplex Upper Floor Rev A	Free Space Design Architects	9 October 2018	N/A
PVE-19	Triplex Elevations Rev A	Free Space Design Architects	9 October 2018	N/A
PVE-20	Triplex Elevations Rev A	Free Space Design Architects	9 October 2018	N/A

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PVE-21	Quadplex Ground Floor Rev B	Free Space Design Architects	9 October 2018	N/A
PVE-22	Quadplex Upper Floor Rev A	Free Space Design Architects	9 October 2018	N/A
PVE-23	Quadplex Elevations Rev B	Free Space Design Architects	9 October 2018	N/A
PVE-24	Quadplex Elevations Rev B	Free Space Design Architects	9 October 2018	N/A
PVE-25	Quadplex Elevations Rev A	Free Space Design Architects	9 October 2018	N/A
PVE-26	Material Finishes Rev A	Free Space Design Architects	9 October 2018	N/A
PVE-27	Colour Example Rev A	Free Space Design Architects	9 October 2018	N/A
PVE-32	Bins and Recycling Rev G	Free Space Design Architects	9 October 2018	N/A
PVE-34	Outlines (Dwellings 19,27 and 33) Rev A	Free Space Design Architects	9 October 2018	N/A
PVE-35	Elevations (Dwellings 19,27 and 33) Rev A	Free Space Design Architects	9 October 2018	N/A
PVE-31	Pedestrian Movement Rev F	Free Space Design Architects	25 March 2019	N/A

SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: All				
K4432-0007-C	Hydraulic Impact Assessment	Knobel Consulting	9 November 2018	Refer Condition 24
K4432-0008-B	Conceptual Stormwater Management Plan	Knobel Consulting	11 October 2018	Refer Condition 24
P009	Preliminary Roadworks Plan	Knobel Consulting	23 August 2018	N/A
P3719.001L	Traffic and Transport Response	Urbis	11 October 2018	Refer Condition 23
20180963.1	Noise Impact Assessment Revision 1	Acoustic Logic	24 August 2018	N/A

Note: Amended plans or documents must be submitted for endorsement by the Assessment Manager prior to the submission of a building works application.

4. Referral Agencies

Not applicable to this decision.

5. Variation Approval

Not applicable to this decision.

6. Further Development Permits

Further development permits, as required by the *Planning Act 2016*, must be obtained before the development can be carried out in respect of any, operational works, building works and plumbing works in relation to this approval prior to the *commencement of works* pursuant to the *Planning Act 2016*.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

There were 15 properly made submissions about the application received from the following submitters.

Name of principal submitter	Residential or business address	Electronic address (if provided)
John Patrick	Unit 19, 123 Cemetery Road, Raceview	jgp4346@gmail.com
Shani Millwood	114 Thornton Street, Raceview	shani.millwood@bigpond.com
Barbara Bognuda	Unit 16, 110 Thornton Street, Raceview	barbbognuda@gmail.com
Kerry and Paul Weegberg	5 Settlers Way, Raceview	N/A
Desley Cronon	143 Cascade Street, Raceview	N/A
Jim and Shirley McDonald	104 Thornton Street, Raceview	jamesmcdonald001@bigpond.com
Wendy Payne	Unit 11 110 Thornton Street, Raceview	wenpay1@hotmail.com
William Mulligan	137 Cascade Street, Raceview	N/A
William and Rachael Tobin	101 Thornton St, Raceview	N/A
Karen Clohessy	11 Pioneer Drive, Raceview	karenclohessy450@hotmail.com
Keith and Robyn Self	4 Settlers Way, Raceview	keithself2@bigpond.com
Emma Driscoll	144 Cascade Street, Raceview	emmadriscoll87@gmail.com
Bethany Lutheran Primary School	126 Cascade Street, Raceview	enquiries@bethany.qld.edu.au
Herb Richter	8 Settlers Way, Raceview	huneb@optusnet.com.au
Lynn Bartlett	15/110 Thornton Street, Raceview	lbartlett7@bigpond.com

9. Currency period for the approval (section 85 of the *Planning Act 2016*)

The currency period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the Assessment Manager pursuant to section 87 of the *Planning Act 2016*, this development approval lapses in accordance with section 85 of the *Planning Act 2016*.

10. When approval lapses if development started but not completed — variation approval

Not applicable to this decision.

11. Other requirements under section 43 of the Planning Regulation 2017

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

- (a) Council will give an infrastructure charges notice for this development pursuant to section 119 of the *Planning Act 2016*.
- (b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further information, it is recommended that you contact QUU's developer customer service team on (07) 3432 2200.

14. Submitting Change Representations to Request a Negotiated Decision Notice

In accordance with section 75 of the Planning Act 2016, the applicant may submit change representations to request a negotiated decision notice, during the applicant's appeal period, about changing a matter in the development approval (other than a matter stated because of a referral agency response or a development condition imposed under a direction by the Minister).

The applicant's appeal period is 20 business days, and any change representations must be submitted and assessed during this time, unless the applicant suspends the appeal period. To ensure both the applicant and the assessment manager have sufficient time to consider the change representations, it is recommended that the applicant suspend the appeal period (refer to section 75(2) of the Planning Act 2016) prior to submitting their change representations. This will allow an additional 20 business days for the applicant to submit their change representations, if required, and up to 20 business days for the assessment manager to consider the representations from the date the change representations are received.

Ipswich City Council does not charge an application fee for the submission of change representations.

For more information, please refer to the State Government's fact sheet on Change Representations: <https://dilgpprd.blob.core.windows.net/general/factsheet-change-representations.pdf>.

15. **Appeal Rights**

Applicant's appeal rights

You have appeal rights in relation to this decision. An appeal may be made against, as applicable:

- ☐ the refusal of part of the development application; or
- ☐ a provision of the development approval; or
- ☐ if a development permit was applied for, the decision to give a preliminary approval.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Submitter's appeal rights

You have appeal rights in relation to this decision. An appeal may be made against, as applicable:

- ☐ the decision to give a development approval; or
- ☐ the decision to give an approval for a change application; or
- ☐ a provision of a development approval; or
- ☐ a failure to include a provision in the development approval.

An appeal may be made to the extent that the decision or matter relates to, as applicable:

- ☐ any part of the development application or change application that required impact assessment; or
- ☐ a variation request.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 2 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights.

An extract from the *Planning Act 2016* about appeal rights is attached to this decision notice.

Attachment A
Assessment Manager's Conditions
File No: 5742/2018/MCU
Location: 85 Thornton Street, Raceview
Proposal: Material Change of Use - Multiple Residential (Maximum One Hundred and Eighty Two (182) Townhouses)

<u>Assessment Manager (Ipswich City Council) Conditions</u>		
Conditions applicable to this approval under the Planning Act 2016		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.

3.	Development Plans	
	The applicant must undertake and complete the development, including all associated works, generally in accordance with the approved plans outlined in part 3 and all conditions of this development permit.	<p>Prior to the earliest of the following unless otherwise approved in writing by the assessment manager:</p> <ul style="list-style-type: none"> (a) the commencement of the use; (b) the issue of a Form 21 – ‘Final Inspection Certificate for Building Works’ for the development; or (c) the assessment manager signing any Building Format Plan for the development.

4.	Staging of the Development	
(a)	<p>The staging of the development must be carried out in accordance with the approved plans listed in Part 3 – Approved Plans as follows:</p> <p>Stage 1: 10 units</p> <p>Stage 2: 32 33 units</p> <p>Stage 3: 32 units</p> <p>Stage 4: 33 31 units</p> <p>Stage 5: 34 34 units</p> <p>Stage 6: 20 19 units</p> <p>Stage 7: 24 23 units</p>	For the duration of construction of the development.
(b)	With the exception of frontage works and any works associated with stormwater and flood management (which must be undertaken as part of Stage 1) the development must occur in accordance with the above sequence of staging unless otherwise approved in writing by the assessment manager.	For the duration of construction of the development.
(c)	Unless otherwise approved in writing by the assessment manager the applicant must service each stage of the development independently.	From the commencement of the construction of the development and at all times thereafter.

5.	Locality References	
(a)	<p>The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:</p> <ul style="list-style-type: none"> (i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name; (ii) be in lettering at least 50% of the size of the place/estate/development name; (iii) be in the same orientation as the place/estate/development name; and (iv) be in either title case or all in upper case. 	At all times after the approval is granted.
(b)	<p>The applicant must not at any time refer to the location of the site or the development, including the place or estate, as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).</p>	At all times after the approval is granted.
6.	Hours of Construction	
	<p>Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3</i>.</p>	At all times during construction of the development.

7.	Laundering and Storage Facilities	
(a)	The applicant must provide each unit with individual laundry and clothes drying facilities.	From the commencement of the use and at all times thereafter.
(b)	The applicant must provide each unit with a lockable storage area with a minimum usable floor area of 3m ² . This area may be provided as part of a garage (but must be exclusive of the laundry area).	From the commencement of the use and at all times thereafter.

8.	Letter Boxes	
	The applicant must provide one letter box for each unit plus one letter box for use by the body corporate or management. All letter boxes must form an integral part of the design of the premises/development and must be located on the road frontage boundary to which the premises/development has been allocated its street address.	From the commencement of the use and at all times thereafter.

9.	Visual Privacy	
(a)	The applicant must protect the private open spaces and living rooms of adjacent dwelling units from direct overlooking by dwelling unit layout, screening devices, distance or landscaping. Windows of one dwelling must not be located opposite the windows of another dwelling unless direct views are controlled by screening devices, or by sufficient distance or height to discourage overlooking.	From the commencement of the use and at all times thereafter.
(b)	The applicant must construct screening devices along all first floor level windows that directly overlook any adjacent premises or communal recreation space. Screening devices must allow for access to and maintenance of any screened window.	From the commencement of the use and at all times thereafter.
(c)	The applicant must submit for written approval by the assessment manager a privacy solution for dwellings 1, 4-10 and 13-20 that does not restrict stormwater flows as outlined in the Stormwater Management Plan listed in Part 3 of the Development Permit. The privacy solution should be integrated into the overall design of the dwellings and allow for private use of the alfresco areas whilst providing casual surveillance of the private recreation spaces.	Prior to the commencement of the use of Stage 1.

(d)	The applicant must construct the approved screening devices in condition (c) above and maintain these in perpetuity.	From the commencement of the use and at all times thereafter.
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10.	Visual Treatment of Plant and Equipment	
(a)	The applicant must ensure all plant and equipment (inclusive of tanks, air conditioning units, compressors, generators, ducting, ventilation and the like): (i) Is <u>not</u> located between any building and the dedicated roads; or (ii) Is appropriately screened (and ventilated) from view from dedicated roads and adjoining premises.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must, where screening is required pursuant to (a) above, submit for written approval by the assessment manager details of the screening method or device. All screening must be of materials similar in appearance and specification to those used in the construction of buildings on the premises and adjacent premises.	Prior to the approval of a development permit for building works.
(c)	The applicant must construct and maintain all screening in accordance with the approval issued by the assessment manager.	Prior to the commencement of the use and at all times thereafter.

11.	Fencing	
(a)	Unless otherwise indicated on the approved plans outlined in part 3 of this development permit the applicant must provide a 1.8m privacy fence to the side and rear boundaries.	Prior to the commencement of the use for each stage and at all times thereafter.
(b)	Unless otherwise indicated on the approved plans outlined in part 3 of this development permit the applicant must provide a 1.8m privacy fence between the private recreation space of each dwelling and where applicable, communal open space except for dwellings 1, 4-10 and 13-20 which are impacted by the flooding model setback as shown on the approved plans listed in Part 3 of this development permit.	Prior to the commencement of the use for each stage and at all times thereafter.
(c)	For dwellings 1, 4-10 and 13-20, all fencing within the flooding model setback must be constructed in accordance with Condition 25 below.	Prior to the commencement of the use for each stage and at all times thereafter.

12.	Pedestrian Pathways	
(a)	Unless otherwise approved in writing by the assessment manager. The applicant must provide a 1.5m wide pedestrian pathway in addition to the proposed internal road network in accordance with the approved plans listed in Part 3 . The pathway must traverse the whole development and link all dwellings to on-site parking and facilities and external connection points with a clear and legible route.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must appropriately mark and signpost all pedestrian pathways where they cross internal driveways to ensure a clear legible path of travel for a pedestrian.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must achieve the requirements of (a) above through the use of different coloured pavements, linemarking or an object recessed into the pavement.	Prior to the commencement of the use and at all times thereafter.

13.	Car Parking – Use and Maintenance	
(a)	The applicant must provide a minimum of 455 car parking spaces for the development, including 91 car parking spaces for bona fide visitors located in the common areas. All parking spaces must be located outside of existing or proposed easements unless otherwise permitted by the respective easement documents. In addition, all car parking must be located in accordance with the findings of the Flood Risk Management Plan required in Condition 25 below.	Prior to the commencement of the use for the respective stage and at all times thereafter.
(b)	The applicant must ensure all parking areas are: <ul style="list-style-type: none"> (i) Kept exclusively for parking for the development; (ii) Used exclusively for parking for the development; (iii) Accessible to both residents and associated visitors at all times (unless otherwise indicated on the approved plans); (iv) Appropriately signposted at the entry/entries to the car park (eg "Resident and Visitor Parking Only"). Each car park must also be identified for its purpose (i.e. 'Resident Parking' or 'Visitor Parking'); and 	From the commencement of the use and at all times thereafter.

	(v) Maintained in perpetuity.	
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14.	Lighting	
	Lighting used to illuminate any areas of the premises (ie security or flood lighting) must be designed, constructed, located and maintained to the satisfaction of the assessment manager so as not to cause nuisance to the occupants of nearby properties or passing traffic. All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards.	Prior to the commencement of the use and at all times thereafter.

15.	Landscaping	
(a)	The applicant must submit, for written approval by the assessment manager, landscape plans in accordance with section 12.6.4 (24) of the Residential Code and Parking Code of the <i>Ipswich Planning Scheme</i> utilising only native, non-invasive, plant species such as those referenced in the <i>Ipswich City Council's Vegetation Communities Rehabilitation Guide 2 Alluvial Flats and Riparian Corridor Revegetation Guideline</i> . The landscape design must take into account the recommendation of the Flood Risk Management report prepared in accordance with Condition 25 below.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must provide landscaping works in accordance with the approved landscape plans.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must submit to the assessment manager a Certificate of Compliance for Landscape Works completed by a qualified landscape designer stating the works have been completed in accordance with requirements of the approved landscape plan.	Prior to the commencement of the use.

16.	Streetscape Landscaping	
	The applicant must undertake streetscape landscaping in accordance with Council's Ipswich Streetscape Design Guideline 2013.	Prior to the commencement of use of Stage 1.

17.	Unit Numbering	
(a)	The applicant must submit a request to the assessment manager for the allocation and coordination of unit numbers (for property addressing purposes) and, if submitted a building format plan provide real property description lot numbers associated with the development.	Prior to the commencement of use of Stage 1 or the submission of any building format plan associated with development whichever occurs first.
(b)	The applicant is to erect a sign (minimum 900mm high x 1100mm wide) indicating the layout of the development and detailing the unit numbering scheme for the development. The sign is to be located at the entrance to the development and be visible at all times to assist emergency service providers and visitors attending the development. Where necessary, directional signs shall also be installed throughout the development.	Prior to the commencement of the use.

18.	Acoustic Design Management	
(a)	The applicant must ensure that Units 98, 99 and 121 incorporate relevant noise reduction design features to achieve noise limits specified in the Noise Impact Assessment Revision 1 dated 24 August 2018 prepared by Acoustic Logic.	Prior to the commencement of the use of the relevant stages and at all times thereafter.
(b)	<p>The applicant must construct 1.8 metre high acoustic barriers along the western boundary from Unit 99 to Unit 121 along the eastern boundary from Unit 153 to 182 as nominated in the Noise Impact Assessment listed in Part 3 of this development permit.</p> <p>These acoustic barriers must be gap free, constructed of materials with a minimum surface density of 12.5kg/m² and at any opening, i.e. pedestrian entrance, some means of blocking line of site from source to receiver such that the effectiveness of the barrier is not reduced.</p>	Prior to the commencement of the use.
(c)	The applicant must submit to the assessment manager certification from a suitably qualified acoustic consultant demonstrating that conditions (a) and (b) above have been complied with.	Prior to the commencement of the use.

(d)	In the event acoustic enclosures are required for external mechanical plant and equipment (including but not limited to air conditioning units, compressors, generators and the like) the applicant must ensure the enclosure is suitably ventilated and visually screened in accordance with Condition 10 above.	Prior to the commencement of the use.
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19.	Bin Presentation Pads	
	The applicant must provide dedicated bin presentation pads generally in accordance with the location shown on the approved plans. The presentation pads must be level, unobstructed by vegetation and buildings (i.e. overhead branches/awnings etc.) and clearly ground marked.	Prior to the commencement of the use and at all times thereafter.

20.	Utility Services (All Stages)	
(a)	The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication (cable service) utilities.	Prior to the commencement of the use.
(b)	The applicant must provide to the assessment manager written evidence (e.g. connection certificate) from each particular service provider stating that the development has been connected to applicable utility service or has a current supply agreement.	Prior to the commencement of the use.
(c)	The applicant must provide telecommunications to subject building(s), lead-in conduits and equipment space in a suitable location within the building(s), to suit carrier of choice.	Prior to the commencement of the use.

21.	Firefighting services in developments accessed by common private title	
(a)	The applicant must provide an operational firefighting service for the development, which is designed and constructed in accordance with the <i>State Planning Policy</i> and <i>AS 2419.1 – 2005 Fire hydrant installations</i> .	From the commencement of the use and at all times thereafter.
(b)	The applicant must provide RPEQ certification stating that the firefighting service is designed and constructed in accordance with required standards.	Prior to the commencement of the use.
(c)	The applicant must ensure that the Community Management Statement (CMS) for the development includes the operation and maintenance requirements of the firefighting service.	From the commencement of the use and at all times thereafter.

22.	Access, Parking and Manoeuvring Areas (All Stages)	
(a)	The applicant must construct all parking, access and manoeuvring areas of concrete, bitumen or equivalent materials approved by the assessment manager and in accordance with the recommendations of the Flood Risk Management report required by Condition 25 below.	From the commencement of the use and at all times thereafter.
(b)	The applicant must line-mark all parking, access and manoeuvring areas in accordance with the relevant Australian Standard.	From the commencement of the use and at all times thereafter.
(c)	The applicant must make provision for all vehicles to enter and exit the site in forward gear.	From the commencement of the use and at all times thereafter.
(d)	<p>The applicant must construct a concrete layback and driveway slab in accordance with the following:</p> <ul style="list-style-type: none"> (i) From the kerb alignment to the property boundary for access to the development; (ii) 8.0m wide; and (iii) In accordance with Council Standard Drawing SR.13. 	Prior to the commencement of the use of Stage 1 and at all times thereafter.

23.	Roadworks (Stage 1)	
(a)	The applicant must provide frontage street roadworks, including realigning the existing channel, footpath and kerb and channel along Thornton Street generally in accordance with the 'Preliminary Roadworks Plan' listed in Part 3 of this development permit. The footpath and kerb and channel must extend for the full frontage of the development site. The drainage channel must be suitably vegetated. The detailed design for frontage works along Thornton Street must be submitted for Council's approval.	In conjunction with the lodgement of the application for operational works for Stage 1
(b)	The frontage works along Thornton Street including drainage channel must be in accordance with the approved design as required by condition (a) above.	Prior to the commencement of the use of Stage 1 development.
	<p>The applicant must comply with one of the following:</p> <ul style="list-style-type: none"> (i) Provide access easement for thoroughfare movement of pedestrians from the development site to Raceview Street via the adjacent shopping centre. The applicant must obtain necessary written 	Prior to the issue of Form 21— 'Final Inspection Certificate for Building Works' for Stage 1 or the submission of any building format plan associated with development whichever occurs

consent from the owner of the adjoining Lot 10RP841158 to facilitate the access easement within their site.		first:
OR		
(ii) Provide monetary contribution to facilitate a footpath connection from the northern property boundary at Thornton Street up to existing footpath in front of Lot 1SP292703 in Cemetery Road in accordance with Council's iGO Active Transport Plan for developments located within 400m of an activity centre. To this end the applicant must pay the following money to Council:-		
Contribution	Calculation Details	
Total		
Footpath \$210/m ²	width of footpath required: 2m length of footpath required: 220m 2m x 220m x \$210 = \$92,400	\$92,400
Contribution Total	\$92,400	\$92,400
The contributions above are applicable for a period of twelve (12) months from the date of the original development approval , and thereafter will be based on the contribution rates applicable at the date when payment is made. Contributions are towards the establishment of a footpath network in accordance with Council's iGO Active Transport Plan as described above. The applicant is advised that direct debit, personal or company cheques cannot be accepted as payment for the above contributions. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.		

24.	Stormwater Quantity Management (All Stages)	
(a)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level IV.	Prior to the commencement of the use.
(b)	The applicant must discharge stormwater runoff from all impervious areas to the existing table drain located within Thornton Street. The stormwater quantity management must be generally in accordance with Conceptual Stormwater Management Plan (K4432-0008-A) prepared by Knobel Consulting dated 23 August 2018. A detailed staged based stormwater management design for various stages of the development must be submitted for Council's approval so that there is 'no worsening' of the existing situation at any particular stage for the storm events from 63% to 1% AEPs.	In conjunction with the lodgement of the application for operational works for Stage 1
(c)	The applicant must construct a stormwater management system generally in accordance with the approved design as required by condition (b) above.	Prior to the commencement of the use of the relevant Stage.

25.	Flooding (Stormwater Flow Path) (All Stages)	
(a)	The habitable floor levels of all proposed units must achieve a minimum 500mm freeboard above the 1% AEP storm event flood level.	Prior to the commencement of the use of the relevant Stage.
(b)	All works undertaken by the applicant on the subject site must comply with Council's Planning Scheme; Part 11-'Overlays' Division-4, Section 11.4.7 1 (e) Land situated within urban catchment flow path-Residential uses in relation to construction of the proposed development.	Prior to the commencement of the use.
(c)	The applicant must provide a Flood Risk Management Plan prepared by a suitably qualified RPEQ. This Management Plan must identify the level of flood hazard within the private recreation space of dwellings 1, 4-10 and 13-20 and car parking areas impacted by 1% AEP flows. The Management Plan is also required to provide recommendations about suitability of the use of the private recreation space and the car parking areas for that purpose and should identify management requirements (e.g. warning signs, fence relocation into shallower water etc.).	In conjunction with the lodgement of the application for operational works for Stage 1

	In addition, the Management Plan must make recommendations on the proposed type of fence and surface treatments (including landscaping) for areas situated within the 1% AEP flood extent to ensure ongoing functionality in accordance with the design included in the Conceptual Stormwater Management Plan listed in Part 3 of this Development Permit. The detailed design must be submitted to Council for written approval.	
(d)	The applicant must comply with the recommendations of the 'Flood Risk Management Plan' in regards to flood depth, fencing, landscaping and flowpath surface treatment as required by condition (c) above.	From the commencement of the use of the relevant stage and at all times thereafter.
(e)	The applicant must incorporate the recommendations of the Flood Risk Management Plan required by condition (c) above into any Community Management Scheme including specific requirements for the body corporate and owners/occupiers of dwellings 1, 4-10 and 13-20 to ensure that all areas below the flooding setback line are maintained as required in perpetuity.	Prior to the assessment manager signing any Building Format Plan for the development.

26.	Stormwater Quality	
(a)	The applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 <i>General Works</i> of the <i>Ipswich Planning Scheme</i> prior to stormwater runoff discharging from the site.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must implement stormwater infrastructure in accordance with Conceptual Stormwater Management Plan listed in Part 3 of this development permit.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must submit operational works drawings showing the final locations and cross sections of stormwater infrastructure in accordance with the approved stormwater management plan and section 2.3.5 of Planning Scheme Policy 3 – General Works.	In conjunction with the lodgement of the first application for operational works.

27.	Stormwater Maintenance Plan	
(a)	The applicant must submit, for written approval by the assessment manager, a stormwater maintenance plan for the entire stormwater system, prepared in accordance with Implementation Guideline 24 Stormwater Management (or equivalent) of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the first application for operational works.

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(b)	The applicant must implement the stormwater maintenance plan.	From the commencement of the use and at all times thereafter.
(c)	The applicant must maintain regular inspection records on site and make these records available to the assessment manager upon request for both the construction and operational phases. The inspection records must detail all actions undertaken as required by the approved stormwater maintenance plan. This requirements must be included in any Community Management Scheme or similar.	From the commencement of the use and at all times thereafter.

28.	Earthworks	
	The applicant must design all earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works and during construction.

29.	Sediment & Erosion Management - Construction & Operational Phases	
	The applicant must provide for all unpaved and disturbed areas sufficient grass or equivalent cover to prevent both rill and sheet erosion.	From the commencement of the use and at all times thereafter.

30.	Design	
(a)	The applicant must design all works in accordance with <i>Planning Scheme Policy 3 - General Works</i> and <i>Implementation Guidelines 24 and 28 of the Ipswich Planning Scheme</i> .	In conjunction with lodgement of operational works application or amended drawings.
(b)	The applicant must submit to the assessment manager a safety audit certified by a RPEQ for drainage infrastructure (inlet and outlet structures, retention or detention basin etc.). The safety audit must provide recommendations on the need for safety fencing and inlet and outlet screens and must be prepared in accordance with AS/NZS ISO 31000:2009 'Risk Management – Principles and Guidelines' and QUDM.	In conjunction with lodgement of operational works application or amended drawings.
(c)	The applicant must provide any screen or external barriers/fencing in accordance with the recommendations of the approved safety audit required by condition (b) above.	Prior to the commencement of the use of the relevant stage and at all times thereafter.

(d)	The applicant must submit to the assessment manager a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the <i>Ipswich Planning Scheme</i> .	In conjunction with lodgement of operational works application or amended drawings.
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31.	Design Certifications	
	The applicant must submit to the assessment manager RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	In conjunction with an application for operational works.

32.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to the commencement of the use.
(b)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to the commencement of the use.
(c)	The applicant must reinstate all disturbed verge and open space areas with turf (including provision of topsoil to minimum depth of 50mm).	Prior to the commencement of the use.

Assessment Manager (Ipswich City Council) Advice

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Acronyms and Terms	
	Acronyms and terms used in this notice have the following meanings:	
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.	
(b)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.	
(c)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.	
(d)	PSP 3 – Council Planning Scheme Policy 3	
(e)	QUDM – The <i>Queensland Urban Drainage Manual (2007 Edition)</i> , produced by the Queensland Department of Environment and Natural Resources	
(f)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR	
(g)	DTMR - Department of Transport and Main Roads	

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(h)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(i)	AHD - Australian Height Datum (m)
(j)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(k)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.

2.	Bonds
	Any bonding sought to be approved in relation to development will be considered in accordance with Planning Scheme Policy 3 of the <i>Ipswich Planning Scheme</i> . The Bond, Licence Deed and conditions of security payment can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information . Council's preference is for bonds to be submitted by way of a Bank Guarantee.

3.	Operational Works Submission
	The applicant must submit to the assessment manager all engineering drawings in accordance with the requirements of <i>Ipswich Planning Scheme 2 – Information Local Government May Request</i> . For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.

4.	Proximity of Earthworks to Adjoining Property
	Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the <i>Ipswich Planning Scheme</i> . Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the Council's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application.

5.	Telecommunication Conduit Infrastructure
	The installation of telecommunication conduit and infrastructure is to be in accordance with the Communications Alliance publication titled <i>Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects (Reference G645:2011)</i> or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on 'Fibre in new developments'.

6.	Road Permit Application
	<p>The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the <i>Local Government Act 2009</i> prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the <i>Local Government Act 2009</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i>.</p> <p>Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.gov.au or telephone (07) 3810 6666.</p>
7.	Engineering Analysis
	<p>A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by Council. Neither Council nor council engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.</p>
8.	Fire Ants
(a)	<p>In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i>, the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) has been detected.</p>
(b)	<p>It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants.</p>
(c)	<p>The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.</p>
9.	Portable Long Service Leave
	<p>Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i>.</p>

	If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> , you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.
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10.	Community Management Scheme
	If the applicant wishes to install facilities that will permit the development to be reconfigured in the future under a Community Management Scheme, the following matters relating to water and electricity should be addressed:-
(a)	Water - Separate connections to QUU's water mains may be required and the systems should not be interconnected.
(b)	Electricity - Separate connections to the proposed units to the electricity reticulation system are required. This may require the extension of the underground electricity reticulation.

11.	Local Government Regulation 2012
	This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i> . This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.

12.	Section 73 of the Planning Act 2016
	Pursuant to <i>section 73 of the Planning Act 2016</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.

INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice is issued by Council and relates to charges for the purposes of local government trunk infrastructure networks (transport, public parks and community facilities).

Application No: 5742/2018/MCU

Real Property Description: Lot 2 SP 292703

Property Location: 85 Thornton Street, RACEVIEW QLD 4305

Development Approval Details: In accordance with Development Approval 5742/2018/MCU

Relevant Infrastructure Charges Resolution: Ipswich City Council Adopted Infrastructure Charges Resolution (No. 2) 2018

Levied Charge:

Stage 1 – \$126,867.00
Stage 2 – \$459,648.00 \$474,012.00
Stage 3 – \$459,648.00
Stage 4 – \$474,012.00 \$445,284.00
Stage 5 – \$445,284.00 \$488,376.00
Stage 6 – \$287,280.00 \$272,916.00
Stage 7 – \$344,736.00 \$330,372.00

Does the maximum adopted charge apply: No

Does an Offset or Refund apply: No

Levied Charge Calculation:

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
Stage 1 (10 Dwellings)				
Multiple Dwelling	Transport \$4,488 Parks \$8,744 Community Infrastructure \$1,132	<u>Development Demand</u> 10 x dwelling units Transport 10 x \$4,488 = \$44,880 Parks 10 x \$8,744 = \$87,440 Community Infrastructure	0%	Transport \$39,671 Parks \$77,201 Community Infrastructure \$9,995 Total \$126,867

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Dwelling House	<p>Transport \$5,209</p> <p>Parks \$10,239</p> <p>Community Infrastructure \$1,325</p>	<p>10 x \$1,132 = \$11,320</p> <p><u>Demand Credit</u></p> <p>Transport \$5,209</p> <p>Parks \$10,239</p> <p>Community Infrastructure \$1,325</p> <p><u>Additional Demand</u></p> <p>Transport \$44,880 - \$5,209 = \$39,671</p> <p>Parks \$87,440 - \$10,239 = \$77,201</p> <p>Community Infrastructure \$11,320 - \$1,325 = \$9,995</p>		
Stage 2 (32 33 Dwellings)				
Multiple Dwelling	<p>Transport \$4,488</p> <p>Parks \$8,744</p> <p>Community Infrastructure \$1,132</p>	<p><u>Development Demand</u></p> <p>32 33 x dwelling units</p> <p>Transport 32 33 x \$4,488 = \$143,616 \$148,104</p> <p>Parks 32 33 x \$8,744 = \$279,808 \$288,552</p> <p>Community Infrastructure 32 33 x \$1,132 = \$36,224 \$37,356</p> <p><u>Demand Credit</u></p> <p>Nil</p> <p><u>Additional Demand</u></p> <p>Transport \$143,616 \$148,104</p> <p>Parks \$279,808 \$288,552</p> <p>Community Infrastructure \$36,224 \$37,356</p>	0%	<p>Transport \$143,616 \$148,104</p> <p>Parks \$279,808 \$288,552</p> <p>Community Infrastructure \$36,224 \$37,356</p> <p>Total \$459,648 \$474,012</p>
Dwelling House	<p>Transport \$5,209</p> <p>Parks \$10,239</p> <p>Community Infrastructure \$1,325</p>	<p>Transport \$5,209</p> <p>Parks \$10,239</p> <p>Community Infrastructure \$1,325</p>		
Stage 3 (32 Dwellings)				

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Multiple Dwelling	Transport \$4,488	<u>Development Demand</u> 32 x dwelling units	0%	Transport \$143,616
	Parks \$8,744	Transport 32 x \$4,488 = \$143,616		Parks \$279,808
Dwelling House	Community Infrastructure \$1,132	Parks 32 x \$8,744 = \$279,808		Community Infrastructure \$36,224
	Transport \$5,209	Community Infrastructure 32 x \$1,132 = \$36,224		Total \$459,648
	Parks \$10,239	<u>Demand Credit</u> Nil		
	Community Infrastructure \$1,325	<u>Additional Demand</u> Transport \$143,616		
		Parks \$279,808		
		Community Infrastructure \$36,224		
Stage 4 (33 31 Dwellings)				
Multiple Dwelling	Transport \$4,488	<u>Development Demand</u> 33 31 x dwelling units	0%	Transport \$148,104 \$139,128
	Parks \$8,744	Transport 33 31 x \$4,488 = \$148,104 \$139,128		Parks \$288,552 \$271,064
Dwelling House	Community Infrastructure \$1,132	Parks 33 31 x \$8,744 = \$288,552 \$271,064		Community Infrastructure \$37,356 \$35,092
	Transport \$5,209	Community Infrastructure 33 31 x \$1,132 = \$37,356 \$35,092		Total \$474,012 \$445,284
	Parks \$10,239	<u>Demand Credit</u> Nil		
	Community Infrastructure \$1,325	<u>Additional Demand</u> Transport \$148,104 \$139,128		
		Parks \$288,552 \$271,064		
		Community Infrastructure \$37,356 \$35,092		

Stage 5 (31 34 Dwellings)				
Multiple Dwelling	Transport \$4,488 Parks \$8,744 Community Infrastructure \$1,132	<u>Development Demand</u> 31 34 x dwelling units Transport 31 34 x \$4,488 = \$139,128 \$152,592 Parks 31 34 x \$8,744 = \$271,064 \$297,296 Community Infrastructure 31 34 x \$1,132 = \$35,092 \$38,488 <u>Demand Credit</u> Nil <u>Additional Demand</u> Transport \$139,128 \$152,592 Parks \$271,064 \$297,296 Community Infrastructure \$35,092 \$38,488	0%	Transport \$139,128 \$152,592 Parks \$271,064 \$297,296 Community Infrastructure \$35,092 \$38,488 Total \$445,284 \$488,376
Dwelling House	Transport \$5,209 Parks \$10,239 Community Infrastructure \$1,325			
Stage 6 (20 19 Dwellings)				
Multiple Dwelling	Transport \$4,488 Parks \$8,744 Community Infrastructure \$1,132	<u>Development Demand</u> 20 19 x dwelling units Transport 20 19 x \$4,488 = \$89,760 \$85,272 Parks 20 19 x \$8,744 = \$174,880 \$166,136 Community Infrastructure 20 19 x \$1,132 = \$22,640 \$21,508 <u>Demand Credit</u>	0%	Transport \$89,760 \$85,272 Parks \$174,880 \$166,136 Community Infrastructure \$22,640 \$21,508 Total \$287,280 \$272,916
Dwelling House	Transport \$5,209 Parks \$10,239 Community			

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	Infrastructure \$1,325	Nil <u>Additional Demand</u> Transport \$89,760 \$85,272 Parks \$174,880 \$166,136 Community Infrastructure \$22,640 \$21,508		
Stage 7 (24 23 Dwellings)				
Multiple Dwelling	Transport \$4,488 Parks \$8,744 Community Infrastructure \$1,132	<u>Development Demand</u> 24 23 x dwelling units Transport 24 23 x \$4,488 = \$107,712 \$103,224 Parks 24 23 x \$8,744 = \$209,856 \$201,112 Community Infrastructure 24 23 x \$1,132 = \$27,168 \$26,036 <u>Demand Credit</u> Nil <u>Additional Demand</u> Transport \$107,712 \$103,224 Parks \$209,856 \$201,112 Community Infrastructure \$27,168 \$26,036	0%	Transport \$107,712 \$103,224 Parks \$209,856 \$201,112 Community Infrastructure \$27,168 \$26,036 Total \$344,736 \$330,372
Dwelling House	Transport \$5,209 Parks \$10,239 Community Infrastructure \$1,325			

Applied Adopted Charge See Attachment 1 for an example calculation of the Applied Adopted Charge.

Details of Payment

Payment Details: Payment of the infrastructure charges must be made to Ipswich City Council.

It is advised that credit cards, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.

The payee must quote the development application reference number when making payment.

Due date for payment Payment of the levied charges is required when the change happens unless otherwise stated in an infrastructure agreement.

Automatic increases of levied charge: The levied charges outlined in this notice shall be applicable for a period of **twelve (12) months from the date of the development approval**, and thereafter the levied charges outlined in this notice will be automatically increased, from the date of the charges notice to the date of the payment, by the lesser of the following amounts—

- (i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid;
- (ii) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day it is paid.

‘3-yearly PPI average’ and ‘PPI’ have the meanings given in the *Planning Act 2016*.

General Information

GST: GST does not apply to payments or contributions made by developers to Government which relate/s to an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the *Planning Act 2016*.

Authority for the charge: The levied charges in this notice are payable in accordance with the *Planning Act 2016*.

How the charge is calculated: The levied charge for the development is to be worked out by Council as follows:

$$LC = ((AC \times AD) - LCR) - D$$

Where:

LC is the levied charge for the development, which cannot be less than zero.

AC is the applied adopted charge for the development.

AD is the additional demand for the development.

LCR is the levied charge relief for the development.

D is the discount for the prescribed financial contribution.

Offsets and refunds No offset or refund applies to this infrastructure charge notice unless otherwise specified in an infrastructure agreement.

Appeals: Pursuant to chapter 6, part 1 and schedule 1 of the *Planning Act 2016* a person may appeal against an infrastructure charges notice.

When this notice stops having effect: In accordance with section 119(11) of the *Planning Act 2016*, this notice stops having effect to the extent the development approval stops having effect.

Water and Wastewater Charges This notice does not include water and wastewater charges. A charge notice for the distributor retailer networks charges will be provided separately by Queensland Urban Utilities.

ATTACHMENT 1 – INFRASTRUCTURE CHARGES CALCULATION METHODOLOGY

Table 1: Applied Adopted Charge Residential (Multiple dwelling)

Network	Raceview		
	Charge Area	Charge	(Proportion of MAC)
Transport	28	\$4,488	N/A
Public Parks	C3	\$8,744	N/A
Community Facilities	C3	\$1,132	N/A
Local Government Trunk Infrastructure Network Charge (LNC)	N/A	\$14,364	N/A
Water Supply	14	\$2,836	N/A
Sewerage	4	\$2,890	N/A
Distributor Retailer Trunk Infrastructure Network Charge (DNC)	N/A	\$5,726	N/A
Total Trunk Infrastructure Network Charge (Total NC)		\$20,090	N/A
Maximum Adopted Charge		\$28,692.25	
Adopted Charge (AC)		<u>\$14,364[#]</u>	
Notes	The Total NC is less than the Maximum Adopted Charge and therefore the charge is applied in accordance with the Ipswich Adopted Infrastructure Charges Resolution (No. 2) 2018		

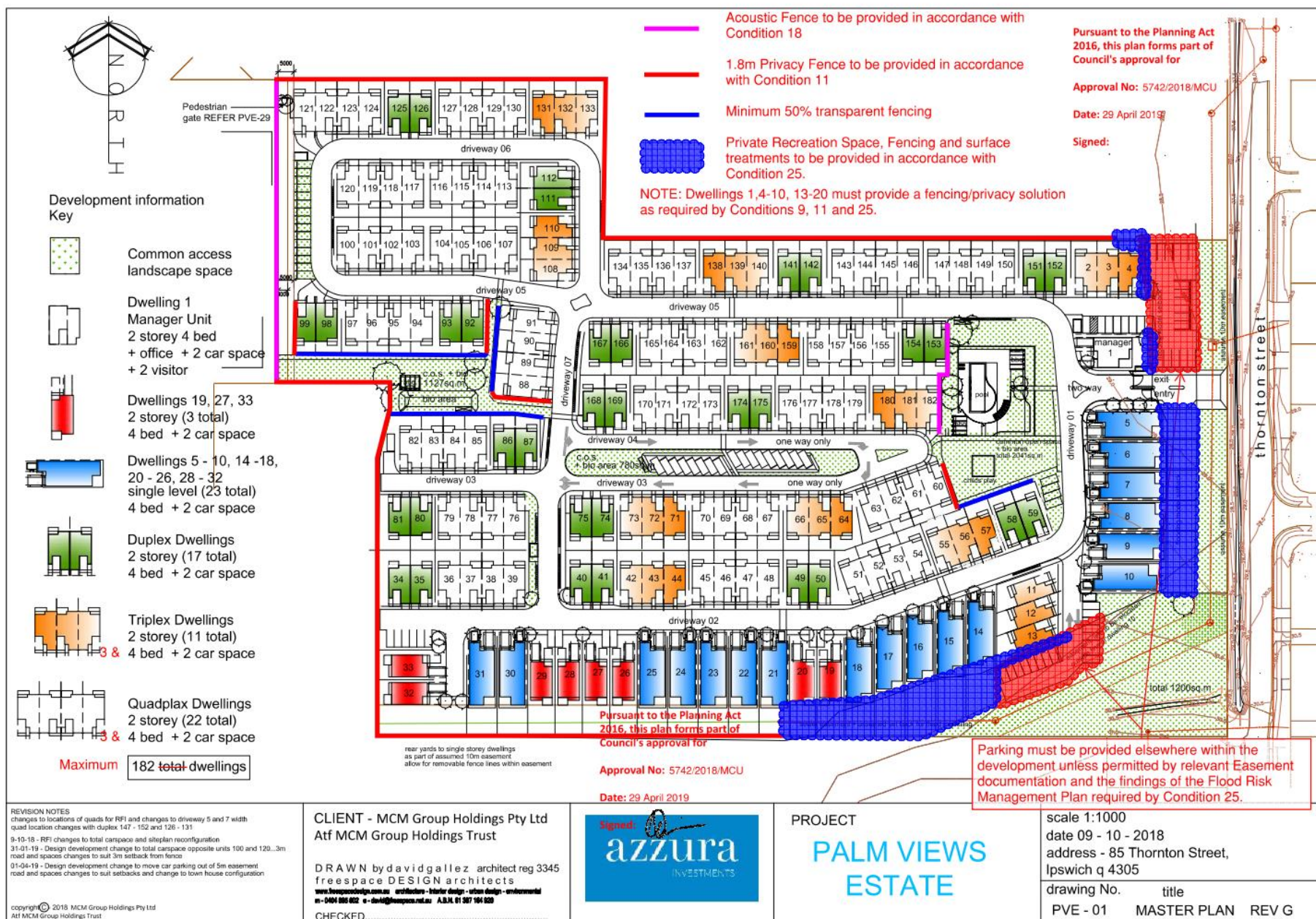
The AC is LNC/Total NC x MAC

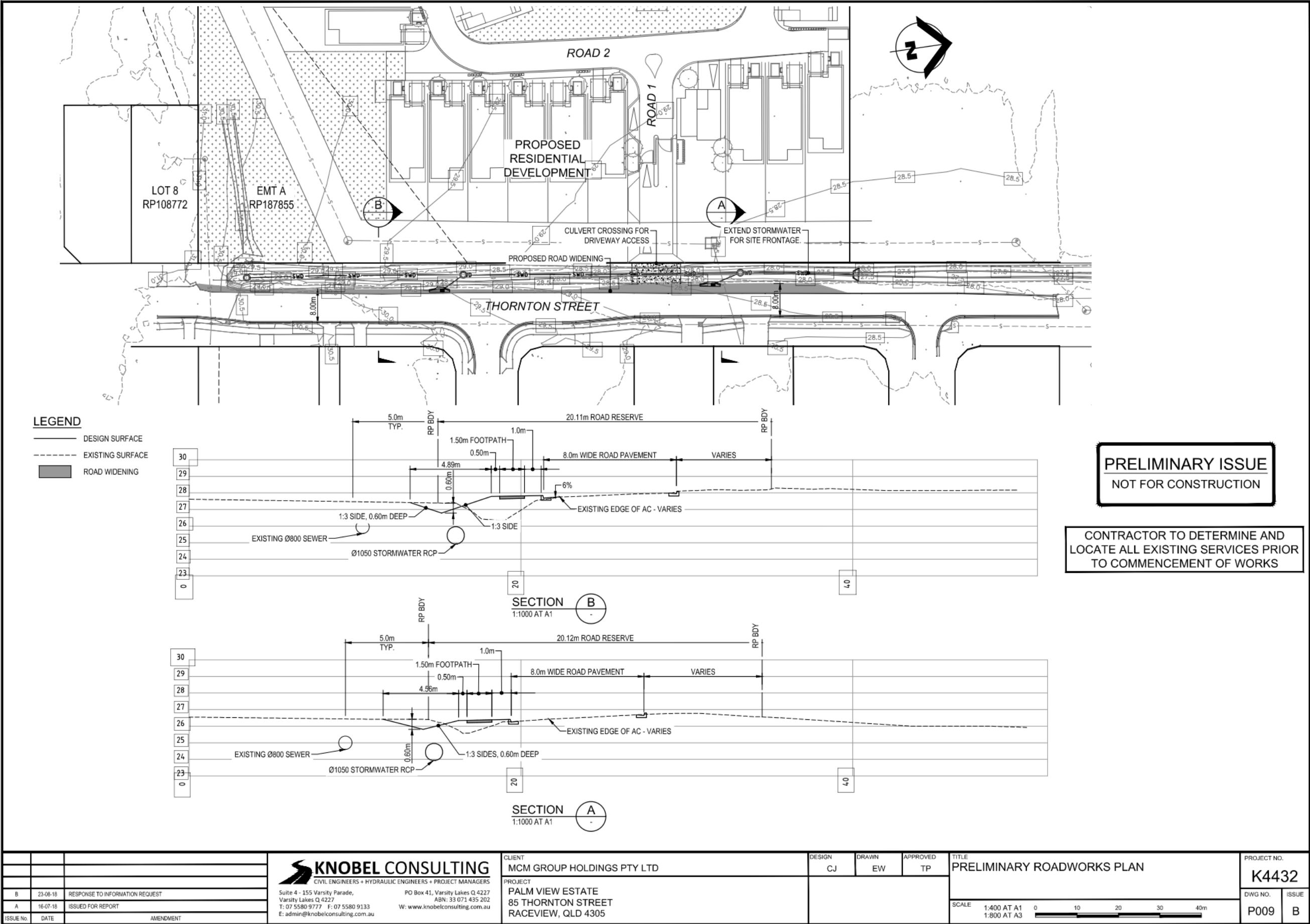
Table 2: Deemed Demand Credit Residential (Dwelling House)

	Raceview		
Network	Charge Area	Charge	(Proportion of MAC)
Transport	28	\$5,209	N/A
Public Parks	C3	\$10,239	N/A
Community Facilities	C3	\$1,325	N/A
Local Government Trunk Infrastructure Network Charge (LNC)	N/A	\$16,773	N/A
Water Supply	14	\$5,347	N/A
Sewerage	4	\$5,450	N/A
Distributor Retailer Trunk Infrastructure Network Charge (DNC)	N/A	\$10,797	N/A
Total Trunk Infrastructure Network Charge (Total NC)		\$27,570	N/A
Maximum Adopted Charge		\$28,692.25	
Adopted Charge (AC)		<u>\$16,773[#]</u>	
Notes	The Total NC is less than the Maximum Adopted Charge and therefore the charge is applied in accordance with the Ipswich Adopted Infrastructure Charges Resolution (No. 2) 2018		

The AC is LNC/Total NC x MAC

Item 15.2 / Attachment 4.





Your reference
Our reference 3935/2019/OW
Contact Officer Mohammed Hossain
Telephone (07) 3810 7737



Ipswich City Council

45 Roderick St
PO Box 191
Ipswich QLD 4805
Australia

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

MCM Group Holdings Pty Ltd
admin@knobelengineers.com.au

14 August 2019

Dear Sir/Madam

Re: Development Application – Approval
Application Number: 3935/2019/OW
Proposal: Road Work, Stormwater & Earthworks
Property Location: 85 Thornton Street, RACEVIEW QLD 4305

I refer to the above development application which was decided on 14 August 2019.

Enclosed with this letter is:

Decision Notice, including:

- ☐ Attachment A – Assessment Manager's Conditions
- ☐ Attachment B – Approved Plans
- ☐ Appeal Rights

If you have any queries regarding this development application, please contact Mohammed Hossain on the telephone number listed above.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Aaron Katt'.

Aaron Katt
PRINCIPAL ENGINEERING OFFICER

Our Reference 3935/2019/OW
Contact Officer Mohammed Hossain
Telephone (07) 3810 7737



DECISION NOTICE APPROVAL

(Given under section 63(2) of the *Planning Act 2016*)

Decision notice date: 14 August 2019

Applicant details

Applicant name: MCM Group Holdings Pty Ltd
Applicant contact details: admin@knobelengineers.com.au

Application details

Application number: 3935/2019/OW
Approval sought: Operational Works
Details of proposed development: Road Work, Stormwater & Earthworks
Date application received: 20 May 2019

Site details

Street address: 85 Thornton Street, RACEVIEW QLD 4305
Real property description: Lot 2 SP 292703

Decision

Date of decision: 14 August 2019
Decision Authority: Principal Engineering Officer

1. Decision Details

Development	Approval Type	Decision	Currency Period
Road Work, Stormwater & Earthworks	Development Permit	Approved in full subject to the conditions set out in Attachment A – Assessment Manager Conditions	Two (2) years

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Referral Agencies

Not applicable to this decision.

4. Approved Plans Specifications and Drawings

The approved plans, specifications and drawings for this development approval are:

- (a) The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents); and
- (b) Where the amended version of the plans and documents referred to in the table below have been approved by the Assessment Manager, the amended version of those plans and documents.

The plans referenced below are included as Attachment B of this decision notice.

APPROVED PLANS				
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
K4432/100	Cover Sheet, Site Plan, Locality Plan, Schedule of Drawings and General Notes Revision A	Knobel Engineers	15-05-19	N/A
K4432/R101	Roadworks Plan Revision A	Knobel Engineers	15-05-19	"Refer markups on drawing" & Condition 8

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K4432/R102	Roadworks Longitudinal Section Thornton Street Revision A	Knobel Engineers	15-05-19	N/A
K4432/R103	Roadworks Cross Sections Thornton Street Sheet 1 of 2 Revision A	Knobel Engineers	15-05-19	N/A
K4432/R104	Roadworks Cross Sections Thornton Street Sheet 2 of 2 Revision A	Knobel Engineers	15-05-19	N/A
K4432/R105	Roadworks Details Sheet Revision A	Knobel Engineers	15-05-19	"Refer markups on drawing"
K4432/SW101	Stormwater Drainage Plan Revision A	Knobel Engineers	15-05-19	"Refer markups on drawing" & Condition 8
K4432/SW102	Stormwater Drainage Longitudinal Sections Revision A	Knobel Engineers	15-05-19	"Refer markups on drawing" & Condition 8
K4432/SW103	Stormwater Drainage Details Revision A	Knobel Engineers	15-05-19	N/A
K4432/SW104	Stormwater Drainage Catchment Plan Revision A	Knobel Engineers	15-05-19	N/A

SPECIFICATIONS/ SUPPORTING MATERIAL				
Reference No. Document / Plan Number	Description & Revision No.	Prepared By	Date	Amendments Required
PG-1408-01	Dispersive Soil Management Plan: Proposed Townhouse Development at 85 Thornton Street, Raceview	Pacific Geotech	Sep. 2018	N/A
K4432-0033	Flood Risk Management Plan - Proposed Residential Development at Lot 2 RP292703 85 Thornton Street, Raceview, Ipswich	Knobel Engineers	16 May 2019	N/A
K4432-0039	Stormwater Drainage Safety Audit - Proposed Residential Development at Lot 2 RP292703 85 Thornton Street, Raceview, Ipswich	Knobel Engineers	16 May 2019	N/A

5. **Further Development Permits**

Not applicable to this decision.

6. **Currency period for the approval (section 85 of Planning Act 2016)**

The currency period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the Assessment Manager pursuant to section 87 of the *Planning Act 2016*, this development approval lapses in accordance with section 85 of the *Planning Act 2016*.

7. **When approval lapses if development started but not completed—preliminary approval to which a variation approval applies**

Not applicable to this decision.

8. **Other requirements under section 43 of the Planning Regulation 2017**

Not applicable to this decision.

9. **Appeal Rights**

Applicant's appeal rights

You have appeal rights in relation to this decision. An appeal may be made against, as applicable:

- ☐ the refusal of part of the development application; or
- ☐ a provision of the development approval; or
- ☐ if a development permit was applied for, the decision to give a preliminary approval.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights.

An extract from the *Planning Act 2016* about appeal rights is attached to this decision notice.

Attachment A
Assessment Manager's Conditions
File No: 3935/2019/OW
Location: 85 Thornton Street, RACEVIEW QLD 4305
Proposal: Road Work, Stormwater & Earthworks

Assessment Manager (Ipswich City Council) Conditions		
Conditions applicable to this approval under the Planning Act 2016		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	<p>From the commencement of the construction of the development until the development has been declared compliant with the relevant approvals by the assessment manager.</p>
2.	Minor Alterations	
	<p>Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.</p>	<p>Until the development has been declared compliant with the relevant approvals by the assessment manager.</p>
3.	Development Plans & Supporting Material	
	<p>The applicant must undertake the development generally in accordance with the approved material and plans outlined in part 4 of this development permit.</p>	<p>From the commencement of the construction until the development has been declared compliant with the relevant approvals by the assessment manager.</p>
4.	Hours of Construction	
	<p>Unless otherwise approved in writing by the assessment manager construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 - General Works Part 5, Section 5.1.3</i>.</p>	<p>At all times during construction activities and until works are completed.</p>

5.	Construction Standard and Requirements	
(a)	The applicant must comply with the requirements of <i>Planning Scheme Policy 3 – General Works</i> and <i>Implementation Guidelines 24 – Stormwater Management</i> and <i>28 – Dispersive Soil Management</i> of the <i>Ipswich Planning Scheme</i> when undertaking all public (municipal) works and earthworks (including earth retaining structures).	At all times during construction activities and until works are accepted off maintenance.
(b)	The applicant must construct all works in accordance with the recommendations of the submitted DSMP and E&SCP.	At all times during construction activities and until works are accepted off maintenance.
6.	Construction Pre-requisites	
(a)	The applicant must comply with pre-start meeting and construction pre-requisite requirements, including provision of relevant bonds and amended drawings, as detailed in Council's <i>Planning Scheme Policy 3 – General Works Part 5</i> .	Prior to commencement of any construction.
(b)	The applicant must take due regard of all existing services when undertaking works associated with this development.	At all times during construction activities and until works are accepted off maintenance.
(c)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	At all times during construction activities and until works are accepted off maintenance.
(d)	<p>The applicant must install sign/s which display the business and after hours contact phone numbers of the applicant, supervising/consulting engineer and contractor as well as the relevant operational works application number in accordance with the following:</p> <ul style="list-style-type: none"> (i) Dimensions not less than 900mm high and 1200mm wide; (ii) Minimum 300mm above the ground; (iii) Within 1500mm of the property boundary of the development site; (iv) At every location where the development site fronts on to a formed road; (v) Made of weatherproof and durable materials; (vi) All details displayed with a minimum lettering height of 40mm and in bold text (approximately 147 point Arial bold font). 	Prior to commencement of any construction and until works are accepted on maintenance.

7.	Retaining Structures	
(a)	The applicant must submit to the assessment manager a copy of detailed design drawings, supporting material (e.g. geotechnical) and associated design certifications (Form 15) for all retaining structures that are not approved by this development permit and are considered building works in accordance with the <i>Building Act 1975</i> .	Prior to commencement of use.
(b)	The applicant must connect all drainage, both above and below ground, related to any retaining structure to a lawful point of discharge.	Prior to commencement of use.
8.	Amendments & Further Submissions	
	The applicant must incorporate or comply with the following amendments:	Prior to pre-start Meeting or as otherwise stated below.
(a)	Since some of the stormwater chambers (e.g. 3/1, 1/21) do not have minimum 150mm free board recommended by QUDM, the applicant must redesign the stormwater pipe drainage system confirming that all stormwater chambers must have at least 150mm free board.	
(b)	The new gully pits (1/20 & 1/21) must be 'Lip in Line' gully pit instead of 'kerb in line'.	
(c)	Cut off walls to be provided to all headwall aprons.	
(d)	The taper from the new kerb and channel to the existing pavement is a minimum 1 in 10.	
(e)	Retaining wall be constructed within the development site (at the interface of the front property boundary and the detention basin) to stop the spill of the detention basin embankment coming onto road reserve.	
9.	Roadworks & Stormwater Drainage	
	The applicant must construct all temporary turnarounds as full depth pavement including asphaltic concrete surfacing in accordance with Ipswich Planning Scheme Policy 3 'Flexible Pavement Design'. The turnaround construction works must also include gravel shoulders, table drains and appropriate signage such as hazard boards and guide posts installed in accordance with the MUTCD and contained within an easement, unless otherwise approved by the Assessment Manager.	Prior to commencement of any construction and until works are completed.

10.	Hydraulic Certification	
	<p>The applicant must submit to Council a certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics and stormwater management confirming that</p> <p>(i) All bulk earthworks have been carried out and completed in accordance with the council's approved hydraulic impact assessment and there will be no adverse hydraulic impacts occurred external to the site as a result of this bulk earthwork.</p> <p>(ii) All stormwater devices and associated design drawings have been installed on-site in accordance with the Council's approved stormwater management plan (including the amendments) and are functioning as designed.</p> <p>(iii) All management measures are implemented on the site in accordance with the recommendations of the approved Flood Risk Management Plan and Stormwater Drainage Safety Audit, both prepared by Knobel Engineers dated 16 May 2019.</p>	Prior to commencement of use.
11.	Roadworks	
(a)	The applicant must obtain written approval from the assessment manager to open newly constructed roads to vehicle or pedestrian traffic.	At all times during construction and until opening of newly constructed roads.
(b)	The applicant must commission streetlighting.	Prior to the acceptance of the road works 'on maintenance' and prior to opening of the road to pedestrian and vehicular traffic.
(c)	The applicant must provide a suitable temporary turnaround area or assessment manager approved alternate arrangement to ensure that the collection service by refuse vehicles is unimpeded.	At all times during construction and until opening of newly constructed roads.
12.	Municipal Works Completion Requirements	
(a)	The applicant must provide all quality assurance documentation, as-constructed information, engineering and environment certifications and any associated documentation required in accordance with <i>Planning Scheme Policy 3 – General Works</i> of the <i>Ipswich Planning Scheme</i> .	Prior to the acceptance of the road works 'on maintenance'.

(b)	The applicant must submit written clearance(s) to the assessment manager for all works on land under separate ownership stating that the works have been completed to the owner's satisfaction.	Prior to the acceptance of the road works 'on maintenance'.
(c)	The applicant must submit relevant survey point data 'as constructed' information to Council detailing the landform modification.	Prior to the acceptance of the road works 'on maintenance'.

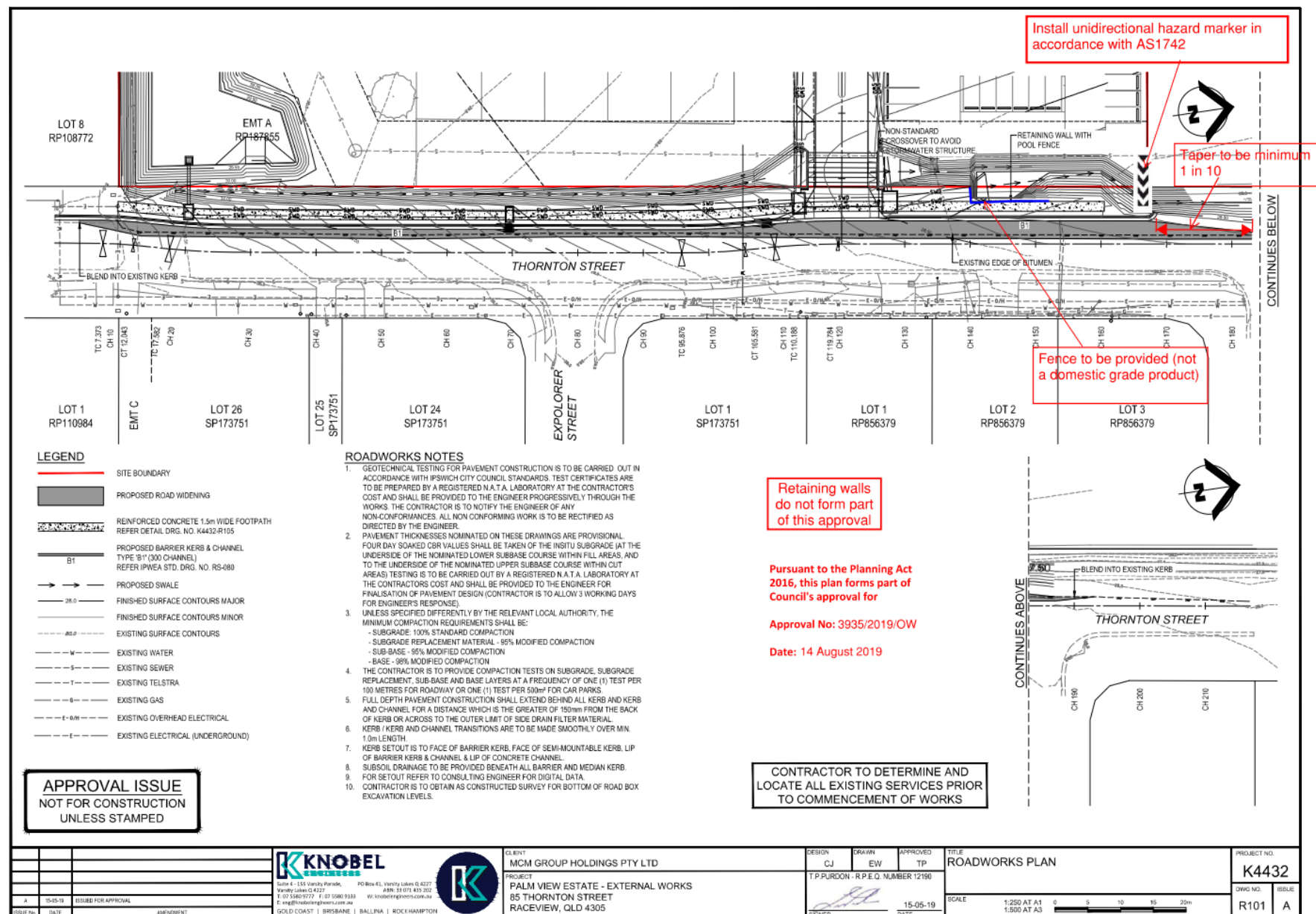
13.	Sediment And Erosion Management	
(a)	The applicant must prepare an RPEQ or CPESC endorsed E&SCP.	Prior to the commencement of any construction, and at all times during the construction (including vegetation clearing) and operational (maintenance) phases of the development.
(b)	The applicant must provide sediment and erosion control management (which includes deposition by both water and air) measures and facilities in accordance with a currently endorsed E&SCP.	Prior to the commencement of any construction, and at all times during the construction (including vegetation clearing) and operational (maintenance) phases of the development.
(c)	The applicant must not undertake any works, including implementation works concerning erosion and sediment control unless there is a corresponding currently endorsed E&SCP.	Until the development has been declared compliant with the relevant approvals by the assessment manager.
(d)	The applicant must provide suitable stormwater control measures (such as extended sediment ponds) that ensure the site runoff peak flows for the 1 year and 100 year ARI events do not exceed corresponding pre-development peak flows.	At all times during the construction (including vegetation clearing) and operational (maintenance) phases of the development.

Assessment Manager (Ipswich City Council) Advice

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Acronyms and Terms Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required.
(b)	QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
(c)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by a suitably qualified and experienced professional (RPEQ or Soil Scientist).
(d)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ or CPESC.
(e)	PSP 3 – Council Planning Scheme Policy 3
(f)	QUDM – The <i>Queensland Urban Drainage Manual (2007 Edition)</i> , produced by the Queensland Department of Environment and Natural Resources
(g)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(h)	DTMR - Department of Transport and Main Roads
(i)	DES – Department of Environment and Science
(j)	DNRME – Department of Natural Resources, Mines and Energy
(k)	DSDMIP – Department of State Development, Manufacturing, Infrastructure and Planning
(l)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(m)	AHD - Australian Height Datum (m)
(n)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(o)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.
(p)	CPESC – Certified Practitioner in Erosion and Sediment Control.
2.	Operational Works Drawings Council has reviewed the operational works drawings in relation to the proposed works, to ensure that the design conforms to the engineering conditions of the development permit 5742/2018/MCU dated 29 April 2019. A detailed check of the calculations and drawings has not been undertaken, as they must be certified by a RPEQ. Council reserves the right to require further amendments and/or additions at a later date should design errors or omissions become apparent in regard to the works relevant to this operational works approval.
3.	Bonds In relation to any bonds required in accordance with <i>Planning Scheme Policy 3</i> the relevant Bond and Licence Deeds must be completed and submitted (as hard copies) to Council at the appropriate times. The Bond, Licence Deed and conditions of security payment can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information . Council's preference is for bonds to be submitted by way of a Bank Guarantee.

4.	Fire Ants
(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i> , the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) has been detected.
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the <i>Biosecurity Act 2014</i> . The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants .
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.
5.	Portable Long Service Leave
	Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit. This applies to building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i> . If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> , you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.
6.	QUU Network Access Permits
	QUU operate a Network Access Permit scheme which ensures that the Control Centre and the Customer Contact Centre understand planned activities being conducted on the network. To carry out work on or near QUU assets, it is required that a valid Network Access Permit is obtained. To find out more information and links to obtaining a Network Access Permit, please visit https://www.urbanutilities.com.au/network-upgrades/working-on-our-network/network-access-permits
7.	Retaining Walls
	All retaining walls are currently excluded from this approval. Any retaining walls that are constructed as part of this development and that are considered building works in accordance with the <i>Building Act 1975</i> must be approved by the assessment manager.



Doc ID No: A6722239

ITEM: 15.3

SUBJECT: DEVELOPMENT APPLICATION RECOMMENDATION - 1 UNION PLACE MALL, 23 AND 27 IPSWICH CITY MALL AND 163 BRISBANE STREET, IPSWICH - 11941/2020/OD - OPERATIONAL WORKS (ADVERTISING SERVICES)

AUTHOR: SENIOR PLANNER (DEVELOPMENT)

DATE: 12 JANUARY 2021

EXECUTIVE SUMMARY

This is a report concerning a development application seeking approval for operational works to establish advertising devices for the Council administration building, Ipswich Central Library and the civic area, associated with the redevelopment of the Nicholas Street Precinct being undertaken by Ipswich City Council. The assessable signage comprises four (4) window signs on the library and administration building and one (1) digital AV screen in Tulumur Place.

The subject application has been provided for review and determination by Council in accordance with the Framework for Development Applications and Related Activities Policy as the Acting Chief Executive Officer determined that the nature and sensitivity of the application warrants a Council decision.

The proposed development has been assessed with regard to the applicable assessment benchmarks. The proposed development generally complies with the assessment benchmarks or can be conditioned to comply as outlined below.

RECOMMENDATION

That Council approve development application no. 11941/2020/OD subject to conditions and attachments.

RELATED PARTIES

The related parties to this application are:

- Ipswich City Council (Land Owner)
- J Hutchinson Pty Ltd trading as Hutchinson Builders (Applicant)
- Ranbury Management Group Pty Ltd (Project Manager)
- Buchan Group (Architect)
- A Sign Design (Library and Administration Building Signage)
- Bishopp (AV Screen Proposal)
- Big Screen Video (AV Screen Design)

ADVANCE IPSWICH THEME

Managing growth and delivering key infrastructure

PURPOSE OF REPORT/BACKGROUND

SITE ADDRESS:	1 Union Place Mall, 23 & 27 Ipswich City Mall and 163 Brisbane Street, IPSWICH QLD 4305
APPLICATION TYPE:	Operational Works
PROPOSAL:	Advertising Devices – Four (4) Window Signs and One (1) AV Screen
ZONE:	CBD Primary Retail
OVERLAYS:	OV5 (adopted flood regulation line), OV7A (building height restriction area 45m & transitional surface) and OV7B (8km existing committed urban townships buffer)
APPLICANT:	J Hutchinson Pty Ltd
OWNER:	Ipswich City Council Program 31
EXISTING OR PROPOSED TRADING NAMES:	Nicholas Street Precinct – Tulumur Place, Ipswich Central Library, Ipswich City Council Administration Building, Bottle Alley
APPLICATION NO:	11941/2020/OD
AREA:	2.5ha
REFERRAL AGENCIES:	N/A
EXISTING USE:	Civic Square, Library and Office
PREVIOUS RELATED APPROVALS:	2229/17/RAL 1 lot into 3 lots 4583/17/MCU Business Use and Community Use (Office Tower) – Council Administration Building 995/18/MCU Business Use (Cafe, Restaurant and/or Hotel) and Community Use (Library and Visitor Information Centre) 10301/19/MCU Business Use, Entertainment Use, Recreation Use & Shopping Centre
DATE RECEIVED:	9 December 2020
DECISION PERIOD START DATE:	16 December 2020
EXPECTED DETERMINATION DATE:	12 February 2021

SITE LOCATION:



Site Locality

SITE DETAILS AND SURROUNDING LAND USES:

The Nicholas Street Precinct is the area of land bound by Bremer Parade to the north, Bell Street to the east, Brisbane Street to the south and Ellenborough Street to the west. This area is currently under redevelopment by Ipswich City Council and includes the new Ipswich Central Library, Administration Building, Tulumur Place and refurbished areas for entertainment, dining, retail and recreational type uses.

PROPOSAL:

The proposal involves the installation of signage within the Nicholas Street precinct. Specifically, the signage assessable and subject to this application consists of one (1) window sign at each of the two main entrances to the Ipswich Central Library, one (1) window sign along the eastern elevation of the library building and one (1) window sign on the western elevation on the ground floor of the Administration Building associated with the proposed Children's' Library.

An AV screen is also proposed in Tulumur Place on the southern wall of tenancy 1 (Potential Future Restaurant / Bar space overlooking Tulumur Place). A number of signs on both the Ipswich Central Library and the Administration Building have been included in the submitted material, however these signs are exempt from development approval as they comply with

Schedule 9 – Exempt Advertising Devices of the *Ipswich Planning Scheme 2006*, and have only been included for contextual purposes.

All window signage proposed relates specifically to either the Ipswich Central Library or Children’s Library. Some of the advertising devices are located at eye level. Whilst the Advertising Devices Code of the *Ipswich Planning Scheme 2006* seeks to avoid any advertising devices which obscure windows at eye level, it is considered that the proposed signage complements the design of the building and streetscape, identifies the use being undertaken in the building, and presents an attractive outlook to public places. The signface has been designed in such a way as to minimise the area of the window obscured.

The AV screen is proposed to display advertising associated with the precinct, various community messaging (including information and public community messaging, digital art and the simulcast of general free-to-air content, precinct events and special events with or without sound). It is noted that digital art and the simulcast of content are not considered advertising. It is further understood that management of the screen content will be the responsibility of the precinct operations team.

Given the content proposed, it is not considered that the proposed advertising device constitutes third party advertising as all content considered advertising is proposed to advertise businesses operating with the Nicholas Street Precinct. This is consistent with the current policy position of the Ipswich Planning Scheme and Implementation Guidelines. Recommended conditions of approval will reflect this requirement. In the event that this situation changes, further changes to the approval will be required.

ASSESSMENT BENCHMARKS:

The application is Code Assessable and has been assessed against the assessment benchmarks set out by the categorising instruments in accordance with section 45(3)(a) of the *Planning Act 2016*.

The relevant assessment benchmarks which have been applied for the purposes of this assessment are as follows:

Categorising Instrument	Assessment Benchmarks
State Planning Policy July 2017, Part E	Planning for liveable communities and housing Planning for economic growth Planning for environment and heritage Planning for safety and resilience to hazards Planning for infrastructure
Ipswich Planning Scheme 2006	City Centre Code (Part 5) Advertising Devices Code (Part 12, division 14)

The application was found to comply with the assessment benchmarks applying to the development.

OTHER MATTERS GIVEN REGARD:

The assessment has given regard to the relevant matters identified in section 27 of the *Planning Regulation 2017* and in accordance with section 45(3)(b) of the *Planning Act 2016*.

The assessment has given regard to the following matters:

Relevant matter	Given regard to
Planning Regulation 2017, s27(1)(d)	(i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme;
Planning Regulation 2017, s27(1)(f)	any development approval for, and any lawful use of, the premises or adjacent premises; and
Planning Regulation 2017, s27(1)(g)	the common material.

Standard conditions are recommended to be imposed in respect to the proposed. It should be specifically noted that owing to the potential for light nuisance (including nuisance to traffic) a limitation on the illumination of the proposed AV screen (LED) to a maximum of 400 cd/m² (being a unit of measure relating to luminescence).

LEGAL/POLICY BASIS

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

RISK MANAGEMENT IMPLICATIONS

A risk to Council exists should the proposal not be determined in accordance with legislative requirements. The assessment and subsequent recommendations have been prepared to minimise the risk.

As Council is both the applicant and the assessment manager in relation to this application there is a risk of influence on decision making via a potential conflict of interest. In order to mitigate this risk and as part of the establishment of the new governance framework for processing development applications and development related activities, the Acting Chief Executive Officer determined that the application warrants a Council decision given the nature and sensitivity of the proposal.

FINANCIAL/RESOURCE IMPLICATIONS

This reports relates to Council acting in its capacity as the assessment manager for development applications. There is no development application fee associated with this request as the proposal relates to advertising devices associated with standard local government infrastructure. It is considered there are no notable financial or resource implications associated with this report.

COMMUNITY AND OTHER CONSULTATION

The development application is code assessable, and was therefore not required to follow the public notification process pursuant to the Planning Act. Notwithstanding, all relevant application material is accessible via Council's ePathway Online service.





INTERNAL CONSULTATION

The application and common material was presented to Council's Initial Development Assessment Panel (consisting of various representatives from across the organisation) for review upon lodgement. The comments made by the panel have been considered in drafting the recommendation.

CONCLUSION

An assessment of the proposed advertising devices associated with the Ipswich Central Library, Administration Building and Tulumur Place within the Nicholas Street Precinct has been undertaken and it has been determined that the proposed development generally complies with the assessment benchmarks or can be conditioned to comply. It is therefore recommended that this development application be decided in accordance with the recommendations and attachments of this report.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Draft Decision Notice  
2.	Draft DA Plans Approved  

Grant Johnson

SENIOR PLANNER (DEVELOPMENT)

I concur with the recommendations contained in this report.

Brett Davey

DEVELOPMENT PLANNING MANAGER

I concur with the recommendations contained in this report.

Peter Tabulo

ACTING CHIEF EXECUTIVE OFFICER

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

11941/2020/OD:GJ
Grant Johnson
(07) 3810 7540

J Hutchinson Pty Ltd
(Attn: Grant Richardson)
grant.richardson@hutchinsonbuilders.com.au

[Decision date]

Dear Grant

Re: Development Application – Approval
Application No: 11941/2020/OD
Proposal: Advertising Devices - Four (4) Window Signs and One (1) AV Screen
Property Location: 1 Union Place Mall, 23 & 27 Ipswich City Mall and 163 Brisbane Street, IPSWICH QLD 4305

I refer to the above development application which was decided on [decision date].

Enclosed with this letter is the Decision Notice, including:

- Attachment A – Assessment Manager's Conditions
- Attachment B – Approved Plans
- Appeal Rights

If you have any queries regarding this application, please contact Grant Johnson on the telephone number listed above.

Yours faithfully

Mitchell Grant
DEVELOPMENT ASSESSMENT CENTRAL MANAGER

Our Reference 11941/2020/OD:GJ
Contact Officer Grant Johnson
Telephone (07) 3810 7540



[Decision date]

DECISION NOTICE APPROVAL
(Given under section 63(2) of the *Planning Act 2016*)

Applicant details

Applicant name: J Hutchinson Pty Ltd
Applicant contact details: grant.richardson@hutchinsonbuilders.com.au

Application details

Application number: 11941/2020/OD
Application type: Operational Works
Description of proposed development: Advertising Devices – Four (4) Window Signs and One (1) AV Screen
Date application received: 9 December 2020

Site details

Property location: 1 Union Place Mall, 23 & 27 Ipswich City Mall and 163 Brisbane Street,
IPSWICH QLD 4305
Real property description: Lot 1 & 2 SP 300605 and Lot 1 & 2 RP 209886

Decision

Date of decision: [Decision date]
Decision Authority: Full Council

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Operational Works Advertising Devices - Four (4) Window Signs and One (1) AV Screen	Development Permit	Approved in full subject to the conditions set out in Attachment A	2 years.*

* This development approval has been issued during the COVID-19 applicable event declared under 275F of the Planning Act 2016. The period for undertaking the approved development may be subject to a further extension of time under section 275R of the Planning Act.

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

The approved plans, specifications and drawings for this development approval are:

- (a) The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents); and
- (b) Where the amended version of the plans and documents referred to in the table below have been approved by the Assessment Manager, the amended version of those plans and documents.

The plans referenced below are included as Attachment B of this decision notice.

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: all				
A-R-0001	Retail Precinct Plan HB Signage Markup Revision D	Buchan Group	17 June 2020	N/A
L.ID2-SK01	Entry Door Identification Revision 4	A Sign	14 October 2020	N/A
G-L.ID201	Library ID Issue ø	Buchan Group	10 August 2020	N/A
L.ID1 _{NE} -SK01	External Building I.D. Revision 3	A Sign	28 October 2020	N/A
L.ID1-SK01	External Building I.D. Revision 5	A Sign	28 October 2020	N/A
G-CA0401	Childrens' Library ID	Buchan Group	10 August 2020	N/A

	Issue ø			
AdB01-SK01a	Building I.D. Revision 3	A Sign	28 September 2020	N/A
AdB02-SK01	Building I.D. Revision 2	A Sign	26 August 2020	N/A
ID14-SK01	Building I.D. Revision 2	A Sign	26 October 2020	N/A
A-C-4501	Tenancy 1 Plans & Details Revision 3	Buchan Group	25 February 2020	N/A
	LED Screen – Assembly Revision B	Big Screen Video	7 September 2020	N/A

4. Referral Agencies

Not applicable to this decision.

5. Variation Approval

Not applicable to this decision.

6. Further Development Permits

Further development permits, as required by the *Planning Act 2016*, must be obtained before the development can be carried out in respect of any building works in relation to this approval prior to the commencement of works pursuant to the *Planning Act 2016*.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

Not applicable to this decision.

9. Currency period for the approval (section 85 of the *Planning Act 2016*)

The currency period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the Assessment Manager pursuant to section 87 of the *Planning Act 2016*, this development approval lapses in accordance with section 85 of the *Planning Act 2016*.

This development approval has been issued during the COVID-19 applicable event declared under 275F of the *Planning Act 2016*. The period for undertaking the approved development may be subject to a further extension of time under section 275R of the *Planning Act*.

10. When approval lapses if development started but not completed— variation approval

Not applicable to this decision.

11. Other requirements under section 43 of the *Planning Regulation 2017*

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

- (a) No infrastructure charges have been levied by Council for the proposed development.
- (b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further information, it is recommended that you contact QUU's developer customer service team on (07) 3432 2200.

14. Submitting Change Representations to Request a Negotiated Decision Notice

In accordance with section 75 of the Planning Act 2016, the applicant may submit change representations to request a negotiated decision notice, during the applicant's appeal period, about changing a matter in the development approval (other than a matter stated because of a referral agency response or a development condition imposed under a direction by the Minister).

The applicant's appeal period is 20 business days, and any change representations must be submitted and assessed during this time, unless the applicant suspends the appeal period. To ensure both the applicant and the assessment manager have sufficient time to consider the change representations, it is recommended that the applicant suspend the appeal period (refer to section 75(2) of the Planning Act 2016) prior to submitting their change representations. This will allow an additional 20 business days for the applicant to submit their change representations, if required, and up to 20 business days for the assessment manager to consider the representations from the date the change representations are received.

Ipswich City Council does not charge an application fee for the submission of change representations.

For more information, please refer to the State Government's fact sheet on Change Representations: <https://dilgpprd.blob.core.windows.net/general/factsheet-change-representations.pdf>.

15. Appeal Rights

Applicant's appeal rights

You have appeal rights in relation to this decision. An appeal may be made against, as applicable:

- the refusal of part of the development application; or

- a provision of the development approval; or
- if a development permit was applied for, the decision to give a preliminary approval.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights.

An extract from the *Planning Act 2016* about appeal rights is attached to this decision notice.

Attachment A
Assessment Manager's Conditions
File No: 11941/2020/OD

Location: 1 Union Place Mall, 23 & 27 Ipswich City Mall and 163 Brisbane Street, IPSWICH QLD 4305
Proposal: Advertising Devices - Four (4) Window Signs and One (1) AV Screen

Assessment Manager (Ipswich City Council) Conditions		
Conditions applicable to this approval under the Planning Act 2016		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
3.	Development Plans	
	The applicant must undertake the development generally in accordance with the approved plans outlined in part 3 of this development permit.	From the commencement of the construction of the development and at all times thereafter.
4.	Hours of Construction	
	Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3</i> .	At all times during installation of the advertising devices.
5.	Limits to Approval	
(a)	This approval is limited to the advertising of the Nicholas Street Precinct and related events and activities only. Advertising on the AV screen of any other nature will require separate approval.	From the installation of the advertising device and at all times thereafter.
(b)	The applicant must at all times manage the AV advertising device in accordance with the relevant legislative standards to ensure there is no nuisance to the public by way of:	From the installation of the advertising device and at all times thereafter.

Item 15.3 / Attachment 1.

Ipswich City Council

Page 8

	(i) lighting, glare or reflectivity; and	
	(ii) noise.	

6.	Advertising Device Illumination	
(a)	The applicant must ensure illumination levels of advertising devices do not exceed 400 cd/m ² .	From the installation of the advertising devices and at all times thereafter.
(b)	The applicant must provide certification from a suitably qualified professional demonstrating compliance with the specified illumination levels.	From the installation of the advertising devices and at all times thereafter.
(c)	In the event of a malfunction or failure of either the advertising copy display, or hardware/system/software, the AV screen must display a blank screen.	From the installation of the advertising device and at all times thereafter.

7.	Compliance with Development Approval	
	The applicant must provide written evidence to the assessment manager to demonstrate that all conditions of the development approval have been complied with. Written evidence must include, where relevant, photographs, relevant correspondence, subsequent approvals or receipts, with a comment provided on how each condition of the development approval has been lawfully completed.	Upon completion of the installation or construction of the advertising device.

Assessment Manager (Ipswich City Council) Advice

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Fire Ants	
(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i> , the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) has been detected.	
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants .	
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.	

2.	Portable Long Service Leave	
	Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction</i>	

	<p><i>Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i>.</p> <p>If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i>, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.</p>
3.	<p>Local Government Regulation 2012</p> <p>This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i>. This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.</p>
4.	<p>Section 73 of the Planning Act 2016</p> <p>Pursuant to <i>section 73 of the Planning Act 2016</i>, a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.</p>

Item 15.3 / Attachment 2.

Rev	Date	Description	By	App
A	06.02.20	ISSUED FOR INFORMATION	AC	GC
B	16.02.20	ISSUED FOR INFORMATION	AC	GC
C	27.03.20	100% DD ISSUE	PC	GC
D	17.06.20	REVISED RETAIL PRECINCT PLAN	AC	GC

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File

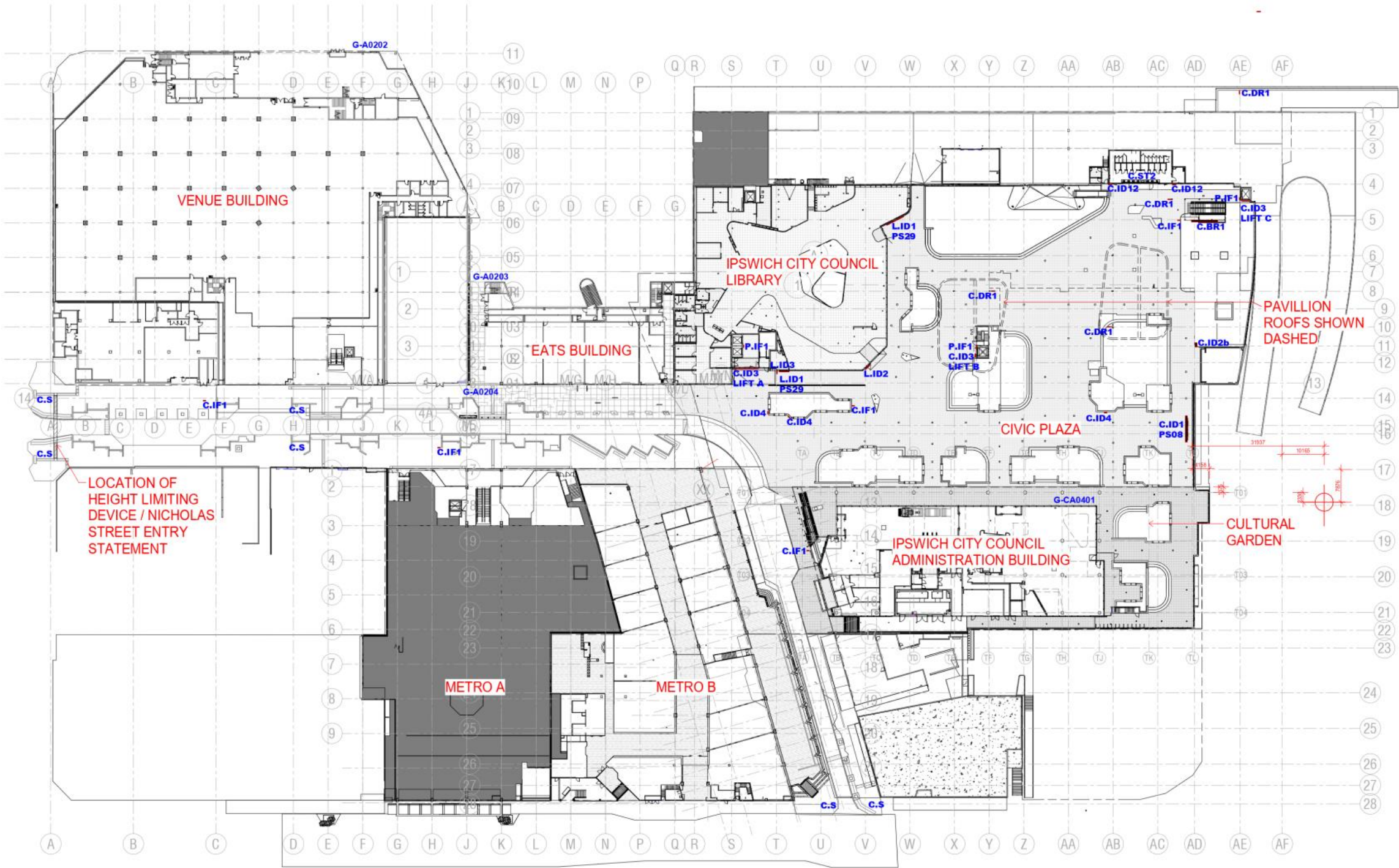
Project
IPSWICH CITY MALL

Project Number	718093
Status	FOR INFORMATION
Date Plotted	17-Jun-20 3:42:11 PM
Date Issued	17.06.20
Scale	1:500 @A1
Drawing Title	RETAIL PRECINCT PLAN HB SIGNAGE MARKUP

Drawing Number	A-R-0001
Revision	D

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1 RETAIL PRECINCT PLAN
1:500

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(07) 3847 5305 | www.asign.com.au

Construction Detail

L.ID2 - Entry Door Identification - x2

supply of profile cut SAV graphics
displaying select detail as shown

overall sizes - as shown
font - ArtegraSansBold
ArtegraSansCondensedRegular

graphics applied reverse fixed to select
positions of glazed panels in position
as directed

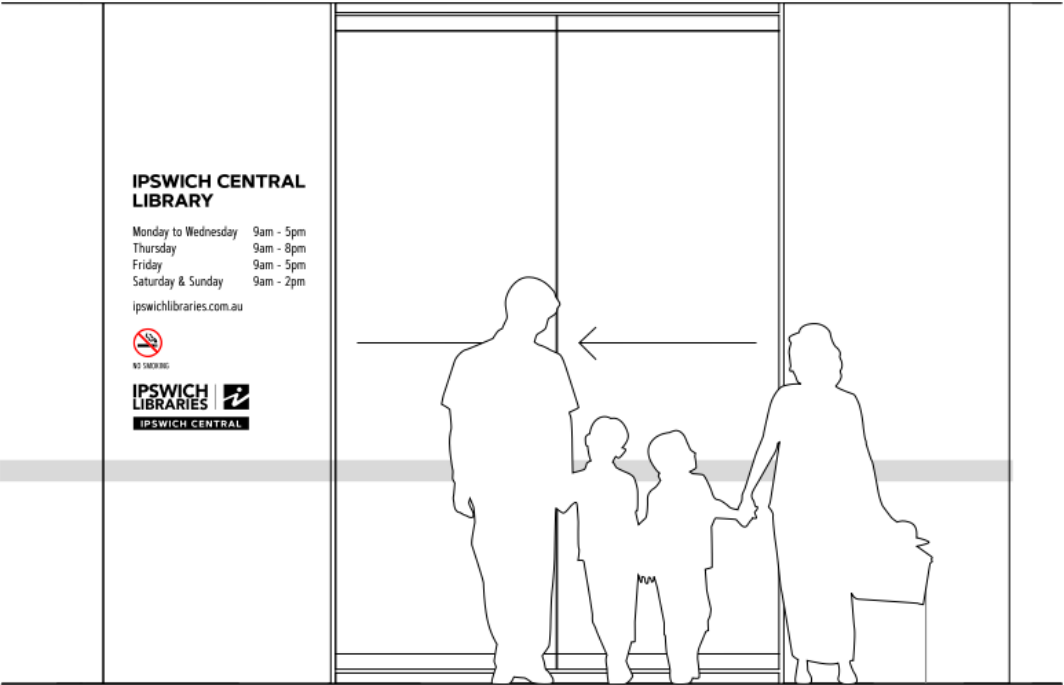
Colours | finishes

- white
- tomato red

Amendments

REV	DB	DATE	DESCRIPTION
1	TG	01/06/20	First Issue
2	TG	26/06/20	Client Review
3	TG	13/10/20	Client Review
4	TG	14/10/20	For Construction

Quote No: ASD5632 | Rev: 04 | **L.ID2 - SK01**



IPSWICH CENTRAL LIBRARY

Monday to Wednesday 9am - 5pm
Thursday 9am - 8pm
Friday 9am - 5pm
Saturday & Sunday 9am - 2pm

ipswichlibraries.com.au



NO SMOKING

**IPSWICH
LIBRARIES** | 
IPSWICH CENTRAL

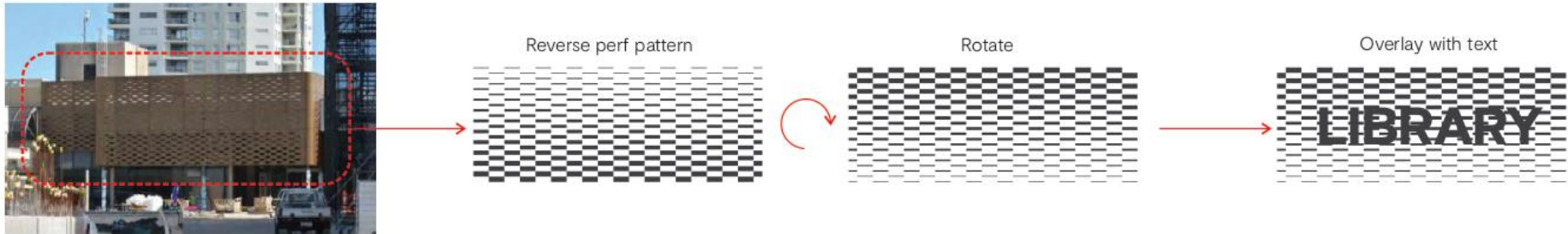
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issue	date	description	ints	auth
e	10.08.20	First issue		jmc

Ipswich CBD /
Wayfinding

Library ID: **Signtype L.ID.2**

Awaiting ICC approval



LIBRARY ELEVATION
SCALE 1:100

Vinyl graphics
to glazing

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Ipswich - Wayfinding
Consolidated pack

G-L.ID201[0] Library ID

Prj No.
716150

Date
AUG 2020



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Construction Detail

L.ID1(NE) - External Building I.D. - x1

supply of custom fabricated 50mm
& 25mm deep No4 finish brushed
stainless steel lettering graphic as
shown.

overall sizes - 3000mm x 1195mm

graphics installed to select position as
shown using 4.5mm thick substrates
inset 20mm from all edges (to miss
existing proud sheet fixing rivots)
using suitable concealed mechanical
fixings

Colours | finishes

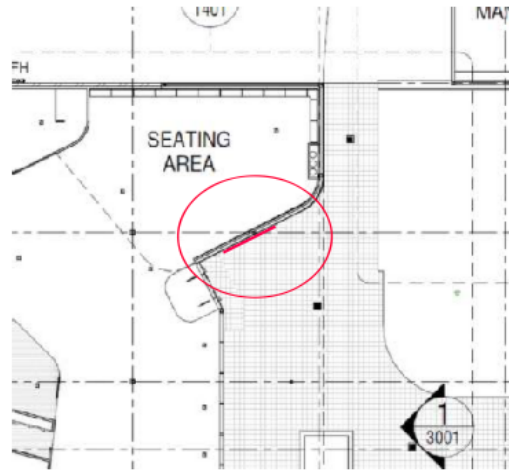
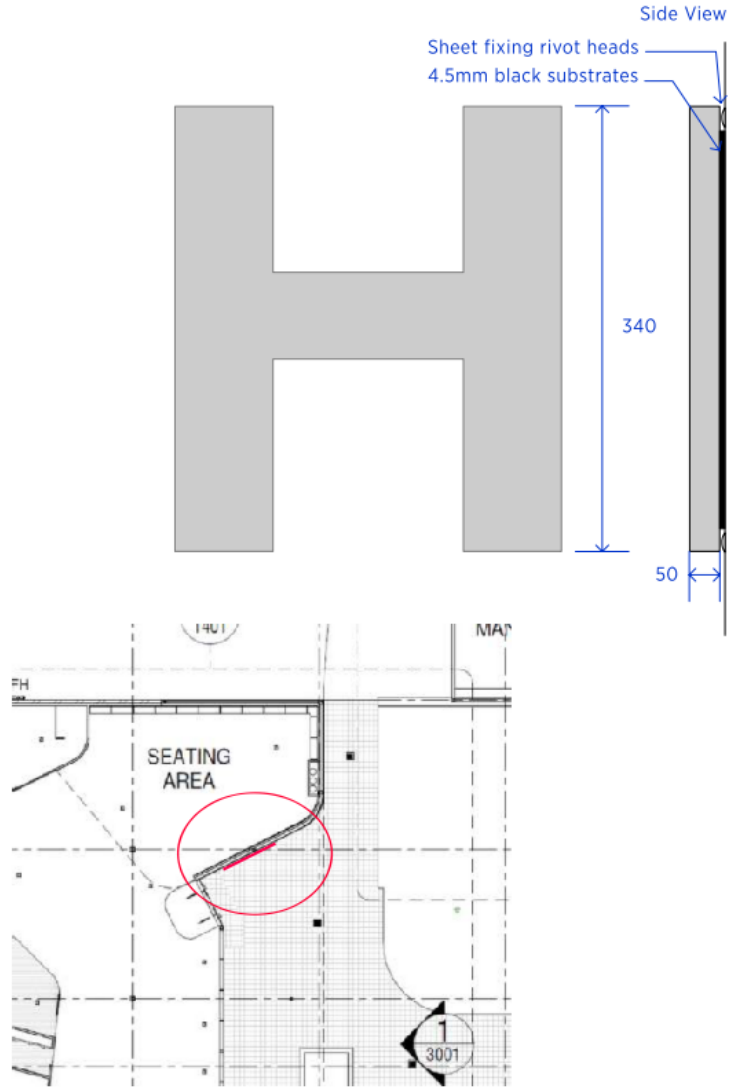
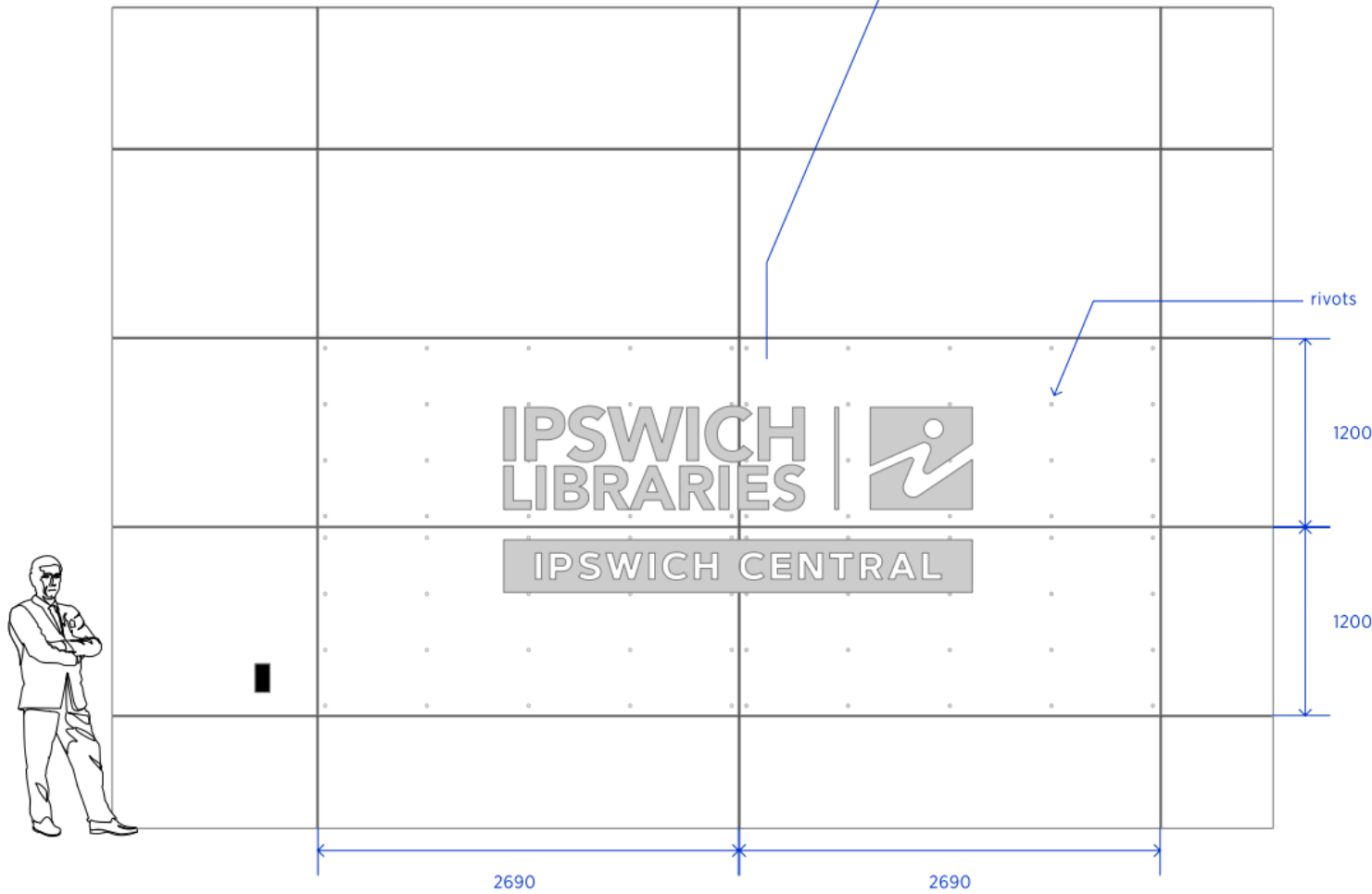
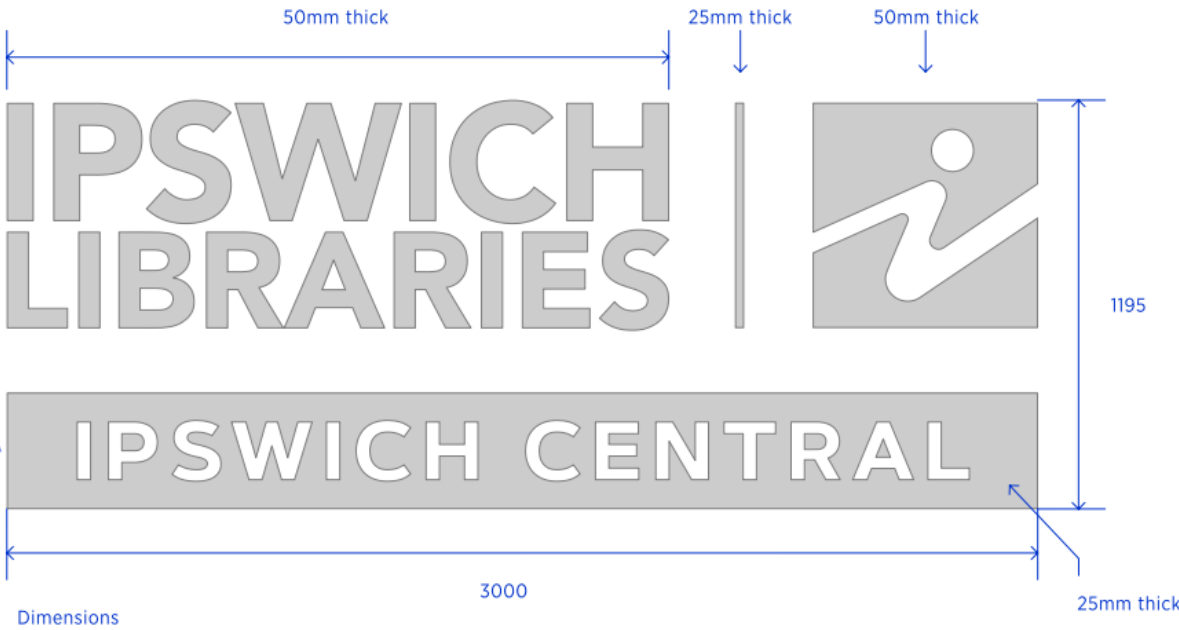
■ No4 finish brushed stianless steel

Amendments

REV	DB	DATE	DESCRIPTION
1	ML	12/10/20	First Issue
2	TG	27/10/20	Client review
3	TG	28/10/20	Client review of installation

Quote No: ASD5632 | Rev: 03 | L.ID1NE - SK01

Proposed



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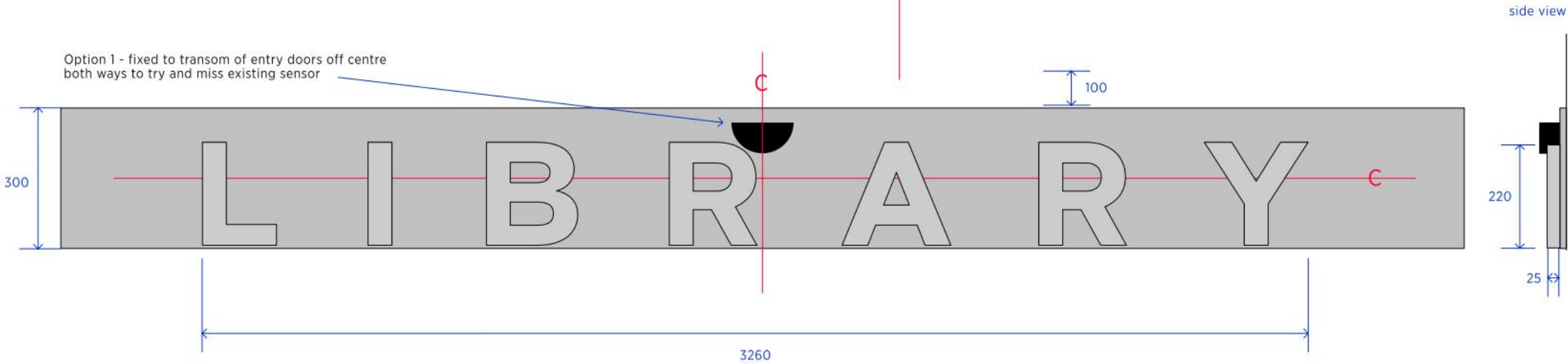
Construction Detail

L.ID1 - External Building I.D. - x1

supply of custom fabricated 25mm
deep No4 finish brushed stainless
steel lettering 'LIBRARY' as shown.

overall sizes - as shown
cap height - 220mm
font - ArtegraSansBold

installed to existing transom using sui
able concealed glue and tape adhesiv
fixings



Dimensions

Colours | finishes

■ No4 finish brushed stianless steel

Amendments

REV	DB	DATE	DESCRIPTION
1	TG	01/06/20	First Issue
2	TG	26/06/20	Client review
3	ML	12/10/20	Updated design
4	TG	27/10/20	Options of Installation
5	TG	28/10/20	For Construction

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Client: HUTCHINSON BUILDERS

Project: Ipswich Central Civic Project - LIBRARY

Sign Type: L.ID1

Drawing Size: A3

File Name: ASD5632 > Library VAR15.cdl

Quote No: ASD5632

Rev: 05

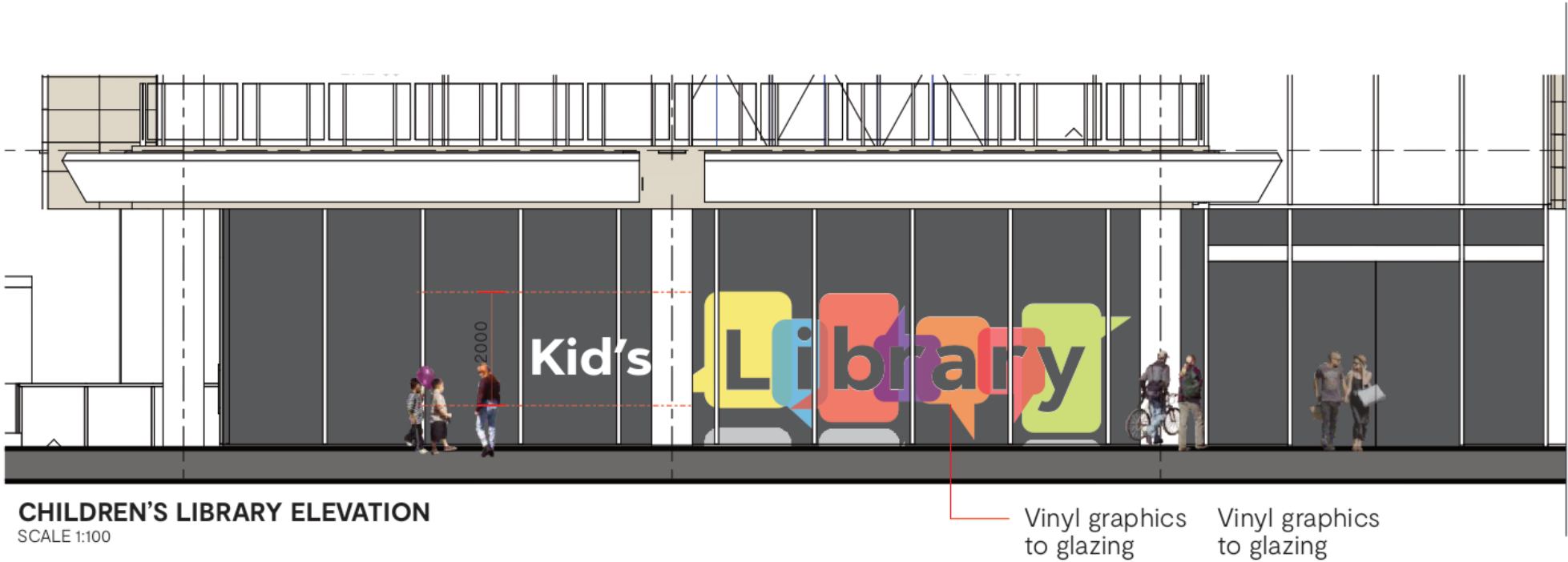
L.ID1 - SK01

Ipswich CBD /

Wayfinding

Childrens Library ID: **Signtype A4**
TBG to develop design, no feedback received

issue	date	description	ints	auth
e	10.08.20	First issue		jmc



Speech bubble icon to provide colour & youthful inspiration for Library ID

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Construction Detail

AdB01 - Building ID - x1 (Drunken Wal

supply of 100mm deep custom fabri-
cated exterior grade stainless steel
graphics displaying select corporate
logo as shown

LED illuminated graphics creating 'Hal
Wash' lighting effect on stone wall
cladding

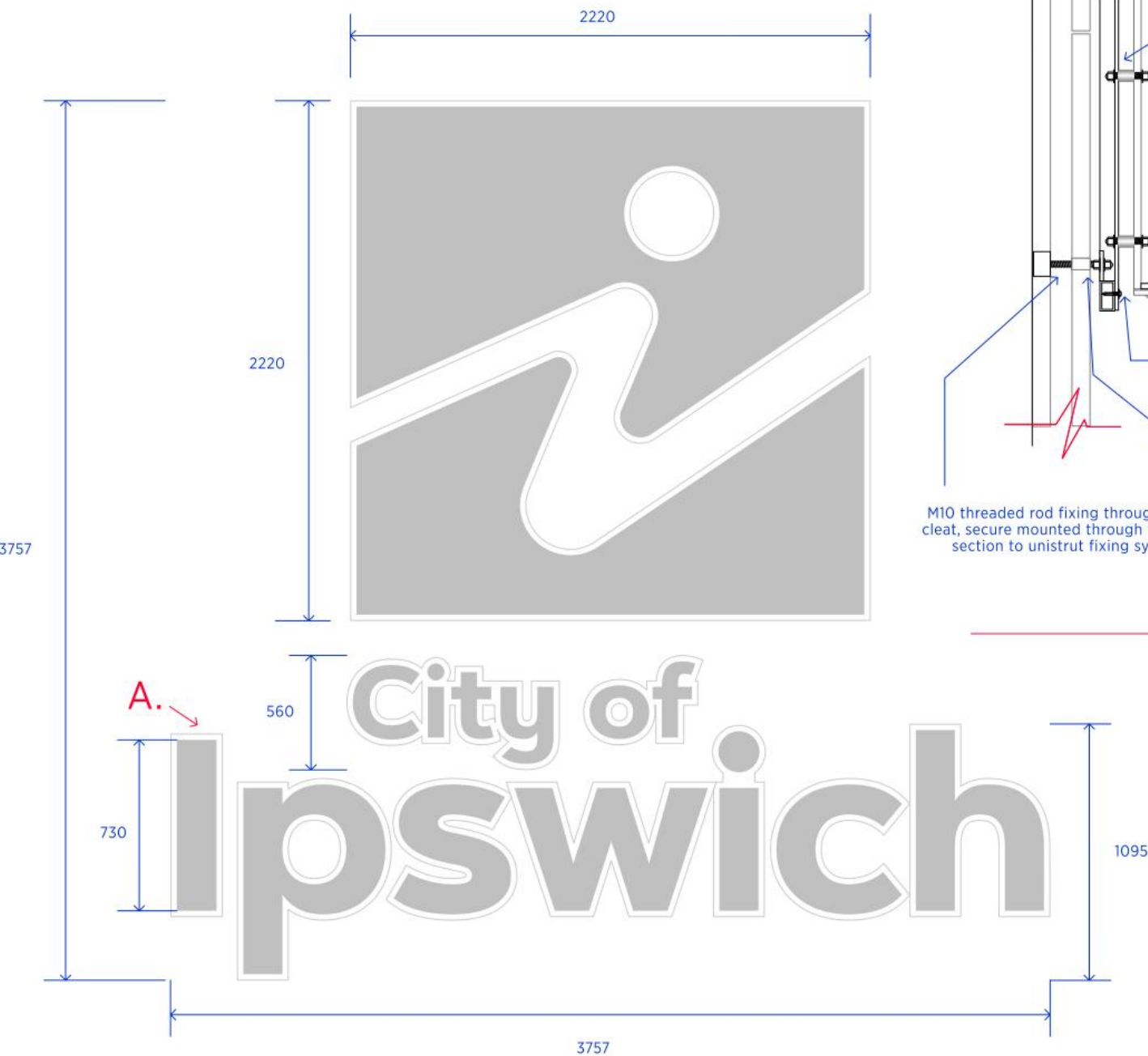
overall sizes - as shown

all graphics stood-off 25mm to 10mm
thick profile cut
substrates with angle support bracket
using suit-able mechanical fixings

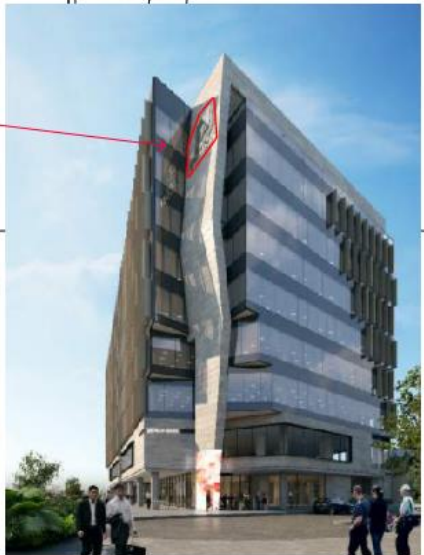
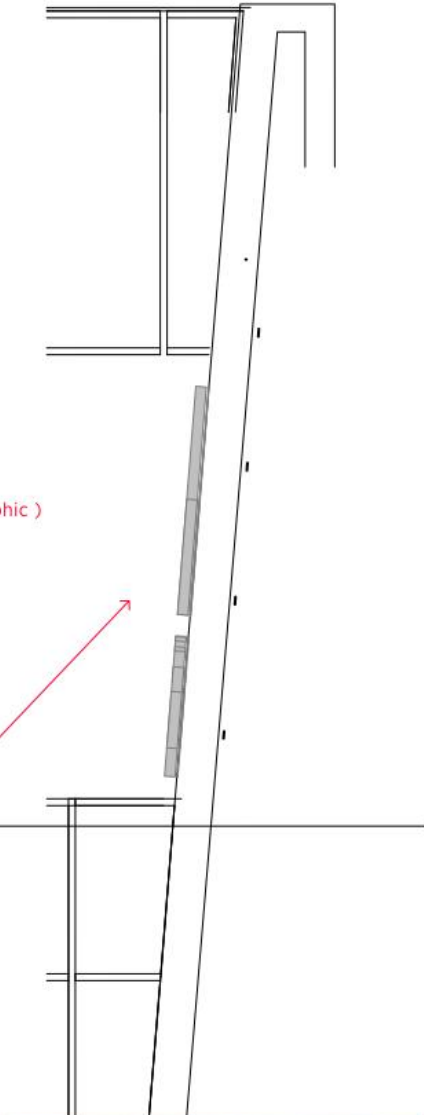
substrate shapes with graphics install
to select position on 'drunken wall'
using suitable mechanical masonry fix
ings

all electrical wiring to current BCA
standards

connection to Mains Power by electric
contractor



Side View - 'Drunken Wall'



Colours | finishes

- graphics - #4 finish stainless steel
- substrates - clear poly-carbonate

Amendments

REV	DB	DATE	DESCRIPTION
1	TG	04/06/20	First Issue
2	TG	25/09/20	Client review
3	TG	28/09/20	Client review

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Client: HUTCHINSON BUILDERS

Project: Ipswich Central Civic Project - ADMIN. BUILDING

Sign Type: AdB01

Drawing Size: A3

File Name: ASD5632 > Admin Building > AdB01.cdl

Quote No: ASD5632

Rev: 03

AdB01 - SK01a

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Construction Detail

AdB02 - Building ID - x2

1. Open Pans - x2

supply of 4mm thick aluminium custom
folded panels to select paint finish

overall sizes - to be confirmed

open pans installed to cavity/recess in
Planter Wall using SHS and EqAngle
section and suitable mechanical fixing

Pans set off wall with rails to hide elec
rical wiring

2. Graphics - x2 sets

supply of 80mm deep custom fabri-
cated exterior grade stainless steel
graphics displaying select corporate
logo as shown

LED illuminated graphics creating 'Hal
Wash' lighting effect on stone wall
cladding

overall sizes - as shown

all graphics stood-off 25mm to 6mm
thick clear poly-carbonate profile cut
substrates with angle support bracket
using suit-able mechanical fixings

substrate shapes with graphics install
inside face of Open Pans using bolt an
nut mechanical fixings

all electrical wiring to current BCA
standards

connection to Mains Power by electric
contractor

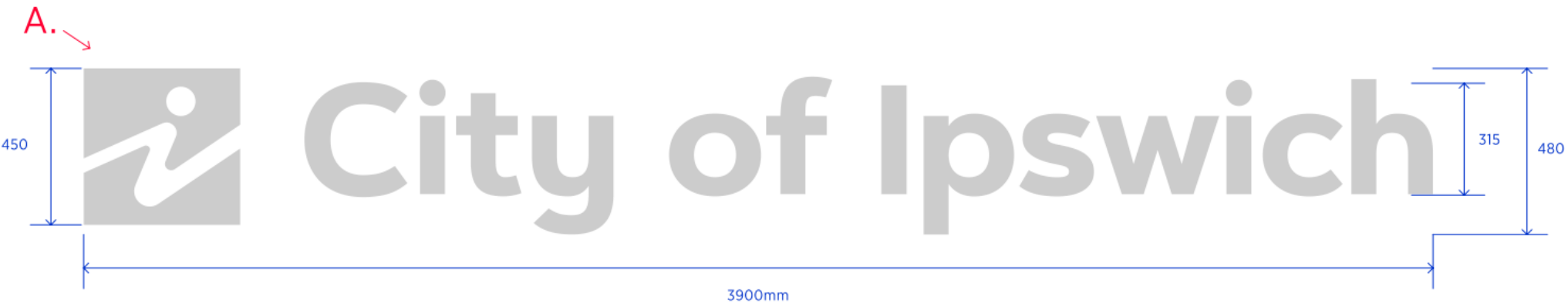
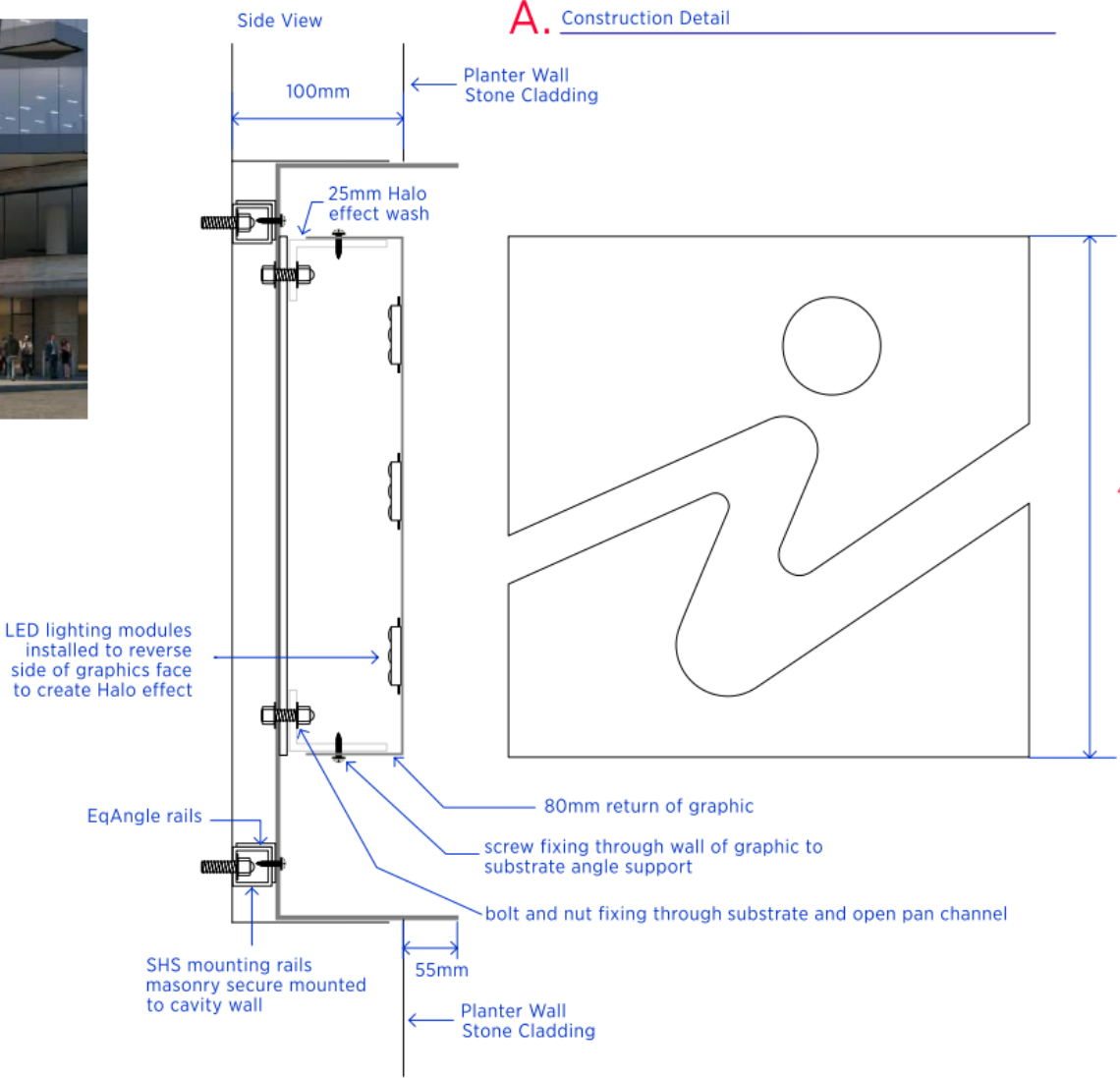
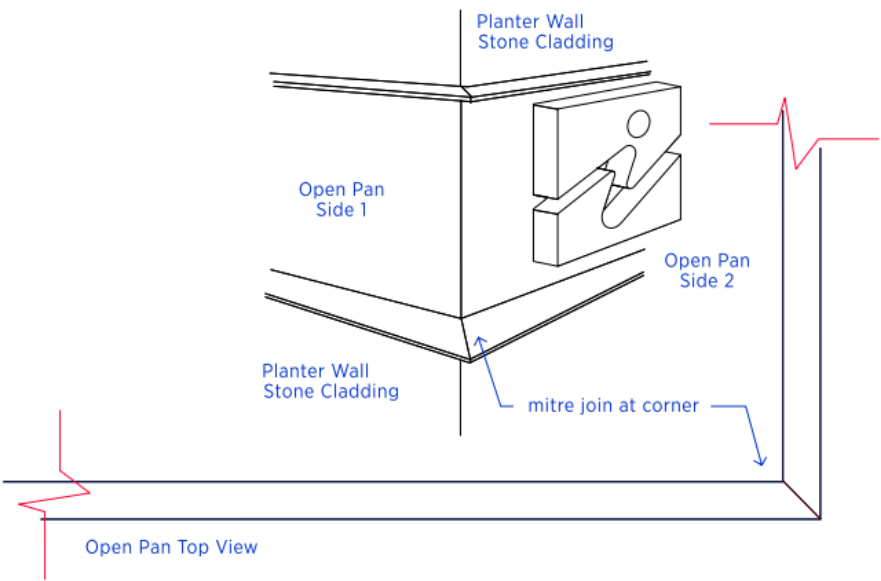
Colours | finishes

- graphics - #4 finish stainless steel
- open pans - to be confirmed

Amendments

REV	DB	DATE	DESCRIPTION
1	TG	04/06/20	First Issue
2	TG	26/08/20	Client Review

Quote No: ASD5632 Rev: 02 AdB02- SK01



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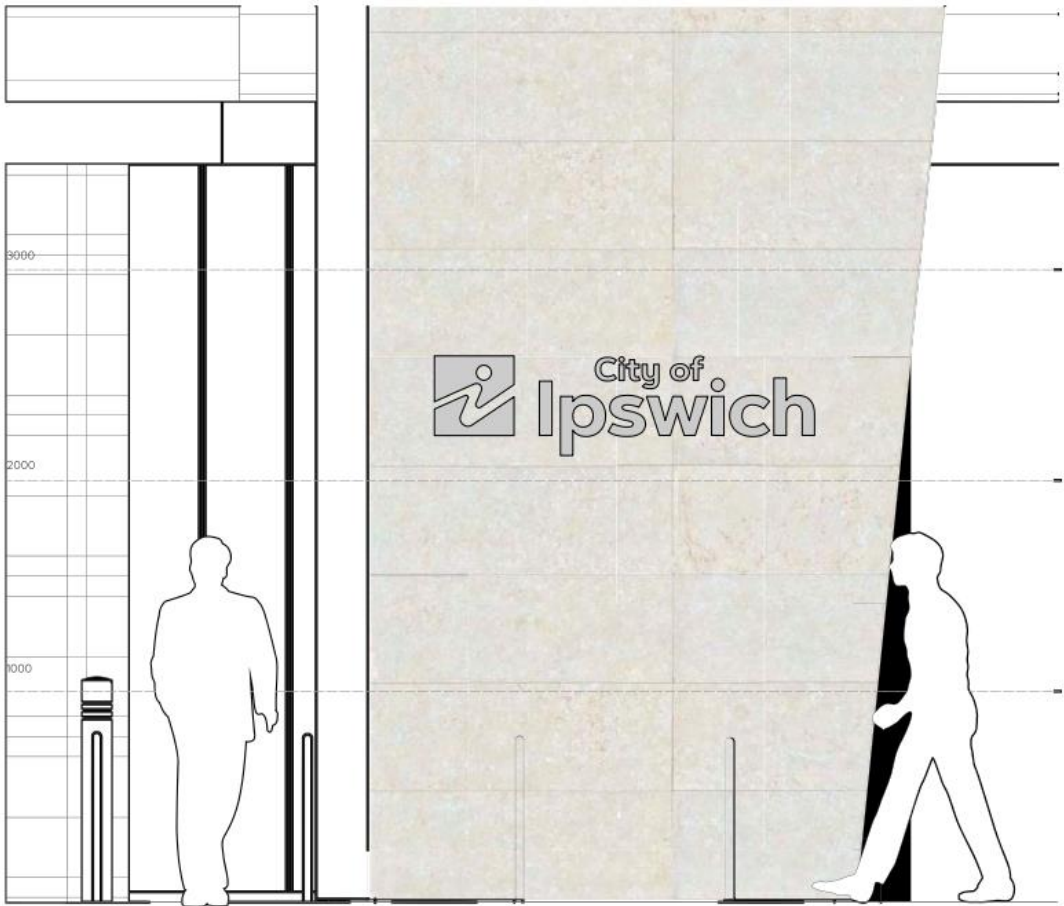
Construction Detail

ID14 - Building I.D. - x1

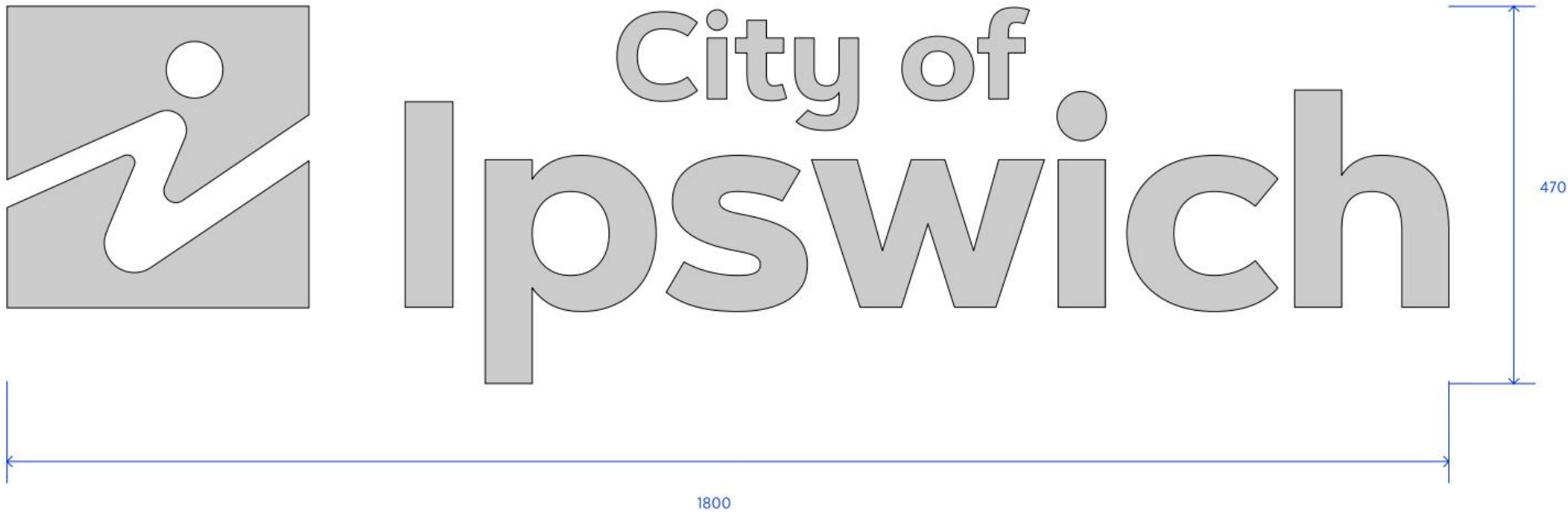
supply of profile cut 10mm thick
graphics to select paint finish display
select detail as shown

overall sizes - as shown

graphics installed to select position or
stone cladded wall using suitable con-
cealed pin fixing method construction
adhesive glued



FRONT VIEW



Colours | finishes

#4 finish stainless steel

Amendments

REV	DB	DATE	DESCRIPTION
1	TG	18/06/20	First Issue
2	TG	26/10/20	Client review

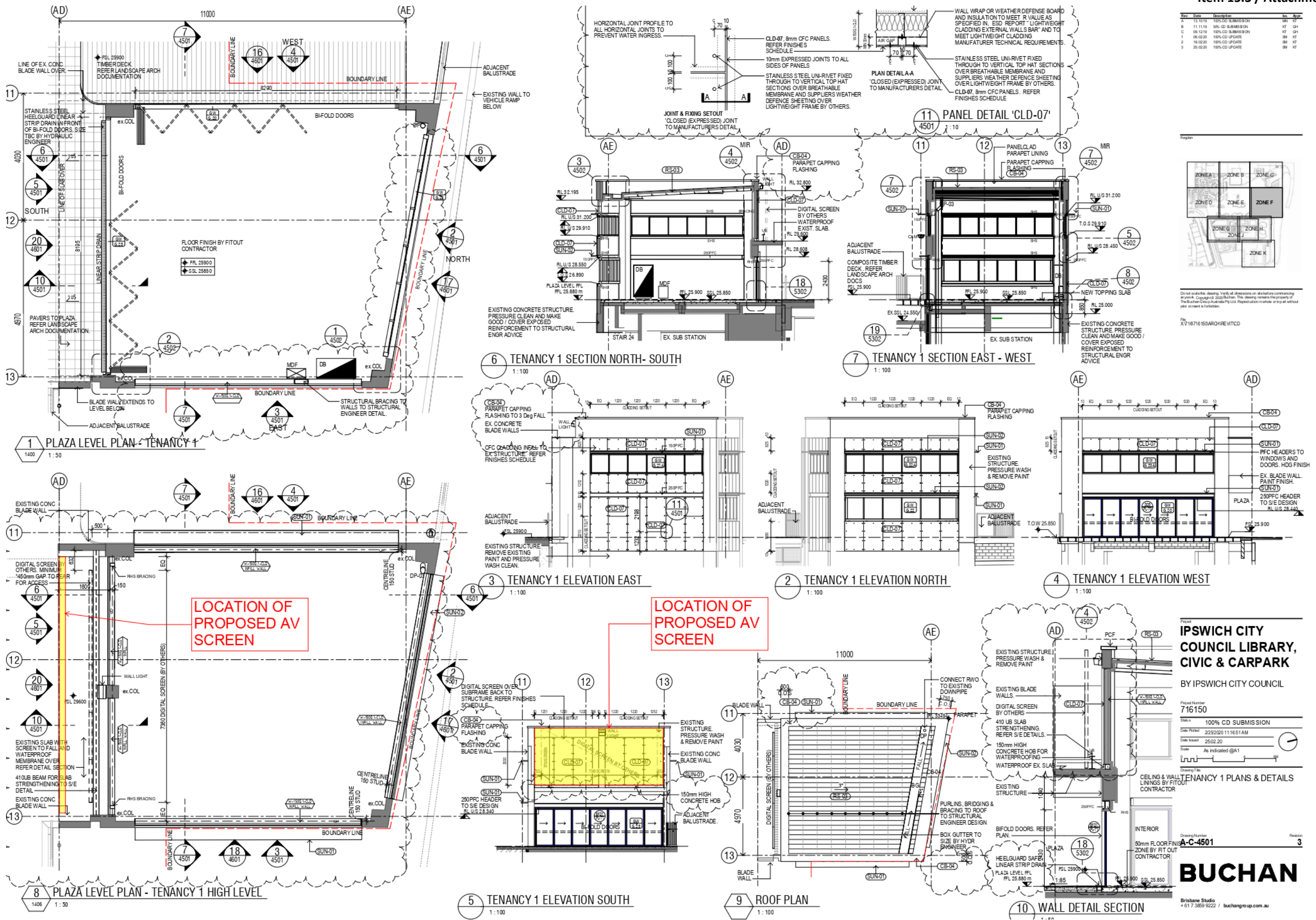
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Client: HUTCHINSON BUILDERS | Project: Ipswich Central Civic Project - ADMINISTRATION BUILDING | Sign Type: ID14

Drawing Size: A3 | File Name: ASD5632 > ADMINISTRATION BUILDING > ID14.cdl

Quote No: ASD5632 | Rev: 02 | ID14 - SK01

Item 15.3 / Attachment 2.



Rev	Date	Description	Rev	Appr
A	11.10.19	100% CD SUBMISSION	RM	KT
B	11.11.19	100% CD SUBMISSION	KT	GH
C	09.12.19	100% CD SUBMISSION	KT	GH
1	08.02.20	100% CD UPDATE	SM	KT
2	18.02.20	100% CD UPDATE	SM	KT
3	25.02.20	100% CD UPDATE	SM	KT



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File: X7181716 150ARCHREVIT.CAD

IPSWICH CITY COUNCIL LIBRARY, CIVIC & CARPARK
BY IPSWICH CITY COUNCIL

Project Number: 716150

Scale: 100% CD SUBMISSION

Date Plotted: 22/02/20 11:16:51 AM

Date Issued: 25/02/20

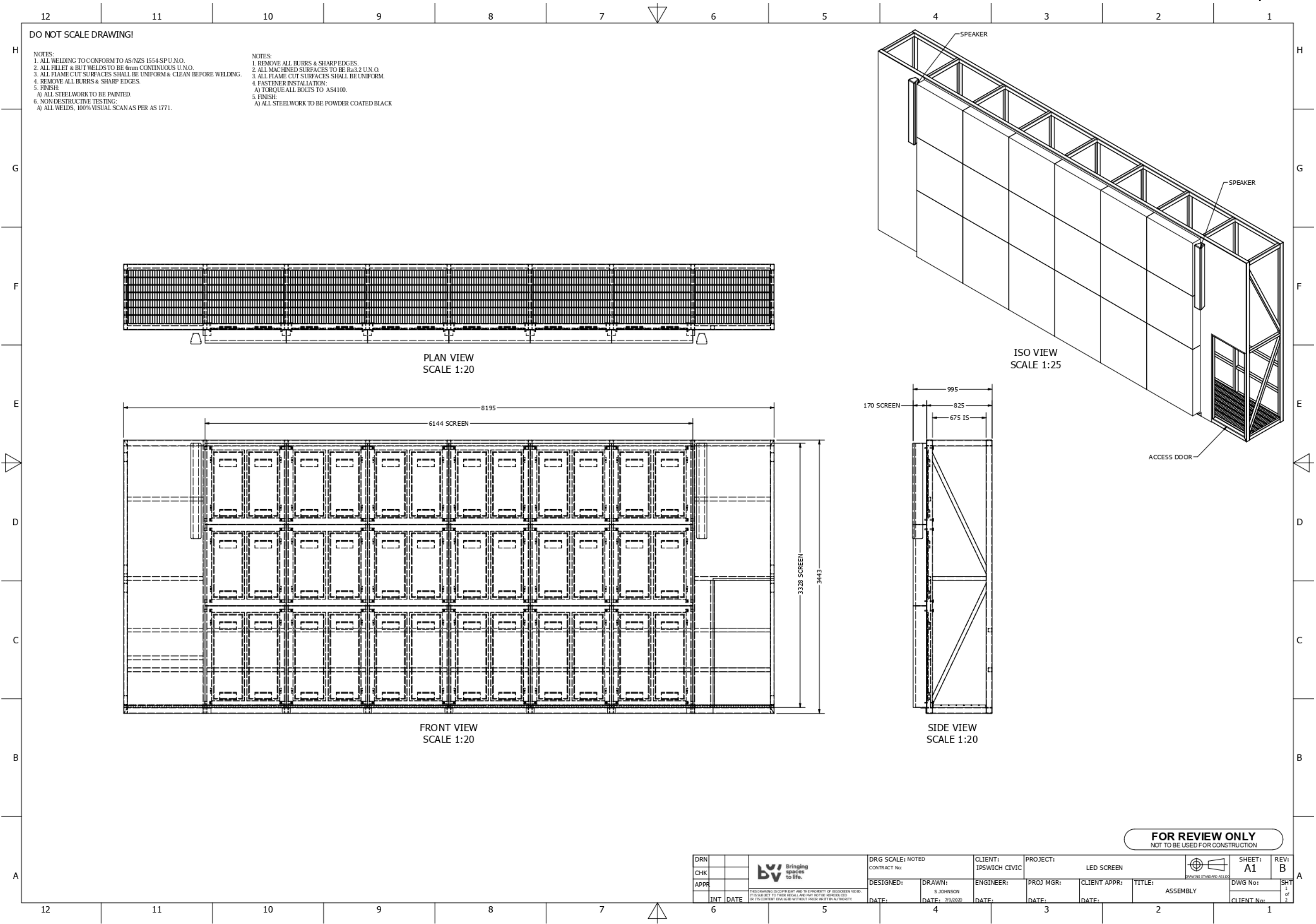
Scale: As indicated @A1

Drawing Title: TENANCY 1 PLANS & DETAILS

Zone: A-C-4501

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Doc ID No: A6731705

ITEM: 15.4
SUBJECT: MAJOR AMENDMENT OF THE WATER NETSERV PLAN 2020
AUTHOR: SENIOR PLANNING OFFICER (STRATEGIC)
DATE: 18 JANUARY 2021

EXECUTIVE SUMMARY

This is a report concerning the proposed Major Amendment of the Water Netserv Plan and request for endorsement of the planning assumptions for the Ipswich local government area (Ipswich LGA) as proposed by Urban Utilities (UU) in the proposed Water Netserv Plan 2020 (Part A).

UU formally requested Council's endorsement by email dated 30 November 2020, as per the requirements of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* (SEQ Water Act). This major amendment was triggered by the adoption of a new charge rate for the Bromelton State Development Area and UU have identified that no changes have been made to the planning assumptions for the Ipswich LGA.

The Interim Administrator of Ipswich City Council endorsed the planning assumptions contained in the Water Netserv Plan 2019 as being consistent with Council's planning assumptions on 28 October 2019. As this major amendment does not amend the planning assumptions, endorsement is therefore recommended.

RECOMMENDATION

That Council endorse the planning assumptions for the Ipswich local government area proposed by Urban Utilities in Water Netserv Plan 2020 (Part A) as being consistent with the planning assumptions included in the Ipswich Local Government Infrastructure Plan.

RELATED PARTIES

The proposed major amendment to the Water Netserv Plan is relevant to Urban Utilities and Ipswich City Council as a participating government.

The Water Netserv Plan is also relevant to the development industry for the purposes of water and sewer infrastructure connections and network provision.

ADVANCE IPSWICH THEME

Managing growth and delivering key infrastructure

Listening, leading and financial management

PURPOSE OF REPORT/BACKGROUND

The SEQ Water Act requires that the Water Netserv Plan state the relevant planning assumptions on which the plan is based, including assumptions about the type, scale, location and timing of development.

The planning assumptions in the Water Netserv Plan are required to be consistent with the planning assumptions stated in the Local Government Infrastructure Plans of UU participating local governments.

UU must seek endorsement from each of its participating local governments that the proposed planning assumptions in the Water Netserv Plan are consistent with the planning assumptions for that local government area for any new plan or any major amendment to the plan.

UU have adopted a new charge rate for the Bromelton State Development Area, located in the Scenic Rim LGA, triggering the need for the proposed major amendment. A summary of the amendments is detailed in Attachment 1 – Summary of Amendments. Although the amendments also include a range of procedural amendments to simplify the water approval process, no changes have been made to the planning assumptions for the Ipswich LGA which we are required to endorse.

The proposed Water Netserv Plan 2020 (Part A) is 135 pages and as no changes to the relevant planning assumptions for Ipswich LGA are proposed, it has been omitted from inclusion into this report. Copies can be made available upon request by Council with access to be provided through the Councillor portal.

The Interim Administrator of Ipswich City Council previously endorsed the planning assumptions contained in the Water Netserv Plan 2019 as being consistent with Council's planning assumptions on 28 October 2019.

As this major amendment does not amend the planning assumptions for the Ipswich LGA, endorsement is therefore recommended.

LEGAL/POLICY BASIS

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

Planning Act 2016

South East Queensland Water (Distribution and Retail Restructuring) Act 2009

RISK MANAGEMENT IMPLICATIONS

There is a risk that the development industry will not support the Water Netserv Plan (Part A) as facilitating growth and development of the Ipswich local government area. However, this is mitigated by:

- ensuring alignment of the planning assumptions in the Water Netserv Plan (Part A) with the planning assumptions in the Ipswich Local Government Infrastructure Plan;

- consulting with the community, representative development industry organisations and major developers; and
- aligning the future connection area and connection area for Water Netserv Plan (Part A) with various land use planning instruments, including the zoning in the Ipswich planning scheme.

Risks relating to the amendment of UU's Water Netserv Plan will be managed by UU in accordance with the relevant provisions of State government legislation, policies, plans and statutory guidance.

FINANCIAL/RESOURCE IMPLICATIONS

There are no specific financial or resource implications to Council relating to the endorsement of the planning assumptions included in the proposed Water Netserv Plan 2020 (Part A) other than sending the endorsement response.

COMMUNITY AND OTHER CONSULTATION



Internal consultation was undertaken with the Development Planning Branch and the Engineering, Health and Environment Branch of the Planning and Regulatory Services Department on the proposed major amendments. No concerns were identified in relation to the proposed amendments.

Public consultation is required to be undertaken by Urban Utilities pursuant to the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* following endorsement by participating local governments.

CONCLUSION

It is proposed that the planning assumptions in the proposed Water Netserv Plan 2020 (Part A) as prepared by Urban Utilities be endorsed as being consistent with planning assumptions contained in the Ipswich Local Government Infrastructure Plan.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Summary of Amendments  
----	---

Richard deVries
SENIOR PLANNING OFFICER (STRATEGIC)

I concur with the recommendations contained in this report.

Garath Wilson
ACTING STRATEGIC PLANNING MANAGER

I concur with the recommendations contained in this report.

Dannielle Owen
MANAGER, CITY DESIGN

I concur with the recommendations contained in this report.

Peter Tabulo
ACTING CHIEF EXECUTIVE OFFICER

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

Summary of Amendments**(to be read in conjunction with the Water Netserv Plan (Marked Up version))**

As per the provisions of the SEQ Water Act, the following summarises the amendments contained within this amendment package:

REFERENCE	PAGE #	Amendment requirement	Proposed Change
Part 1 1.1	6	Fix an error in referencing infrastructure network.	Remove reference to "trunk".
Part 4 Desired Standards of service	16	The SEQ Code is not the limit of Desired Standards of Service.	Expanded the requirements to include new components of DSS, being Urban Utilities standards and guidelines.
Part 7 Schedule 1 Table SC1.1	20	Current plan did not include a definition of 'alteration'.	Expanded content to include a definition.
Part 7 Schedule 1 Table SC1.1	21	The definition of security for completed works included a bond of 10% of the value of the completed works. This was contrary to existing agreed practice.	Definition amended to \$5,000 or 5% of the value of completed works, whichever is greater.
Part 7 Schedule 2 SC2.1	24	Outlining the Water approval process in the plan will enhance the customer experience.	Included a new clause to outline the process for standard and non-standard water approvals.
Part 7 Schedule 2 SC2.2.1 Table SC2.2.1 SC1	25	Some of the criteria for the types of uses a new connection must service to be a standard connection were ambiguous while there were other circumstances absent.	Clarified when a multiple dwelling is a standard connection and to include new categories for 1 into 2 lot subdivisions and lot amalgamations.
Part 7 Schedule 2 SC2.2.1 Table SC2.2.1 SC1	25	Metering is not covered in the criteria and no direction provided for metering/sub-metering arrangements.	Information was added to the Note to clarify the metering requirements for a standard connection. (As per 1.2.2(3) of the Water Netserv Plan, notes form part of the interpretation and implementation of the plan.)
Part 7 Schedule 2 SC2.2.1 Table SC2.2.1 SDC2	26	There is a level of ambiguity with the current wording as it does not consider dual service arrangements.	The criteria was amended to identify this requirement related to the point of property connection, therefore removing ambiguity with dual service arrangements.
Part 7 Schedule 2 SC2.2.2 SC2.2.2.1 Table SC2.2.2.1 DWWR1	27	The provision identifies specific drawing numbers for Council technical drawings. As these drawings are regularly updated, the clause should not reference a specific revision number to avoid the clause becoming redundant.	The clause now references the current version of drawings to ensure they remain current even if Council's revise their information.
Part 7 Schedule 2 SC2.2.2	27	Concern that the clause may conflict with state requirements, outside Urban Utilities control.	Criteria was expanded to include a reference to 'unless otherwise approved by the relevant authority' to

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Table SC2.2.2.1 DWWWC1			allow the ability to consider each situation on a case by case basis.
Part 7 Schedule 2 SC2.2.2 SC2.2.2.1 DWWWC2	27	Concern that the clause may conflict with state requirements, outside Urban Utilities control.	Criteria was expanded to include a reference to 'unless otherwise approved by the relevant authority' to allow the ability to consider each situation on a case by case basis.
Part 7 Schedule 2 SC2.2.2 SC2.2.2.1 DWWWC2 (2)	27	The requirement for tunnel boring was identified as one of a range of construction methodology.	Expanded the criteria to "where appropriate" to allow the ability to consider each situation on a case by case basis.
Part 7 Schedule 2 SC2.2.2 SC2.2.2.1 DWWWE2	27	Concern that the clause may conflict with state requirements, outside Urban utilities control.	Criteria was expanded to include a reference to 'unless otherwise approved by the relevant authority' to allow the ability to consider each situation on a case by case basis.
Part 7 Schedule 2 SC2.2.2 SC2.2.2.1 DWWWE2 (2)	27	The requirement for tunnel boring was identified as one of a range of construction methodology.	Expanded the criteria to "where appropriate" to allow the ability to consider each situation on a case by case basis.
Part 7 Schedule 2 SC2.2.2.2 Table SC2.2.2.2 DWCS1	29	The SEQ Code is not the limit of standards to be considered when designing and constructing infrastructure.	Expanded the requirements to include new component for consideration, being Urban Utilities standards and guidelines.
Part 7 Schedule 2 SC2.2.2.2 Table SC2.2.2.2 DWPNT1	29	The reference in the clause to "meter box" did not capture large diameter meter assemblies and other metering arrangements.	Changed the reference of "meter assembly and meter box" to "metering arrangement" to make the clause more generic.
Part 7 Schedule 2 SC2.2.2.2 Table SC2.2.2.2 DWPNT2	29	The reference in the clause to "meter box" did not capture large diameter meter assemblies and other metering arrangements.	Changed the reference of "meter assembly and meter box" to "metering arrangement" to make the clause more generic.
Part 7 Schedule 2 SC2.2.2.3 Table SC2.2.2.3 RWCS1	31	The SEQ Code is not the limit of standards to be considered when designing and constructing infrastructure.	Expanded the requirements to include new component for consideration, being Urban Utilities standards and guidelines.
Part 7 Schedule 2 SC2.2.2.3	31	The reference in the clause to "meter box" did not capture large diameter meter assemblies and other metering arrangements.	Changed the reference of "meter assembly and meter box" to "metering arrangement" to make the clause more generic.

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Table SC2.2.2.3 RWPNT1			
Part 7 Schedule 2 SC2.2.2.3 Table SC2.2.2.3 RWPNT2	31	The reference in the clause to “meter box” did not capture large diameter meter assemblies and other metering arrangements.	Changed the reference of “meter assembly and meter box” to “metering arrangement” to make the clause more generic.
Part 7 Schedule 2 SC2.2.2.4 Table SC2.2.2.4 WWDC1	32	The SEQ Code is not the limit of standards to be considered when designing and constructing infrastructure	Expanded the requirements to include new component for consideration, being Urban Utilities standards and guidelines.
Part 7 Schedule 2 SC2.2.2.4 Table SC2.2.2.4 WWNT2	32	Information relating to the setbacks was contradictory to the requirements in the SEQ Code.	Amended the criteria to trigger the requirement to contact Urban Utilities if the proposal triggered a relaxation of the required setbacks.
Part 7 Schedule 2 SC2.2.2.4 Table SC2.2.2.4 WWNN1	32	The provisions in the criteria are not specific to non-trunk infrastructure and would apply to other situations	The criteria was removed from this section and a new criteria was included in the ‘Wastewater property service infrastructure’ section.
Part 7 Schedule 2 SC2.2.2.4 Table SC2.2.2.4 WWNN2	32	The provisions in the criteria are not specific to non-trunk infrastructure and would apply to other situations, and is in fact repeated under wastewater property service infrastructure.	This criteria was deleted as it is already referenced in the ‘Wastewater property service infrastructure’ section (existing WWPNT2).
Part 7 Schedule 2 SC2.2.2.4 Table SC2.2.2.4 WWNN3	32	The provisions in this criteria needs to be expanded to capture other scenarios where it is relevant.	Criteria amended to identify the situations where it applies and to confirm that the removal is in accordance with Urban Utilities requirements.
Part 7 Schedule 2 SC2.2.2.4 Table SC2.2.2.4 WWPN1	32	The specific configuration referenced in the clause is different to the SEQ Code requirements.	Amended the clause to remove the specific configuration and refer back to the SEQ Code for compliance.
Part 7 Schedule 2 SC2.2.2.4 Table SC2.2.2.4 WWPN3	32	The criteria was identified in the ‘wastewater network infrastructure (non-trunk infrastructure)’ section however it applied in more circumstance	The criteria shown in the ‘wastewater network infrastructure (non-trunk infrastructure)’ was moved to this section.

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Part 7 Schedule 2 SC2.2.2.4 Table SC2.2.2.4 WWOM1	32	It was unsure when this clause would be applicable and the current wording made it relevant to all applications.	The criteria was expanded to identify that the location and date of installation is through agreement with Urban Utilities.
Part 7 Schedule 2 SC2.3 Table SC2.3.1 (4)	36	This condition and the related information in the criteria for a standard connection (Table SC2.2.1 - SC1) did not align.	Expanded condition to include all uses identified in the criteria.
Part 7 Schedule 2 SC2.4.1 (4)	37	The use of the term “properly made” relates specifically to the check for completeness stage of the water approval.	Amended the term to ‘accepted in full’ to avoid confusion with the check for completeness requirements.
Part 7 Schedule 2 SC2.4.2	37	The Netserv does not provide clarity on the information request requirements for Service Advice Notices.	A Note has been added to advise that a notice seeking further information may be required. (As per 1.2.2(3) of the Water Netserv Plan, Notes form part of the interpretation and implementation of the plan.)
Part 7 Schedule 2 SC2.6.1	39	Clarity on when an application is deemed properly made once the check for completeness has been done. DS are beginning the application process once the check for completeness is done, even if the 5 days has not lapsed.	To cater for the agreed good customer practice underway in DS, the clause was expanded to provide further clarity on when an application is deemed properly made. Subsequent changes made to Subsection (4), (5), (6) and (7). Additional clause (8) added.
Part 7 Schedule 2 SC2.6.2 (2)	39	To avoid confusion between water approval application and design applications, the timeframe for responding to an information request should clearly stipulate that it relates to water approval applications.	Added a reference to “for the water approval application” to clarify when this clause is relevant. A grammatical error was also corrected in this clause.
Part 7 Schedule 2 SC2.6.2 (3)	39	Clarity required in relation to when the application is lapsed.	Added reference to the specific subsection that would trigger the lapsing of an application. A grammatical error was also corrected in this clause.
Part 7 Schedule 2 SC2.7.1	41	A number of relevant provisions relating to when and how we can accept an application was missing.	The criteria now includes certain clarity on what is required to accept the application.
Part 7 Schedule 3 SC2.7.2	41	Formatting changes made for ease of use. An information request requirement was proposed for inclusion although not required.	Amended numbers for clarity. The proposed information request requirements were included as a note as this provision is used at the discretion of the assessing officer and is not a legislated requirement.

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Part 7 Schedule 3 SC3.1	46	With the proposed changes to how the charges schedules are referenced in the Plan, the introduction to the section needed to be more specific.	Amended the section to clarify in more detail what the charges schedule included.
Part 7 Schedule 3 SC3.2	-	SC3.2 was a duplication of information found in SC3.4.	The whole SC3.2 clause was removed as it was redundant – the information was referenced elsewhere.
Part 7 Schedule 3 SC3.3	46	With the removal of SC3.2, the numbering of the subsequent sections changed.	SC3.3 amended to SC3.2 due to the removal of SC3.2.
Part 7 Schedule 3 SC3.2 (1)	46	Advice was received from the DNRME that the information relating to service use charges can be referenced in the Water Netserv Plan via a link to a public website.	The wording of this clause was amended to reference the link to the public website where the most recent information is available for viewing.
Part 7 Schedule 3 SC3.2 (2)	46	The current Water Netserv Plan does not provide detail for those customers near the boundary with Toowoomba Regional Council on how to seek information on their water charges.	Included a new clause to identify the situation for customers in the Preston and Cabarlah areas of the Lockyer Valley Council.
Part 7 Schedule 3 Table SC3.3.1	-	This table was a duplication of the information available on the website, which is now available to access in the Water Netserv Plan via a website link.	Removed Table SC3.3.1 as the information to access the information is available in the new SC3.2 (1).
Part 7 Schedule 3 SC3.4	46	With the removal of SC3.2, the numbering of all the subsequent sections changed. The title did not identify all the Fees and Charges information related to this section.	SC3.4 amended to SC3.3 due to the removal of SC3.2. The Title was amended to include “including connection charges and works charges” to provide clarity on the content of this section.
Part 7 Schedule 3 SC3.4 (1)	46	Advice was received from the DNRME that the information relating to Urban Utilities’ Fees and Charges can be referenced in the Water Netserv Plan via a link to a public website. Further clarity on the extent of information available through the web link on fees and charges was required.	The wording of this clause was amended to reference the link to the public website where the most recent information is available for viewing. Clause expanded to identify categories of fees and charges available through the web link.
Part 7 Schedule 3 SC3.4 Table SC3.4.1	-	This table was a duplication of the information available on the website, which is now available to access in the Water Netserv Plan via a website link.	Removed Table SC3.4.1 as the information to access the information is available in the new SC3.3 (1).
Part 7 Schedule 4	48	The adoption of a new charge rate for a portion of the Bromelton State	Reference to the Bromelton Charge Rate included in the criteria, identified

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SC4.2.1		Development Area needs to be referenced in the non-residential adopted infrastructure charges for water and wastewater services for the Scenic Rim Regional Council area.	in a separate table as the Bromelton State Development Area is not a development category under the Planning Regulation and therefore needs to sit outside the table capturing the charges for each shareholder council.
Part7 Schedule 4 Table SC4.2.1.1	48	An irrelevant row was identified in the table.	Removed the irrelevant row.
Part 7 Schedule 4 Table SC4.2.1.3	54	There is no Maximum Allowable Charge for Educational Establishment for the Flying Start for Queensland Children program.	Amended the table to reflect a Nil charge.
Part 7 Schedule 4 Table SC4.2.1.4	59	The Bromelton Charge Rate is not a development category under the Planning Regulation and therefore should be identified separately from the tables identifying the charges for the use categories under the Planning Regulation.	A new table was created to identify the new use category for Bromelton State Development Area.
Part 7 Schedule 4 SC4.4.3.2 (4)	80	The use of the term “properly made” relates specifically to the check for completeness stage of the water approval.	Amended the term to ‘accepted in full’ to avoid confusion with the check for completeness requirements.
Part 7 Schedule 4 SC4.4.3.6 (4)	82	The use of the term “properly made” relates specifically to the check for completeness stage of the water approval.	Amended the term to ‘accepted in full’ to avoid confusion with the check for completeness requirements.
Part 7 Schedule 6	88	With the adoption of the Bromelton Charge Rate, the extrinsic materials need updating to reflect the current state.	Added one relevant document to support the interpretation of the Bromelton inclusion to Water Netserv Plan. Removed one redundant document.
Part 7 Schedule 7 SC7.1	90	Map index was excluded from previous edition of the Water Netserv Plan.	Included a link in the document to view the online maps and provided an index.
Part 7 Schedule 8 Table SC8.1.4	97	Bromelton Schedule of Works additions – water supply network	The planned trunk that traverses the Bromelton area to be included in the appropriate map and shown on the table.
Part 7 Schedule 8 Table SC8.1.4 & SC8.1.5	97 - 99	New maps incorporated into the series has changed the map numbers for Scenic Rim and Somerset	Amended the map numbers in the Schedule of works to reflect new Map numbers.
Part 7 Schedule 8 Table SC8.2.4	108	Bromelton Schedule of Works additions – wastewater supply network	The planned trunk that traverses the Bromelton area to be included in the appropriate map and shown on the table.

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Part 7 Schedule 8 Table SC8.2.4 & SC8.2.5	108-110	New maps incorporated into the series has changed the map numbers for Scenic Rim and Somerset	Amended the map numbers in the Schedule of works to reflect new Map numbers.
Part7 Schedule 8 SC8.3	111	Bromelton Treatment schedule of works to be included	The Bromelton STP Stage 1 included in WNP
Part 7 Schedule 9 Table SC9.1	113-125	An irrelevant row was identified in the table.	Removed the irrelevant row.
Part 7 Schedule 9 Table SC9.2	126-131	An irrelevant row was identified in the table.	Removed the irrelevant row.
Part 7 Schedule 9 Table SC9.3	132	An irrelevant row was identified in the table.	Removed the irrelevant row.
Part 7 Schedule 9 Table SC9.4	133	An irrelevant row was identified in the table.	Removed the irrelevant row.
Part 7 Schedule 9 Table SC9.5	134	An irrelevant row was identified in the table.	Removed the irrelevant row.

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ITEM: 15.5

SUBJECT: TENDER NO. 15405 - NORTH STATION ROAD, CRIB WALL

AUTHOR: BUILDING CONSTRUCTION AND MAINTENANCE CATEGORY SPECIALIST

DATE: 4 JANUARY 2021

EXECUTIVE SUMMARY

This is a report concerning the recommendation to award Tender 15405 North Station Road Crib Wall works and to seek Council's approval to enter into contract with Shamrock Civil Engineering Pty Ltd to undertake the works.

After undertaking an open tender process and receiving tender offers, the Evaluation Panel identified the abovementioned supplier as the recommended supplier to undertake the works. The supplier has demonstrated extensive experience providing the required services, offering an effective methodology which demonstrates a thorough understanding of Council's requirements and has submitted competitive pricing.

The supplier has a head office within Ipswich and has outlined the use of local suppliers that will be providing services for the proposed contract promoting Council's Buy Ipswich Approach.

The costs to undertake the remediation and repair works for the retaining crib wall and pavement upgrade, is a contract value of \$1,878,537.71 (Excl GST) for a contract construction period of approximately six (6) months.

RECOMMENDATION

- A. That Tender No. 15405 for North Station Road Crib Wall project be awarded to Shamrock Civil Engineering Pty Ltd (ABN 68 066 655 856).**
- B. That Council enter into a contract with Shamrock Civil Engineering Pty Ltd for the provision of North Station Road Crib Wall project under a lump sum agreement for the sum of one million, eight hundred and seventy eight thousand, five hundred and thirty seven dollars and seventy one cents (\$1,878,537.71 "total Contract Amount) excluding GST.**
- C. That under s257 (1) of the *Local Government Act 2009*, Council delegate the power to the Chief Executive Officer to be authorised to negotiate and finalise the terms of the contract with Shamrock Civil Engineering Pty Ltd, to be executed by Council, including authorisation for the CEO, to approve any additional costs, up to 20%**

increase of the total contract amount and to do any other acts necessary to implement Council's decision.

RELATED PARTIES

The was no declaration of conflicts of interest

ADVANCE IPSWICH THEME

Managing growth and delivering key infrastructure

PURPOSE OF REPORT/BACKGROUND

Located along the western edge of North Station Road adjacent Beth and Winifred Street's is a 170m long 7.0m high crib wall adjacent the Bremer River. Following the 2011 floods, an initial condition assessment (Geotechnical Inspection report) was undertaken of the wall by AECOM in November 2011, which identified a number of locations where the wall has failed. Due to the extensive damage and ongoing signs of settlement and differential movement, the crib wall and adjoining pavement are in need of repair / replacement.

Due to the specialised nature of the project and the Austroads harmonized frameworks for roadwork and bridgework construction contract requirements, the works are unable to be undertaken internally. Therefore Council is seeking to engage the above supplier under a Principal Contractor arrangement to deliver the works.

Council released Request for Tender 15405 North Station Crib Wall on 24 October 2020 to the open market which closed on 1 December 2020. Council received five (5) submissions. The Evaluation Panel undertook an evaluation of the submissions as per Confidential Attachment 2: 15405 North Station Road Crib Wall - Strategy and Tender Evaluation Plan.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:
Local Government Act 2009
Local Government Regulation 2012

RISK MANAGEMENT IMPLICATIONS

Currently the pavement above the crib wall is on a significant lean and is not accessible to the public due to safety issues; with the crib wall (retaining wall) also leaning beyond its original design capacity, allowing surface water to pond behind the top of the wall or enter the subsurface drainage system. Further damage from a large storm event or flood could result in catastrophic failure of the retaining wall undermining the adjacent supported road and pavement.

A corporate score card check was undertaken which revealed that there are no adverse actions recorded against the supplier. Refer to Attachment 3: Shamrock Civil Engineering Corporate Score Card.

FINANCIAL/RESOURCE IMPLICATIONS

Cost estimate spend analysis prepared by a Quantity Surveyor (note all values are exclusive of GST):

Description	Estimated Amount	Contract Amount	Contingency 15%	Total Value Contract + Contingency
Crib Wall Works	\$2,600,000	\$1,878,538	\$281,781	\$2,160,319

Refer to Attachment 2: 15405 North Station Road Crib Wall - Strategy and Tender Evaluation Plan.

A fifteen per cent (15%) contingency has been included in the financial implications table above however Council approval for a twenty per cent (20%) contingency is sought, to enable the CEO to operationalise the delivery of the works.

COMMUNITY AND OTHER CONSULTATION

The Infrastructure and Environment Department, as the relevant contract owner, were consulted and have endorsed the recommendation to award.

Refer to attachment 1: 15405 North Station Crib Wall - Recommendation to Award.

CONCLUSION

It was determined by the Evaluation Panel that the recommended supplier, Shamrock Civil Engineering Pty Ltd, possesses the capabilities and capacity to meet Council's requirements for the North Station Road Crib Wall works.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

	CONFIDENTIAL
1.	15405 North Station Road Crib Wall - Recommendation to Award
2.	15405 North Station Road Crib Wall - Strategy and Tender Evaluation Plan
3.	Shamrock Civil Engineering Corporate Score Card

Carlo Sorbello

BUILDING CONSTRUCTION AND MAINTENANCE CATEGORY SPECIALIST

I concur with the recommendations contained in this report.

Sonia Cooper

GENERAL MANAGER CORPORATE SERVICES

I concur with the recommendations contained in this report.

Tony Dunleavy

MANAGER LEGAL AND GOVERNANCE (GENERAL COUNSEL)

I concur with the recommendations contained in this report.

Wayne Bichel

BUILDING CONSTRUCTION AND MAINTENANCE CATEGORY MANAGER

I concur with the recommendations contained in this report.

Richard White

MANAGER, PROCUREMENT

I concur with the recommendations contained in this report.

Charlie Dill

GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

I concur with the recommendations contained in this report.

David Farmer

CHIEF EXECUTIVE OFFICER

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Doc ID No: A6714525

ITEM: 15.6

SUBJECT: TENDER NO. 15536 - BRISBANE ROAD, REDBANK - ROAD REHABILITATION

AUTHOR: CATEGORY SPECIALIST (BUILDING CONSTRUCTION AND MAINTENANCE)

DATE: 6 JANUARY 2021

EXECUTIVE SUMMARY

This is a report concerning the recommendation to award Tender 15536 Brisbane Road, Redbank – Road Rehabilitation and seek Council’s approval to award Contract 15536 to BMD Constructions Pty Ltd for the completion of road rehabilitation works at Brisbane Road, Redbank.

RECOMMENDATION

- A. That Tender No. 15536 for the road rehabilitation project located at Brisbane Road, Redbank be awarded to BMD Constructions Pty Limited (ABN 59 010 126 100).
- B. That Council enter into a contract with BMD Constructions Pty Limited for 15536 Brisbane Road, Redbank – Road Rehabilitation, for the sum of one million, eight hundred and ninety-three thousand, nine hundred and sixty-eight dollars and thirty cents (\$1,893,968.30 “*total Contract amount*”) excluding GST.
- C. That under s257(1) of the *Local Government Act 2009* Council delegate the power to the Chief Executive Officer to be authorised to negotiate and finalise the terms of the contract with BMD Constructions Pty Limited, to be executed by Council including authorisation for the CEO, to approve any additional costs, up to a 20% increase of the total contract amount and to do any other acts necessary to implement Council’s decision.

RELATED PARTIES

The Evaluation Panel declared no Conflicts of Interest.

ADVANCE IPSWICH THEME

Managing growth and delivering key infrastructure

PURPOSE OF REPORT/BACKGROUND

Council’s Infrastructure and Environment Department (IED) identified road rehabilitation works along Brisbane Road, Redbank to be completed as a priority capital work project. An

open tender was facilitated to engage a suitably qualified and experienced contractor to complete road rehabilitation works at Brisbane Road, Redbank (between Mine Street and Brisbane Terrace, 651 metres).

LEGAL/POLICY BASIS

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

Local Government Regulation 2012

Local Government Act 2009

RISK MANAGEMENT IMPLICATIONS

No risks (legal or insurance) were identified with the recommended supplier. Details of commercial risks and mitigations are available in Attachment 1.

FINANCIAL/RESOURCE IMPLICATIONS

Construction Budget (split funded: \$2,088,000 for 20/21 and \$756,856 for 21/22)	\$2,844,566.00
Contract Award (BMD Construction Pty Ltd)	\$1,893,968.30
Contingency 10%	\$189,396.83
Under Budget	\$761,200.87

A ten per cent (10%) contingency has been included in the financial implications table above however Council approval for a twenty per cent (20%) contingency is sought, to enable the CEO to operationalise the delivery of the works.

COMMUNITY AND OTHER CONSULTATION

The Infrastructure and Environment Department (IED) as the contract user, were consulted and have endorsed the recommendation to award.

CONCLUSION

This report seeks the Council's approval to award Tender 15536 Brisbane Road, Redbank – Road Rehabilitation to BMD Constructions Pty Ltd. Their offer as determined by the Evaluation Panel offers Council the best value for money.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

	CONFIDENTIAL
1.	15536 Recommendation to Award
2.	15536 Strategy and Tender Evaluation Plan

Gavin Wright

CATEGORY SPECIALIST (BUILDING CONSTRUCTION AND MAINTENANCE)

I concur with the recommendations contained in this report.

Wayne Bichel

BUILDING CONSTRUCTION AND MAINTENANCE CATEGORY MANAGER

I concur with the recommendations contained in this report.

Tony Dunleavy

MANAGER LEGAL AND GOVERNANCE (GENERAL COUNSEL)

I concur with the recommendations contained in this report.

Sonia Cooper

GENERAL MANAGER CORPORATE SERVICES

I concur with the recommendations contained in this report.

Pedro Baraza

CONSTRUCTION MANAGER

I concur with the recommendations contained in this report.

Graeme Martin

WORKS AND FIELD SERVICES BRANCH MANAGER

I concur with the recommendations contained in this report.

Charlie Dill

GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

I concur with the recommendations contained in this report.

Richard White

MANAGER, PROCUREMENT

I concur with the recommendations contained in this report.

David Farmer

CHIEF EXECUTIVE OFFICER

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Doc ID No: A6654169

ITEM: 15.7
SUBJECT: KEY DEPOSIT FEES FOR COUNCIL FACILITIES
AUTHOR: PRINCIPAL TREASURY ANALYST
DATE: 3 DECEMBER 2020

EXECUTIVE SUMMARY

This is a report concerning key deposits and key replacement fees which apply in relation to the use of Council buildings and facilities, such as parks, sporting grounds and community centres.

It is proposed that the existing \$45 key deposits be phased out over the next 18 months as Council's new key access system becomes operational across Council facilities. Going forward, replacement fees can be either deducted from the facilities bond (where a bond applies), or the replacement fee invoiced to the key holder (where there is an ongoing lease, permit or service agreement).

RECOMMENDATION/S

That Council resolve to adopt the new fee structure for key deposits and key replacement fees in relation to the use of Council facilities as set out in Attachment 1, to be introduced in association with the implementation of Council's new key access system.

RELATED PARTIES

There are no known related parties associated with this proposal, and no declaration of conflicts of interest have been provided.

ADVANCE IPSWICH THEME

Listening, leading and financial management

PURPOSE OF REPORT/BACKGROUND

Commencing in July 2020, Council's Community Safety and Innovation Section embarked on a program of works to rekey all council owned assets. The upgrade to the key system is required as Council's existing key system, which has been in operation for over ten years, will no longer be supported or manufactured from December 2020.

The keying upgrade extends to all council assets such as parks, clubhouses, community facilities, leased premises, depots, libraries and offices. A schedule for the rollout of the new keying system over the next 18 months is currently being finalised. Council occupied buildings are being rekeyed first, followed by non-Council occupied buildings (such as community facilities), and then parks (in alphabetical suburb order).

With the introduction of a new access key system for Council facilities, it has been timely to review the process and fee structure in relation to key deposits and key replacement fees. This report considers the recommended approach for streamlining key related fees, as it relates to Council's register of approved fees and charges, and the booking and access arrangements for the use of Council facilities.

This report does not seek to provide detail on the new key access system, or how it operates. It is noted however that different key types involve different costs for replacement. Table 1 (below) outlines the types of keys for which key deposits or replacement fees may apply:

Table 1: Categories of keys

Key Category	Description	Status / Utilisation	Approximate key replacement cost
DLP Key	Council's existing manual key system	DLP keys are in the process of being phased out and replaced with Protec2 or Protec2 CLIQ keys	\$45 # * Re-keying of locks is additional
Protec2 Standard Key	New key system, mechanical version	Will be progressively installed on low risk assets over the next 12 months	\$45 # *
Protec2 CLIQ Key	New key system, electronic version	Will be progressively installed on medium and high risk assets over the next 12 months	\$190 #

Inclusive of GST * Includes partial cost recovery of rekeying of locks and administration

To date, where an external client requires access to a Council facility, a key deposit of \$45 has been charged. The deposit is held in trust and is refunded upon return of the key.

External key access to Council facilities may be required in a range of circumstances, for example:

- Sporting clubs and organisations using Council sporting fields and facilities;
- Contractors providing services in relation to, or at Council facilities (such as cleaners and meter readers);
- Long term leaseholders (commercial leases and community organisations); and

- Temporary and ad-hoc bookings for parks or halls.

Some Council facilities, such as the Civic Centre, will not require key access as visitors are not permitted to access the venue without staff attendance.

If a key is not returned, the customer may lose their key deposit. Forfeit rates have historically been relatively low, at around 2% of deposits in an average year.

To simplify the key deposit process for both customers and Council, it is proposed that the requirement for a separate \$45 key deposit be largely phased out over the next 18 months as Council's new key access system is introduced. In place of this separate key deposit, where a key is not returned, going forward Council may either:

- a) Deduct the replacement cost of any lost keys from the facilities bond, where a bond has been paid, or,
- b) Issue an invoice for the cost of the replacement to the holder of the key, where there is an ongoing lease, permit or service agreement in relation to a Council facility.

In some cases, a facility bond is not required by Council. For example, contractors undertaking maintenance work on Council facilities will often require key access, but do not pay a bond as the facility is not being hired. Similarly, eligible schools using Council parks and sporting grounds that are given exemptions to paying a bond. In such instances, the terms of the service agreement is to include a provision that a key replacement fee will become payable if the key is not returned.

This approach will avoid the need for external parties to pay a separate key deposit up front in most cases, and will reduce the administration burden on all parties. Customers are expected to find this simplified billing arrangement preferable.

Both key deposits and key replacement fees for the different key types will be retained in the Fees and Charges Register, to allow flexibility for charges to be applied where required.

The existing deposit acts as an incentive for the return of the key, but only goes part way to covering Council's costs where rekeying is required or where a replacement CLIQ key is required under the new access system. The deposit value of \$45 has remained unchanged for over fifteen years, irrespective of the type of key required. As the new key system is introduced, it is proposed that the replacement fees be set at a rate which reflects cost recovery of the type of key system used for the particular facility. The proposed fees are:

- \$45 for existing DLP keys, Protec2 standard keys, and swipe cards; and
- \$190 for the new electronic Protec2 CLIQ keys used on higher value assets.

The deposit and replacement costs will be subject to review annually. The bonds paid in respect to hire of facilities are outlined in Council's register of fees and charges. At this time, it is not proposed that the bonds be increased.

The proposed amendments to the Register of Fees and Charges are outlined in Attachment 1.

The Project Manager for Community Safety and Innovation will oversee the rollout of the new key system, and to assist Departments in coordinating the changeover of access keys with external clients. As part of this process, maintenance agreements, tenancy agreements, local law provisions and permit terms and conditions will be reviewed and updated by the respective sections of Council where necessary to reflect the new charge structure.

It is anticipated that transition to the new key system and related new fee structure will be completed within 18 months.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions: *Subordinate Local Law 7.1 (Local Government Controlled Areas and Roads)*

RISK MANAGEMENT IMPLICATIONS

This proposal is not anticipated to result in any material changes to the financial or asset security risk profile of Council.

FINANCIAL/RESOURCE IMPLICATIONS

The proposal to adjust the fee structure in relation to key deposits and key replacement fees is expected to be cost neutral for Council, as the cost of replacement keys will be covered by invoiced fees or bond deductions where required.

A small reduction in administrative effort and cost is expected as an indirect result of the reduced number of customer service counter visits, trust transactions and financial administration required.

Most external customers will benefit from the reduced administrative burden of not having to pay and account for a separate key deposit.

In the few instances where a customer fails to return one of the new electronic keys, the replacement cost will be higher. It is difficult to forecast the quantum of keys which may not be returned each year, however based on prior years it is likely to be between zero and five customers per year paying a higher charge. The higher replacement cost itself may act as a price incentive to reduce the incidence of key loss. It is noted that Council's proposed charges remain capped at cost recovery.

COMMUNITY AND OTHER CONSULTATION

This proposal has been drafted as a joint proposal with internal stakeholders, in particular security, facilities, property and customer service.

Feedback from external clients, including building tenants, community and sporting groups indicates that a key replacement fee is preferable for most external stakeholders, as it involves a lesser administrative burden and cost outlay for most.

CONCLUSION



It is recommended that Council approve proposed changes to the charges for to key deposits and key replacement fees, to be introduced parallel to the implementation of a new key access system across Council facilities.

In place of a separate \$45 key deposit, it is proposed that the cost of any lost keys be deducted from the facilities bond (where one is payable), or invoiced to the customer. This approach reduces the administrative burden associated with managing additional bonds, and is likely to be preferred by customers.

The proposed fees reflect recovery of Councils costs for replacement keys, being \$45 for a standard key (unchanged from the current deposit rate), and \$190 for the new electronic keys.

The new charge structure is proposed to be introduced across Council facilities over the next 18 months.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1	Draft Amendments to Fees and Charges Register 2020-21 (Key deposits)  
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Beth Anderson

PRINCIPAL TREASURY ANALYST

I concur with the recommendations contained in this report.

Jeffrey Keech

CHIEF FINANCIAL OFFICER

I concur with the recommendations contained in this report.

Sonia Cooper

GENERAL MANAGER CORPORATE SERVICES

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

Name	Year 20/21 Fee (incl. GST)	Legislative Provision / Head of Power	GST	LGA s97(2)
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OTHER COUNCIL SERVICES

1 Key Deposits and Key Replacement Fees

A key deposit or key replacement fee may be required for access to Council venues, property, parks, sporting grounds and community facilities (including under Local Law 4). Where a bond is payable in respect to use of the site, the key deposit will form part of this bond. Where a bond is not payable, a key deposit or agreement to pay a key replacement fee is required.

Most DLP type keys will be phased out and replaced with Protec2 standard keys or CLIQ keys by 30 June 2021.

Key Deposit (DLP keys, Protec2 standard keys and swipe cards only) - per key	\$45.00		
Key Replacement Fee (DLP keys, Protec2 standard keys and swipe cards only) - per key	\$45.00		#
Key Deposit (CLIQ keys only) - per key	\$190.00		
Key Replacement Fee (CLIQ keys only) - per key	\$190.00		#

2 Nursery Operations – Sale of Plants

2.1 Sale of Plants – Wholesale

Wholesale Native Tubes – Minimum Price	\$2.65		#
Wholesale Native Tubes – Maximum Price	\$4.10		#
Wholesale Pots 100mm to 300mm – Minimum Price	\$6.30		#
Wholesale Pots 100mm to 300mm – Maximum Price	\$47.00		#

2.2 Sale of Plants – Retail

Retail Native Tubes – Minimum Price	\$3.20		#
Retail Native Tubes – Maximum Price	\$4.70		#
Retail Pots 100mm to 300mm – Minimum Price	\$6.30		#
Retail Pots 100mm to 300mm – Maximum Price	\$89.00		#

3 Marketing and Event Services

3.1 International Delegations

International Delegations – Half Day	\$750.00		#
International Delegations – Full Day	\$1,100.00		#

3.2 City of Ipswich Logo Flags

City of Ipswich Logo Flag – purchase price City of Ipswich Logo Flag (2 meters long x 1 meter wide)	\$150.00		#
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3.3 Event Services

Application Fee for Event Stalls	By quote		#
Tours and Seasonal Events	Ticket and service prices to be determined on a by-event basis		#

Applicable to seasonal and occasional events managed by Council, for example Heritage Guided Tours, Great Houses of Ipswich Bus Tours, Animal Encounters at the Nature Centre, and Nerima Gardens and Japanese Tea Ceremony Tours etc.

Name	Year 20/21 Fee (incl. GST)	Legislative Provision / Head of Power	GST	LGA s97(2)
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3.3 Event Services [continued]

Merchandise and cafe sales	Retail pricing applies		#	
Event Commissions – Attraction and Industry Sales	10% of sales revenue		#	
Event Commissions – Accommodation Sales	15% of sales revenue		#	
Event Commissions – Consignment Sales (eg: Art Sales)	25% of sales revenue		#	
Note not-for-profit and community groups may apply for a reduced commission rate of 10%.				

3.4 Marketing Consultancy Services

Marketing Consultancy Services – Per Hour	\$300.00		#	
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4 Personal Tributes

Personal Tributes Permit (Local Government Controlled Areas)	By quote	Local Law 7 s 6	(a)	
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5 Landscaping on Nature Strips

Landscaping on Nature Strips Permit	No charge	Local Law 7 s 6	(a)	
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6 Other Recoverable Works

Tree Assessment (Public Land Only) – hourly rate	\$87.00		#	
Street Tree Replacement (Public Land Only)	By quote		#	

Name	Year 20/21 Fee (incl. GST)	Legislative Provision / Head of Power	GST	LGA s97(2)
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PARKS, SPORTING GROUNDS AND COMMUNITY FACILITIES

The use of parks, sporting grounds and community facilities may require the payment of a deposit, and/or a key deposit or a key replacement fee. Refer below for bond requirements, and to the section "Other Council Services: Key Deposits and Key Replacement Fees" for applicable fees and charges.

1 Park Use

1.1 Non-Commercial Use of Parks

All non-commercial related use of parks	No charge	
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Note: Commercial Fee – required if a business or organisation gains benefit from supplying goods or services in Parks or Facilities

1.2 Commercial Park Use

Note: Commercial Fee - required if a business or organisation gains a benefit from supplying goods or services in Parks or Facilities

(a) Key Deposit

Key Deposit	\$45.00	Refer to "Other Council Services: Key Deposits and Key Replacement Fees"
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(b) 1-100 People

Hourly Rate – per location	\$72.00	#
Daily Rate – per location	\$380.00	#
Bond – per event	\$580.00	

(c) 101-499 People

Planned attendance of 500 persons or greater falls under the scope of Health and Regulatory Services.

Hourly Rate – per location	\$135.00	#
Daily Rate – per location	\$860.00	#
Bond – per event	\$1,150.00	

(d) Charitable or Community Organisations use of Parks (does not include sporting grounds)

Hourly Rate – per location	No charge	
Bond – per event	No charge	

1.3 Temporary Park Access

(a) Business Hours Access

Vehicles under 4.5 Tonne: Bond	No charge	
Vehicles over 4.5 Tonne: Bond	\$1,340.00	

(b) After Hours Access

All Vehicles: Bond	\$1,340.00	
All Vehicles: Key Deposit	\$45.00	Refer to "Other Council Services: Key Deposits and Key Replacement Fees"

Name	Year 20/21 Fee (incl. GST)	Legislative Provision / Head of Power	GST	LGA s97(2)
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1.4 Use of Parks or Sporting Grounds by Fitness Groups/Personal Trainer

The definition of a 'fitness group/personal trainer: a group or individual providing outdoor fitness sessions to promote a healthy and physically active lifestyle'.

Permits may be required for this activity. Fees for permits, where applicable, will be separate to the park and sporting ground usage fees. Refer to Health and Regulatory Services section or Council's website for applicable permits.

Use of Parks or Sporting Grounds by Fitness Groups/Personal Trainer – 10 or less attendees per session	No charge			
Use of Parks or Sporting Grounds by Fitness Groups/Personal Trainer – More than 10 attendees – Season Fee (payable per season Summer/Winter)	\$300.00		#	
Use of Parks or Sporting Grounds by Fitness Groups/Personal Trainer – More than 10 attendees: Annual Fee	\$530.00		#	

2 Use of Sporting Grounds and Facilities

2.1 Annual Lease and Tenancies

Note: All lease and tenancy fees will be confirmed as part of the respective lease or tenancy document

2.2 Use of Sporting Grounds and Park Zones

The use of Sporting Grounds (excluding North Ipswich Reserve Oval A) may be inclusive of specified equipment such as cricket nets, remote control tracks, batting cages and equestrian arenas.

Use of Sporting Grounds (excluding North Ipswich Reserve Oval A) – Daily rate per location	\$60.00		#	
Daily rate is up to 6pm. Anything after this time incurs a lighting charge.				
Use of Sporting Grounds (excluding North Ipswich Reserve Oval A) – Season fee per location	\$350.00		#	
Seasonal fee is based on up to 26 weeks of actual use per location.				
Use of Sporting Grounds for Major Events (North Ipswich Reserve Oval A only)	By quote		#	
Use of Park Zones (for aeronautical activities only) – Annual fee per location	\$175.00		#	
Field Lighting – per hour, per field	\$7.00		#	

2.3 School use of Sporting Grounds and Facilities

Intraschool and interschool sport activities may be held between 8:00 AM and 3:30 PM Monday to Friday only (advanced booking of facilities required). Daily rates will apply to schools not based within the Ipswich Local Government Area.

Use of sporting grounds and facilities for Interschool or Intraschool Competition	No charge			
Available to Ipswich Local Government Area schools only.				
Use of sporting grounds and facilities for School PE Lessons / Training – Per hour (until 6pm)	\$15.00		#	
Available to Ipswich Local Government Area schools only.				

Name	Year 20/21 Fee (incl. GST)	Legislative Provision / Head of Power	GST	LGA s97(2)
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2.3 School use of Sporting Grounds and Facilities [continued]

Use of sporting grounds and facilities for School PE Lessons / Training – Per hour (after 6pm)	Price on application		#	
Available to Ipswich Local Government Area schools only.				
Use of sporting grounds and facilities by schools from outside the Ipswich Local Government Area	Sporting ground daily rate applies		#	
Annual bond for use of sporting grounds and facilities by schools	\$100.00			

2.4 Lease of Sport and Recreation Club Facilities

Note: If during the term of the lease the use of the property has changed category, e.g.: upgraded for a Restricted Liquor Licence to a Unrestricted Liquor Licence, the Council may re-assess the annual rent payable in accordance with categories as listed.

In cases where club facilities have become the property of Council (e.g. at the determination of lease), Council retains the right to charge an additional rental to be negotiated on a case by case basis.

Following the determination of a lease, Council may at its discretion allow a three year phase in of fees should the new fee exceed the previous fee.

Lease of a facility to a sporting and recreational organisation with a Gaming Machine Licence	Rent is set at 5% of Unimproved Capital Value (UCV)		#	
Lease of a facility to a sporting and recreational organisation with an Unrestricted Liquor Licence but not a Gaming Machine Licence	Rent is set at 3% of Unimproved Capital Value (UCV)		#	
Lease of a facility to a sporting and recreational organisation with a Restricted Liquor Licence or no Liquor Licence	Rent is set at 1% of Unimproved Capital Value (UCV)		#	

2.5 Sport and Recreation Clubhouse Use (In Conjunction with Seasonal Sporting Ground Use)

Key deposit	\$45.00	Refer to "Other Council Services: Key Deposits and Key Replacement Fees"		
Bond – per location per season	\$500.00			
Season hire fee – per location	\$350.00		#	

2.6 Facility use of Rosewood Showgrounds Cultural Centre**(a) Community**

Key deposit	\$45.00	Refer to "Other Council Services: Key Deposits and Key Replacement Fees"		
Bond for community use (Rosewood Showgrounds Cultural Centre) – per event	\$1,000.00			
Rosewood Showgrounds Cultural Centre – daily rate for community use	\$340.00		#	
Rosewood Showgrounds Cultural Centre – seasonal fee for community use (up to 26 days of use)	\$480.00		#	

Name	Year 20/21 Fee (incl. GST)	Legislative Provision / Head of Power	GST	LGA s97(2)
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(b) Commercial

Key deposit	\$45.00	Refer to "Other Council Services: Key Deposits and Key Replacement Fees"		
Bond for commercial use (Rosewood Showgrounds Cultural Centre) – per location, per event	\$1,000.00			
Rosewood Showgrounds Cultural Centre – daily rate for commercial use	\$840.00		#	

2.7 Facility Use (Excluding Rosewood Showgrounds Cultural Centre)**(a) Community**

Key deposit	\$45.00	Refer to "Other Council Services: Key Deposits and Key Replacement Fees"		
Bond for community use (for facilities other than Rosewood Showgrounds Cultural Centre) – per location, per event	\$480.00			
Facilities other than Rosewood Showgrounds Cultural Centre – daily rate for community use (per location)	\$155.00		#	
Facilities other than Rosewood Showgrounds Cultural Centre – seasonal fee for community use (up to 26 days of use)	\$350.00		#	

(b) Commercial

Key deposit	\$45.00	Refer to "Other Council Services: Key Deposits and Key Replacement Fees"		
Bond for commercial use (for facilities other than Rosewood Showgrounds Cultural Centre) – per location, per event	\$1,000.00			
Facilities other than Rosewood Showgrounds Cultural Centre – daily rate for commercial use (per location)	\$450.00		#	

3 Camping Site Fees**3.1 Camping Fees – Excluding Rosewood Showgrounds**

Camping Fees (excluding Rosewood Showgrounds) – per site per night – unpowered	\$13.00		#	
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3.2 Camping Fees – Rosewood Showgrounds

Camping Fees (Rosewood Showgrounds) – per site per night – powered	\$16.00		#	
Camping Fees (Rosewood Showgrounds) – per site per night – unpowered	\$13.00		#	

4 Ipswich Art Gallery

Community Gallery hire (per week) – minimum of 1 week hire	\$110.00		#	
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Name	Year 20/21 Fee (incl. GST)	Legislative Provision / Head of Power	GST	LGA s97(2)
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COMMUNITY DEVELOPMENT AND SERVICES

3 Fire Station 101 Innovation Hub

3.1 Fire Station 101 Memberships

Monthly memberships are payable in advance and may be charged on a pro-rata basis for mid-month commencement. For full terms and conditions, refer to the membership agreement available from Fire Station 101.

Fire Station 101 Members Day Pass	\$33.00		#
Day Passes are valid for a single day for members on the drop-in plan.			
Fire Station 101 Membership (per calendar month)	\$165.00		#
Fire Station 101 Associate Access (per calendar month)	\$110.00		#
An associate can be an employee, cofounder, intern, volunteer or contractor of a member.			
Fire Station 101 Members Access Card Replacement Fee	\$45.00	Refer to "Other Council Services: Key Deposits and Key Replacement Fees"	#
Available to members only. Replacement fee is applicable for lost, damaged and non-returned access cards.			

3.2 Fire Station 101 Facilitation Services

Fire Station 101 Event Facilitation and Mentoring	By quote		#
On request, subject to availability. Minimum 1 hour.			
Fire Station 101 Events hosting (major events)	By quote		#
Hosting, facilitation and venue hire for events of more than one day, including but not limited to Hackathons.			
Other services provided by Fire Station 101	By quote		#
Customised services may be available on request.			

Doc ID No: A6711455

ITEM: 15.8

SUBJECT: NICHOLAS STREET PRECINCT STAGE 3 - REPEAL OF PREVIOUS COUNCIL DECISION

AUTHOR: PROJECT MANAGER

DATE: 5 JANUARY 2021

EXECUTIVE SUMMARY

This is a report regarding a proposed contract variation to the existing Design and Construct Contract for Ipswich Central Civic Project for additional retail development works within the Nicholas Street Precinct. Specifically the report seeks to:

- repeal the decision of Council, contained at Item No 1 in the report dated 30 July 2020 of the Ipswich Central Redevelopment Committee meeting on 20 August 2020 and adopted by Council (Item 14.6) at Council's Ordinary meeting of 27 August 2020;
- repeal the decision of Council, contained at Item 15 in the report dated 4 December 2020 adopted at the Council Ordinary meeting of 10 December 2020;
- delegate the power to the Chief Executive Officer (CEO) to negotiate and finalise variations to Ipswich Central Civic Project (Contract No. 13254) for additional retail development works.

RECOMMENDATION/S

- A. That Council repeal the previous decision of Council (of the Ipswich Central Redevelopment Committee), contained at Item No. 14.6 in the report dated 30 July 2020 and adopted at Council's Ordinary meeting of 27 August 2020, to delegate the power to the Chief Executive Officer ("CEO") to finalise a contract variation of \$33,614,627 for retail development works with J. Hutchinson Pty. Ltd for the Design and Construct Contract for Ipswich Central Civic Project (Contract No. 13254) conditional upon the execution of the Agreement for Lease with the key anchor tenant.
- B. That Council repeal the previous decision of Council contained at Item 15 in the report dated 4 December 2020 and adopted at Council's Ordinary meeting of 10 December 2020, to proceed with Option 1 and 2(a) of the retail development works and, subject to the execution of Agreement for Leases for 50% of the Metro B tenancies, proceed with Option 2(b) of the retail development works.
- C. That Council proceed with Option 1 and 2(a) of the retail development works with J Hutchinson Pty Ltd for the Design and construct Contract for Ipswich Central Civic Project (Contract No 13254) and, subject to the execution of Agreement for Leases for

50% of the Metro B tenancies, proceed with Option 2 (b) of the retail development works.

D. That under s257(1) of the *Local Government Act 2009* Council delegate the power to the Chief Executive Officer (“CEO”) to be authorised to negotiate and administer and finalise the following variations of the retail development works with J. Hutchinson Pty. Ltd for the Design and Construct Contract for Ipswich Central Civic Project (Contract No. 13254) and to do any other acts necessary to implement Council’s decision:

a. a contract variation of \$15,800,000 for Option 1 and Option 2(a); and

b. a contract variation of \$2,900,000 for Option 2(b), the delegation of power and authorisation for the CEO to administer the contract variation being conditional upon the execution of Agreement for Leases for 50% of the Metro B tenancies.

RELATED PARTIES

Ranbury Management Group - Program Management Partner

Ranbury Property Services – Retail Leasing Agent

Hutchinson Builders

Councillor Fechner may have a potential conflict of interest in relation to this matter.

Councillor Madsen may have a potential conflict of interest in relation to this matter.

ADVANCE IPSWICH THEME

Strengthening our local economy and building prosperity

PURPOSE OF REPORT/BACKGROUND

On 10 December 2019, council adopted a Tender Consideration Plan (TCP) for the retail construction work to be awarded as a variation to the existing Civic Project Design and Construct contract (Contract No. 13254) being delivered by J. Hutchinson Pty. Ltd (trading as Hutchinson Builders). At its meeting on 27 August 2020, council delegated the power to the CEO to negotiate and administer and finalise a contract variation of \$33,614,627 for the retail development works, conditional upon, the execution and finalisation of the Agreement for Lease (AFL) with the key anchor tenant (refer Attachment 1).

Due to the cessation of negotiations with the key anchor tenant, on 10 December 2020 council endorsed recommendations to progress retail redevelopment works on both the Eats and Metro B buildings and adjacent streetscape, independent of the Venue building in which the cinema tenancy is located (refer Attachment 2). Following this decision, it was identified that a conflict existed with the previous council resolution dated 27 August 2020 associated with a delegation of power to the CEO, for the retail contract variation, which was conditional upon the execution of the AFL by council.

To rectify this conflict and allow the retail variation Contract No. 13254 to proceed, there is a requirement to repeal council’s decisions of 27 August 2020 and 10 December 2020 relating to the retail variation and for council to consider a new recommendation authorising the CEO to finalise retail variations to Contract No. 13254 for the immediate progression of works to Eats

(Option 1) and Metro B (Option 2a) and conditional upon the execution of an AFL for 50% of the Metro B tenancies, internal works to Metro B (Option 2b). The amendments and repeal of the existing recommendations are to clarify council's position, now the AFL will not be executed.

LEGAL/POLICY BASIS

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

Local Government Act 2009

Local Government Regulation 2012

RISK MANAGEMENT IMPLICATIONS

The proposed works are to be undertaken as a variation to the existing Civic Project Design and Construction Contract with Hutchinson Builders as approved by the previously adopted Tender Consideration Plan. The risk of not proceeding with these works at this time are significant and include public perception, reputational damage to the precinct's image due to vacant or partially complete buildings and streetscapes, precinct aesthetics and loss of efficiencies of having the incumbent contractor complete the work.

FINANCIAL/RESOURCE IMPLICATIONS

Adjustments to the original retail variation proposal from December 2019 are detailed below:

Description	Value
Original Retail Project Variation Proposal (Dec 2019)	+ \$35,893,269
Variation 1 – Retail Design Development Phase (Jan-Apr 2020)	- \$443,300
Variation 2 – Design Development Disbursements (Jan-Apr 2020)	- \$17,160
Variation 3 – Eats Awning and Adjacent Streetscape Works (July 2020)	- \$1,818,182
Revised Retail Project Variation - Funds Uncommitted	+ \$33,614,627

As per the December 2020 paper, the forecast costs for the proposed options are shown below.

Option	Description	Forecast Cost
1	Eats: Complete the remaining base-building work to enable tenant fit-out to commence	\$3,000,000
2a	Metro B: Complete the streetscape/façade/ building envelope (includes Metro A façade)	\$12,800,000
2b	Metro B: Complete base-building work to enable tenant fit-out to commence (requires completion of Option 2a in order to proceed)	\$2,900,000

	Total of all Options 1, 2a and 2b	\$18,700,000
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The uncommitted funds remaining from the Revised Retail Project Variation will be sufficient to complete the Venue base-building work as originally conceived.

COMMUNITY AND OTHER CONSULTATION

No consultation was undertaken in the preparation of this report.

CONCLUSION

It is recommended that council repeal its two previous decisions relating to the retail redevelopment variations in the Nicholas Street Precinct (27 August 2020 and 10 December 2020) and that council consider a new recommendation to authorise the CEO to finalise the following retail variations to Contract No. 13254:

- a. Option 1 (Eats) and Option 2(a) (Metro B) totalling \$15,800,000; and
- b. Option 2(b) (Metro B internal works) totalling \$2,900,000 conditional upon the execution of an AFL for 50% of the Metro B tenancies.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	ICRC paper - August 2020  
2.	Council paper - December 2020  

Greg Thomas

PROJECT MANAGER

I concur with the recommendations contained in this report.

Sean Madigan

GENERAL MANAGER - COORDINATION AND PERFORMANCE

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

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE
MEETING AGENDA

20 AUGUST
2020

Doc ID No: A6404917

ITEM: 1

SUBJECT: CONTRACT VARIATION - CBD RETAIL REFURBISHMENT WORKS

AUTHOR: PROJECT MANAGER

DATE: 30 JULY 2020

EXECUTIVE SUMMARY

This is a report concerning a proposed variation to existing Contract 13254 with J. Hutchinson Pty. Ltd. for the provision of retail development works associated with the retail component of the Nicholas Street - Ipswich Central project (the Retail Project).

RECOMMENDATION/S

That under s257(1) of the *Local Government Act 2009* Council delegate the power to the Chief Executive Officer ("CEO") to be authorised to negotiate and administer and finalise a contract variation of \$33,614,627 for retail development works ("Works") with J. Hutchinson Pty. Ltd for the Design and Construct Contract for Ipswich Central Civic Project, Contract No. 13254 and to do any other acts necessary to implement Council's decision. The delegation of power and authorisation for the CEO to administer the contract variation is conditional upon, the execution and finalisation of the agreement for lease with the redevelopment's key anchor tenant.

RELATED PARTIES

Hutchinson Builders

Ranbury Management Group

ADVANCE IPSWICH THEME

Strengthening our local economy and building prosperity

PURPOSE OF REPORT/BACKGROUND

The Retail Project (and associated retail redevelopment works) is part of a broader program of works to revitalise the Ipswich CBD precinct. The largest part being the Civic Project (including the library, civic space and Administration Building) which is well advanced. A competitive tender process was undertaken which resulted in the engagement of J. Hutchinson Pty. Ltd. (trading as Hutchinson Builders) in August 2019 as the Design and Construct (D&C) contractor for the Civic Project.

Item 15.8 / Attachment 1.

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE
MEETING AGENDA20 AUGUST
2020

During commercial negotiations prior to award of the Civic Project contract, clauses were included in the Contract that would enable the Retail Project to be added to the scope of the Civic Project via a contract variation if the Principal (Council) requested it. The Retail Project is approximately 25% of the value of the Civic Project. During negotiations, fixed rates for profit and overheads were pre-agreed and included in the D&C Contract pursuant to review by the Council's quantity surveyor, Rider Levitt Bucknall (RLB). The relevant Retail Project terms were drafted by Council's lawyers Clayton Utz and included in the D&C Contract.

On 10 December 2019, Council endorsed the Economic Development Committee's recommendation (refer Attachment 1) to adopt the Tender Consideration Plan (TCP) (refer Attachment 2) for the procurement of the Retail Project construction work to be awarded as a variation to the existing Civic Project D&C contract. The purpose of adopting the TCP was to approve the procurement process to award a variation to the existing D&C contract. The driver for this paper and its recommendation is the awarding of the Retail Project variation to the contractor delivering the existing D&C contract now that variation's quantum has been confirmed.

Stage 2 of the two stage D&C procurement methodology adopted by Council in this TCP proposed that should Council accept the lump sum price and construction program presented, then Hutchinson Builders will be issued with a variation to their existing Civic Project contract and commence D&C delivery of the related construction works.

The table below details the genesis of the value of the proposed Retail Project variation. The value of the original December 2019 proposal has been reduced by three smaller, approved contract variations totalling \$2,278,642. Each of these variations was approved by the Superintendent and Council's General Manager Coordination and Performance and the Chief Executive Officer as their value was under respective procurement delegation limits.

Description	Value
Original Retail Project Variation Proposal (Dec 2019)	+ \$35,893,269
Variation 1 - Retail Design Development Phase (Jan-Apr 2020)	- \$443,300
Variation 2 - Design Development Disbursements (Jan-Apr 2020) (Hydraulic Investigations)	- \$17,160
Variation 3 - Eats Awning and Adjacent Streetscape Works (July 2020)	- \$1,818,182
Revised Retail Project Variation (August 2020)	+ \$33,614,627

The original proposed variation cost (\$35.893M) for the Retail Project was reviewed by RLB in December 2019 (refer Confidential Attachment 4). Hutchinson Builders' price submission was found to be below RLB's cost plan (expected market price). The proposal includes the provision of 'open book' pricing of subcontract work with approximately 75% of the Retail

Item 15.8 / Attachment 1.

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE
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Project work's value being delivered by subcontractors through a competitive tender process of which Council will have full visibility. The remaining 25% relates to construction management costs at a relatively low margin and overhead arrangements compared to conventional industry benchmarks.

On 30 June 2020, Council endorsed the Ipswich Central Redevelopment Committee's recommendation to adopt the Ipswich Central Redevelopment Retail and Commercial Property Strategy as adopted by the Interim Administrator at Council's Ordinary Meeting of 28 October 2019. The adopted three stage development strategy recommended:

- Stage 1 (Venue and Eats) - progression dependent on the securing of key tenants such as a cinema offering.
- Stage 2 (Metro B) - completion date to coincide with Council's occupation of the new Administration Building (again dependent of securing of key tenants).
- Stage 3 (Metro A) - not recommended to proceed, future option once other assets developed and have been proven to be commercially successes.

The scope of work currently proposed under the Retail Project variation includes internal demolition and landlord works (Stages 1 and 2 only) to the following Council owned or leased assets:

- Eats (Food and Beverage)
- Venue (Entertainment)
- Metro B (Food and Beverage)
- Metro A (facade only with an add-alternate price for demolition)
- Audio Visual projection onto retail facades



Given the Retail and Commercial Property Strategy's implementation is dependent on the securing of tenants such as a cinema operator, in anticipation of an imminent binding agreement with the key anchor tenant, it is recommended that Council support a contract variation for retail development works to the D&C contract with J. Hutchinson Pty. Ltd. subject to the execution of an agreement for lease with the redevelopment's key anchor tenant. This will allow Council to respond quickly to progress the Retail Project once the tenant is secured.

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE
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An executed agreement for lease (also referred to as an AFL) is a document that binds the parties to enter into a Lease agreement. An agreement for lease is utilised where some details of the lease are yet to be finalised, for example the commencement date for the lease which can be subject to other project deliverables. Target dates are captured in the AFL, then once finalised the lease is updated and executed.

LEGAL/POLICY BASIS

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

Local Government Act 2009

Local Government Regulation 2012

RISK MANAGEMENT IMPLICATIONS

The existing Contract for the Civic Project has been extensively reviewed by Council and external legal resources and includes clauses that enable the option for incorporating the work of the Retail Project via a variation to the Civic Project contract.

The TCP identified the impacts on the Retail Project's risk profile of proceeding with the work as a variation to the existing Ipswich Central Civic Project contract, including:

- Reduced interface risk associated with multiple contractors since one contractor will be responsible for coordination of construction works across the CBD precinct;
- Reduced risk profile due to the elimination of interface risk between different contractors and the responsibility for coordination of works by a single contractor;
- Single point of accountability remains with a Tier 1 contractor for any disruptions to the rail corridor and rail network operations; and
- Reduced risk of access issues for material supply and mitigation of potential delay claims.

With the exception of the streetscape works and Eats awning, the delay in commencing the Retail Project will result in all retail work continuing after the opening of the Civic Plaza and library with the potential that retail construction and fit-out works will extend beyond the date of Council's occupation of the Administration Building. Further it is also likely that Union Place will not be completed, or if complete will be heavily utilised by construction vehicles associated with the completing tenancy fit-out works.

Should Council be unable to secure the key anchor tenant in the short-term, consideration should be given to the option of progressing the Eats refurbishment independent of the other Retail Project works. This would ensure that some additional food and beverage offerings would be operational in the vicinity of both the new library and Civic Space.

FINANCIAL/RESOURCE IMPLICATIONS

The TCP detailed the financial advantages of proceeding with the work as a variation to the existing Ipswich Central Civic Project contract, including:

- Reduced management costs to Council;
- Competitive pricing will occur for approximately 75% of sub-contract work in a transparent process, fully auditable by Council's independent quantity surveyor;

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE
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- The main item being single-sourced is the Principal Contractor's role, which was benchmarked against the Civic Project's competitive tender process;
- Minimised tender management costs;
- Utilisation of the Civic Project's contract clauses and rates negotiated prior to contract award; and
- Reduced overall cost for the works.

The \$33,614,627 costs associated with the proposed variation are incorporated into Council's adopted budget. The review by Council's quantity surveyor identified the Hutchinson Builders variation submission to be below their cost plan (expected market price).

COMMUNITY AND OTHER CONSULTATION

No community consultation was undertaken in the preparation of this report.

Council's Legal Branch have been consulted in relation to the contents of this report and have reviewed the recommendation.

CONCLUSION

It is recommended that Council endorse the proposed contract variation \$33,614,627 to Contract No. 13254 with J. Hutchinson Pty. Ltd (Design and Construct for Ipswich Central Civic Project) for the delivery of retail development works. The administering of the contract variation will be subject to the execution of the agreement for lease with the redevelopment's key anchor tenant.

The appointment of Hutchinson Builders to undertake this work will provide Council with a number of benefits and a reduction in the Retail Project's risk profile.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Economic Development Committee Paper - December 2019
2.	Tender Consideration Plan - November 2019
3.	Ipswich Central Redevelopment Committee Paper - June 2020
	CONFIDENTIAL
4.	RLB D&C Tender Review - December 2019

Greg Thomas

PROJECT MANAGER

I concur with the recommendations contained in this report.

Tony Dunleavy

MANAGER LEGAL AND GOVERNANCE (GENERAL COUNSEL)

I concur with the recommendations contained in this report.

Sean Madigan

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE
MEETING AGENDA

20 AUGUST
2020

GENERAL MANAGER - COORDINATION AND PERFORMANCE

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COUNCIL
MEETING AGENDA

10 DECEMBER
2020

Doc ID No: A6657397

ITEM: 15.1
SUBJECT: NICHOLAS STREET PRECINCT STAGE 3
AUTHOR: PROJECT MANAGER
DATE: 4 DECEMBER 2020

EXECUTIVE SUMMARY

This is a report regarding proposed options for revising the sequencing of the retail investment within the Nicholas Street Precinct.

RECOMMENDATION/S

- A. That Council endorse proceeding with Option 1 and Option 2(a) of the Retail Variation construction works as detailed in the report entitled 'Nicholas Street Precinct Stage 3'.
- B. That Council endorse proceeding with Option 2(b) of the Retail Variation construction works as detailed in the report entitled 'Nicholas Street Precinct Stage 3', subject to the execution of Agreement for Leases for 50% of the Metro B tenancies.

RELATED PARTIES

Ranbury Management Group - Program Management Partner
Ranbury Property Services – Retail Leasing Agent
Hutchinson Builders
Councillor Fechner may have a potential conflict of interest in relation to this matter.
Councillor Madsen may have a potential conflict of interest in relation to this matter.

ADVANCE IPSWICH THEME

Strengthening our local economy and building prosperity

PURPOSE OF REPORT/BACKGROUND

On 10 December 2019, council adopted a Tender Consideration Plan (TCP) for the Retail Project construction work to be awarded as a variation to the existing Civic Project Design and Construct contract being delivered by J. Hutchinson Pty. Ltd (trading as Hutchinson Builders).

Item 15.8 / Attachment 2.

COUNCIL
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2020

At its meeting on 27 August 2020, council delegated the power to the Chief Executive Officer to negotiate and administer and finalise a contract variation of \$33,614,627 for the retail development works, conditional upon, the execution and finalisation of the agreement for lease with the redevelopment's key anchor tenant.

Due to a number of factors including the significant impact of Covid-19 on retail leasing and specifically the delay in securing the key anchor tenant, the retail contract variation has not yet been executed. With Tulum Place and the Ipswich Central Library now open to the public and council's occupation of the new administration building likely to occur from early June 2021, significant works are still required for the following assets: the Venue, Metro A and B and Eats. In addition, significant streetscape and related public realm works remain outstanding in Union Place and Nicholas Street (at its intersection with Union Place).

As a result of the phased delivery, the unfinished works appear unsightly and diminish the environment for visiting public, incoming tenants and the existing businesses who have traded through a construction environment. It is critical that council continues to respond to the demands of the local community and businesses and prepare this environment to improve footfall, dwell time and the city centre's economy.

To achieve this, the purpose of this report is to discuss options:

- for revising the sequencing of the retail investment, specifically to continue to hold Venue related expenditure until an Agreement for Lease is executed with the key anchor tenant and
- bring forward investment into the Eats and Metro B building (including the Metro A façade and adjacent streetscapes).

The table below details the proposed options.

Option	Description
1	Eats: Complete remaining base-building work - requires the full internal refurbishment of the building sufficient for tenant occupation and fit-out
2a	Metro B: Complete remaining streetscape and related public realm works in Union Place and Nicholas Street (including the Union Place southern footpath). Façade upgrade (all street frontages) and associated building envelope modifications Metro A: Façade upgrade (Nicholas Street frontage only)
2b	Metro B: Complete base-building work – requires full internal refurbishment of Metro B sufficient for tenant occupation and fit-out (once 50% of the Metro B tenancies have executed AFLs in place), this option requires completion of Option 2a in order to proceed

[CLICK HERE TO ENTER TEXT.](#)

LEGAL/POLICY BASIS

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

Local Government Act 2009

Local Government Regulation 2012

RISK MANAGEMENT IMPLICATIONS

The proposed works are to be undertaken as a variation to the existing Civic Project Design and Construction Contract with Hutchinson Builders as approved by the previously adopted Tender Consideration Plan.

The risk of not proceeding with these works at this time are significant and include:

- Public safety issues associated with partially complete construction works and vacant buildings in the precinct;
- Public safety issues associated with proceeding with construction once the precinct is populated by visitors to the library and civic plaza and administration building (including staff);
- Reputational damage to the precinct's image due to vacant or partially complete buildings and streetscapes;
- Vehicular traffic being unable to pass down Nicholas Street and exit from Union Place;
- If streetscape works are completed ahead of Metro B/Eats construction, there is a risk of infrastructure damage and loss of construction efficiency;
- Attractiveness of the precinct as a first or return destination due food and beverage offerings being established in either Eats or Metro B; and
- Risk of losing the efficiencies of having the incumbent contractor complete the work due to delays extending beyond their presence on site.

FINANCIAL/RESOURCE IMPLICATIONS

Adjustments to the original retail variation proposal from December 2019 are detailed below:

Description	Value
Original Retail Project Variation Proposal (Dec 2019)	+ \$35,893,269
Variation 1 – Retail Design Development Phase (Jan-Apr 2020)	- \$443,300
Variation 2 – Design Development Disbursements (Jan-Apr 2020)	- \$17,160
Variation 3 – Eats Awning and Adjacent Streetscape Works (July 2020)	- \$1,818,182
Revised Retail Project Variation - Funds Uncommitted	+ \$33,614,627

Item 15.8 / Attachment 2.

COUNCIL
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2020

The forecast construction costs for the proposed options are summarised below. The project team will work within these values to finalise a final variation price dependent on which options are selected. As a result, the final value of the selected option(s) may vary due to efficiencies between different options and the timing of when the work is instructed to proceed.

Option	Description	Forecast Construction Cost
1	Eats: Complete the remaining base-building work to enable tenant fit-out to commence	\$3,000,000
2a	Metro B: Complete the streetscape/façade/building envelope (includes Metro A façade)	\$12,800,000
2b	Metro B: Complete base-building work to enable tenant fit-out to commence (requires completion of Option 2a in order to proceed)	\$2,900,000
	Total of all Options 1, 2a and 2b	\$18,700,000

The uncommitted funds remaining from the Revised Retail Project Variation will be sufficient to complete the Venue base-building work as originally conceived.

COMMUNITY AND OTHER CONSULTATION

No consultation was undertaken in the preparation of this report. **CONCLUSION**

A critical component of the Nicholas Street Precinct's success and attractiveness as a destination is the refurbishment and tenancing of the Metro B and Eats buildings. Due to delays in securing the key anchor tenant, it is recommended council give consideration to progressing works on both the Eats and Metro B buildings and adjacent streetscape independent of the Venue building. This will allow earlier establishment of food and beverage tenancies and support the ongoing activation of the precinct.

It is recommended that council consider:

- (a) As a minimum to enable tenant fit-out and trading to commence as early as mid-2021, proceeding with Eats internal works (Option 1);
- (b) In order to open Union Place and minimise future construction works within the precinct, in addition to Option 1 proceeding with Metro A and B façades and adjacent streetscape works (Option 2a); and
- (c) Provided that the hurdle for Metro B leasing commitments is met, proceed with landlord works within Metro B to enable tenant occupancy and precinct activation (Option 2b).

Greg Thomas
PROJECT MANAGER

Item 15.8 / Attachment 2.

COUNCIL
MEETING AGENDA

10 DECEMBER
2020

I concur with the recommendations contained in this report.

Sean Madigan

GENERAL MANAGER - COORDINATION AND PERFORMANCE

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Doc ID No: A6708273

ITEM: 15.9
SUBJECT: NICHOLAS STREET PRECINCT EXECUTIVE REPORT NO. 23 TO 4 JANUARY 2021
AUTHOR: PROJECT MANAGER
DATE: 4 JANUARY 2021

EXECUTIVE SUMMARY

This is a report concerning Executive Report No. 23 on the Nicholas Street Precinct Program of Works to 4 January 2021.

RECOMMENDATION/S

That the Nicholas Street Precinct Executive Report No. 23 to 4 January 2021 be received and the contents noted.

RELATED PARTIES

Ranbury Management Group - Program Management Partner
Ranbury Property Services – Retail Leasing Agent
Councillor Fechner may have a potential conflict of interest in relation to this matter.
Councillor Madsen may have a potential conflict of interest in relation to this matter.

ADVANCE IPSWICH THEME

Strengthening our local economy and building prosperity

PURPOSE OF REPORT/BACKGROUND

This is a status report on the construction component of the redevelopment of the Nicholas Street Precinct. These works are being delivered by Hutchinson Builders, the contract containing five separable portions (SP) which include the administration building, the library, Tulmur Place (the civic space), the car park upgrade and works to the existing lift in the EATS building.

Works to both the interior and exterior of the administration building (SP1) continued in December 2020. Practical completion of the administration building is forecast to occur in March 2021 with the building's occupation by council staff likely from June 2021. As previously reported, practical completion has been achieved for the library (SP2), Tulmur Place (SP3), the car park (SP4) and EATS façade/streetscape/lift (SP5). Replacement of lighting on car park levels B3 to B6 continued in December 2020 with this work to be finalised in January 2021.

Following completion of works to the EATS façade and the adjacent streetscape, pedestrian connectivity is now available from Brisbane Street through Nicholas Street to Tulmur Place.

The review into options and costs to widen Bottle Alley between Nicholas and Ellenborough Streets has progressed with the receipt of initial cost estimates. The estimates are currently under review with a final position and recommendation likely available from mid-January 2021.

Work on the Commonwealth Hotel by Built continued in December 2020 with practical completion now scheduled for April 2021. Installation of the façade panels facing Union Place is to commence in January 2021.

Due to the delay in securing a key anchor tenant, at its meeting on 10 December 2020 council endorsed recommendations to progress works on both the Eats and Metro B buildings and adjacent streetscape independent of the Venue building. Post this decision, it was identified that a conflict existed with a previous council resolution (27 August 2020) which had delegated the power to the Chief Executive Officer to finalise a contract variation for the retail development works, conditional upon, the execution and finalisation of the agreement for lease with the key anchor tenant. As a result, the proposed resolution to this matter is the subject of a paper to the Ipswich Central Redevelopment Committee's January 2020 meeting.

Due to the timing of the Ipswich Central Redevelopment Committee's December 2020 meeting, 'Executive Report 22' covering activity in November 2020 is attached to this report in addition to 'Executive Report 23' for the December 2020 period.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:
Local Government Act 2009
Local Government Regulation 2012

RISK MANAGEMENT IMPLICATIONS

COVID-19 POTENTIAL IMPACTS ON HUTCHINSON BUILDERS CONSTRUCTION ACTIVITIES CONTINUE TO BE MANAGED EFFECTIVELY. OPTIONS REGARDING THE CINEMA OPERATOR WITHIN THE VENUE BUILDING ARE DISCUSSED IN A SEPARATE PAPER TO THE JANUARY 2021 COUNCIL MEETING.FINANCIAL/RESOURCE IMPLICATIONS

The current budget for the CBD's redevelopment (including the retail project but excluding associated incentives) is \$239.1M. At the time of writing, final project expenditure is forecast to meet project budget.



COMMUNITY AND OTHER CONSULTATION

No consultation was undertaken in the preparation of this report.

CONCLUSION

Overall the construction works program remains on budget and on time. Construction works associated with the retail redevelopment (excluding the Venue building) and streetscape works will commence early in the year and are forecast to be completed in late 2021.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Executive Report 22 - November 2020 ↓ 
2.	Executive Report 23 - December 2020 ↓ 

Greg Thomas
PROJECT MANAGER

I concur with the recommendations contained in this report.

Sean Madigan
GENERAL MANAGER - COORDINATION AND PERFORMANCE

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Nicholas Street, Ipswich Central

Executive Report No.22

To 2nd December 2020



NICHOLASST

IPSWICH CENTRAL

DOCUMENT INFORMATION

Title: Nicholas Street, Ipswich Central
Subtitle: Executive Report

VERSION	DATE	PREPARED BY
1	2 December 2020	CBD Redevelopment Project Team

Distribution

Ipswich City Council

Item 15.9 / Attachment 1.

IPSWICH CENTRAL - PROJECT WIDE - DASHBOARD - NOV 2020

\$239.1M

Budget

\$186.6M

Commitments

\$171.3M

Actuals

\$52.5M

Forecast Commitments

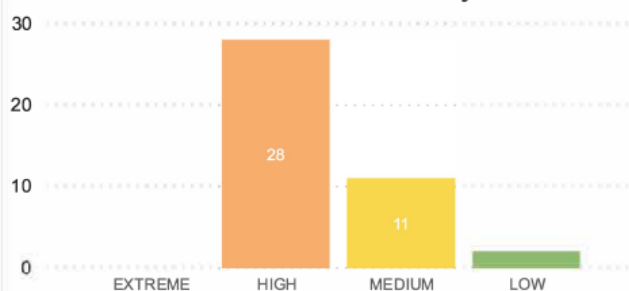
\$239.1M

Forecast Final Cost

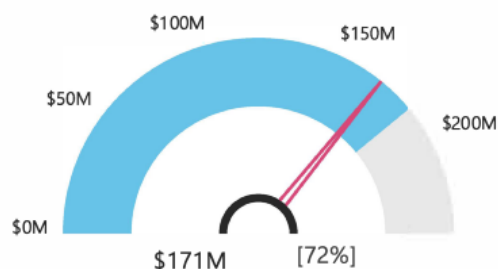
Work Area Name	\$M Budget	\$M Commitments	\$M Forecast Commitments	\$M Forecast Final Cost	\$M Variance to Budget	\$M Actuals
Ipswich Central Civic Project	\$170.47	\$160.26	\$12.86	\$173.12	\$2.65	\$147.48
Commonwealth Hotel	\$6.26	\$6.09	\$0.16	\$6.26	\$0.00	\$4.28
Nicholas St	\$9.65	\$8.49	\$0.04	\$8.53	(\$1.12)	\$8.48
Retail & Entertainment	\$45.06	\$4.26	\$39.39	\$43.65	(\$1.41)	\$3.55
Demolition Works	\$7.25	\$7.13	\$0.00	\$7.13	(\$0.12)	\$7.13
Safe Cities	\$0.38	\$0.38	\$0.00	\$0.38	\$0.00	\$0.38
Total	\$239.07	\$186.61	\$52.45	\$239.07	\$0.00	\$171.29

General & Admin	\$0.00	\$2.12	(\$2.12)	\$0.00	\$0.00	\$2.12
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Risk Count Summary



Actuals, Budget and Commitments



Main Risks

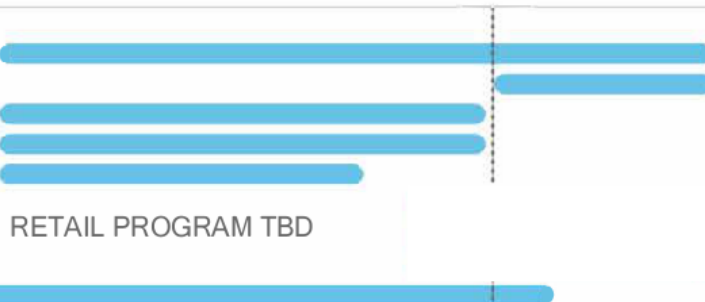
Work Area Name	Risk Event	Mitigation	Risk (Current)	Risk (Residual)
Ipswich Central Civic Project	Risk of covid-19 impact on supply chain	Monitor ongoing impact and create strategies to mitigate the impact (eg use existing equipment or chairs etc).	MEDIUM	HIGH
Project Site Wide	Risk of project contingency being used on elective variations in lieu of being reserved to cover variations for unforeseen issues.	All variations and additional costs to be approved by Council's single point of responsibility.	HIGH	HIGH
Project Site Wide	Risk of covid-19 shut-down of site work	Cleaning, social distancing and other mitigation measures have been implemented by the Contractor.	HIGH	MEDIUM
Retail & Entertainment	Risk of cinema lease not being signed in time for Retail Project construction to proceed with adjacent works.	Manage cinema lease process, review project elements that can proceed in advance of cinema lease (eg streetscape).	HIGH	MEDIUM

^ Collapse All

Project Wide

- 01. Admin Building
- 02. Admin Building Fitout
- 03. Library
- 04. Civic Plaza
- 05. Civic Car Park
- 06. Eats
- 07. Metro B
- 08. Venue
- 09. Commonwealth Hotel

Oct 2019 Jan 2020 Apr 2020 Jul 2020 Oct 2020 Jan 2021 Apr 2021



0

Monthly Safety Incidents

4

Total Safety Incidents

IPSWICH CENTRAL - CIVIC - DASHBOARD - NOV 2020

\$170.5M

Budget

\$160.3M

Commitments

\$147.5M

Actuals

\$12.9M

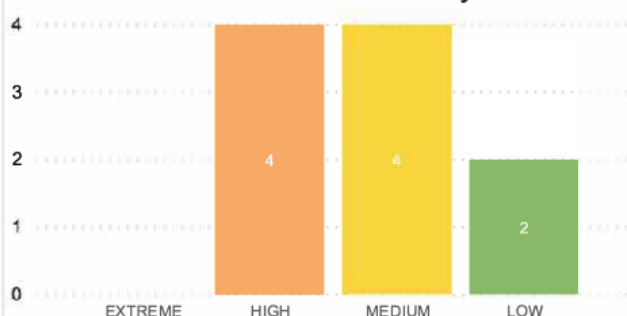
Forecast Commitments

\$173.1M

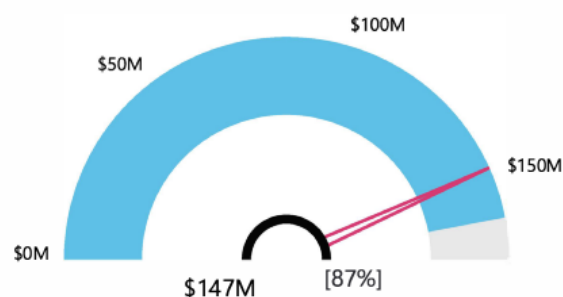
Forecast Final Cost

Work Area Name	\$M Budget	\$M Commitments	\$M Forecast Commitments	\$M Forecast Final Cost	\$M Variance to Budget	\$M Actuals
Ipswich Central Civic Project	\$170.47	\$160.26	\$12.86	\$173.12	\$2.65	\$147.48
Total	\$170.47	\$160.26	\$12.86	\$173.12	\$2.65	\$147.48

Risk Count Summary

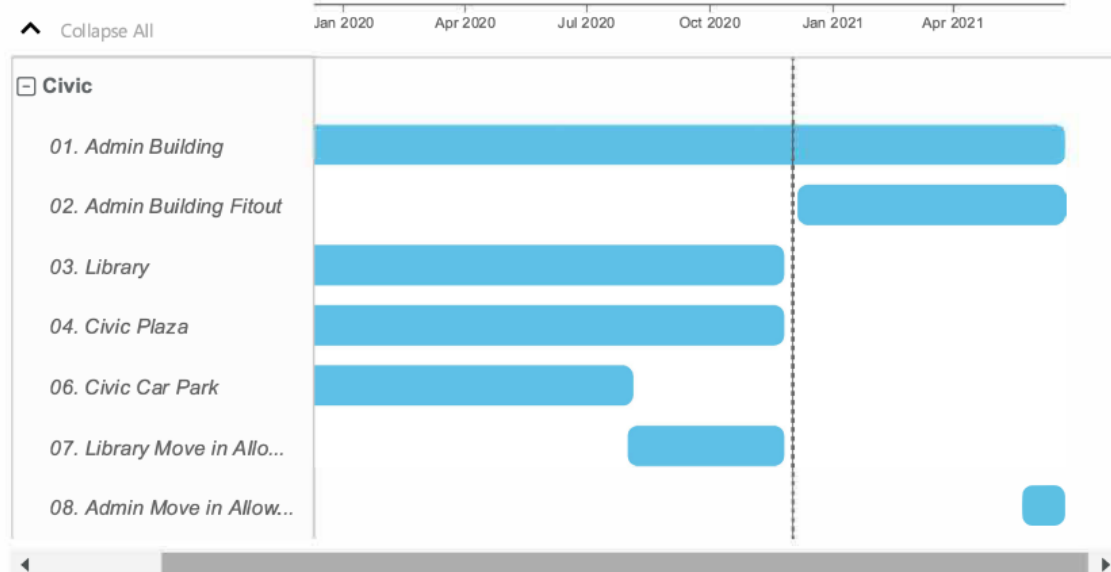


Actuals, Budget and Commitments



Main Risks

Work Area Name	Risk Event_1	Mitigation	Risk (Current)	Risk (Residual)
Ipswich Central Civic Project	Risk of covid-19 impact on supply chain	Monitor ongoing impact and create strategies to mitigate the impact (eg use existing equipment or chairs etc).	MEDIUM	HIGH



0

Monthly Safety Incidents

2

Total Safety Incidents

IPSWICH CENTRAL - COMM HOTEL - DASHBOARD - NOV 2020

\$6.3M

Budget

\$6.1M

Commitments

\$4.3M

Actuals

\$0.2M

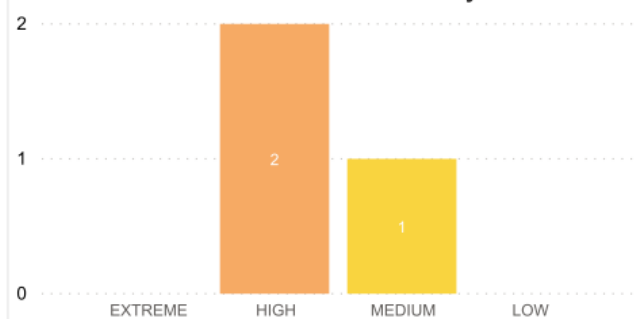
Forecast Commitments

\$6.3M

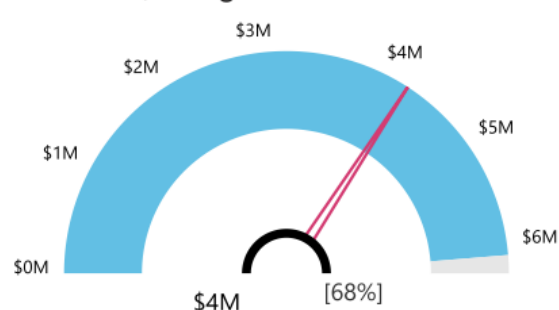
Forecast Final Cost

Work Area Name	\$M Budget	\$M Commitments	\$M Forecast Commitments	\$M Forecast Final Cost	\$M Variance to Budget	\$M Actuals
Commonwealth Hotel	\$6.26	\$6.09	\$0.16	\$6.26	\$0.00	\$4.28
Total	\$6.26	\$6.09	\$0.16	\$6.26	\$0.00	\$4.28

Risk Count Summary

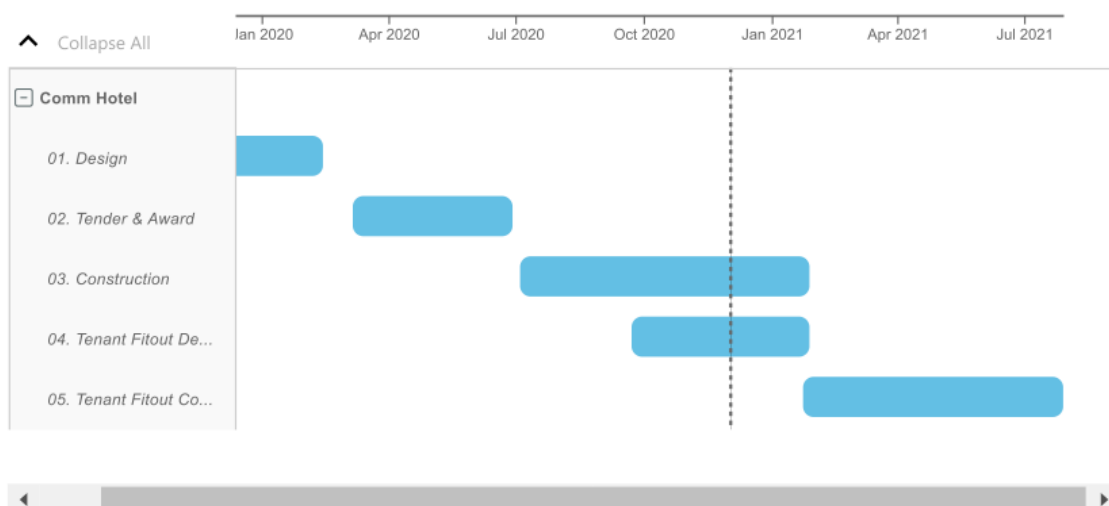


Actuals, Budget and Commitments



High Risk Items

Work Area Name	Risk Event	Mitigation	Risk (Current)	Risk (Residual)
Commonwealth Hotel	Latent Conditions during rebuild of Heritage component	Regular visits by Project Manager, Architect and Council's Heritage Officer to mitigate impact of delay risk and additional cost.	HIGH	MEDIUM



0

Monthly Safety Incidents

0

Total Safety Incidents

IPSWWICH CENTRAL - RETAIL - DASHBOARD - NOV 2020

\$45.1M

Budget

\$4.3M

Commitments

\$3.5M

Actuals

\$39.4M

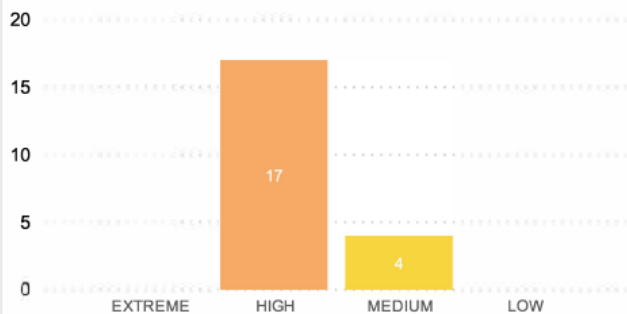
Forecast Commitments

\$43.7M

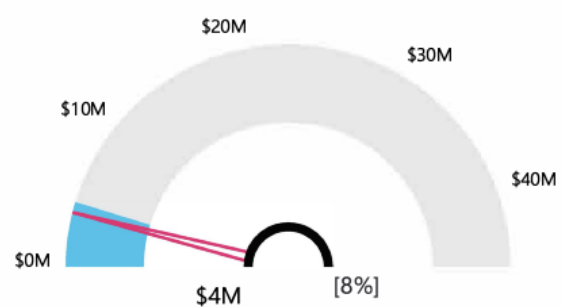
Forecast Final Cost

Work Area Name	\$M Budget	\$M Commitments	\$M Forecast Commitments	\$M Forecast Final Cost	\$M Variance to Budget	\$M Actuals
Retail & Entertainment	\$45.06	\$4.26	\$39.39	\$43.65	(\$1.41)	\$3.55
Total	\$45.06	\$4.26	\$39.39	\$43.65	(\$1.41)	\$3.55

Risk Count Summary

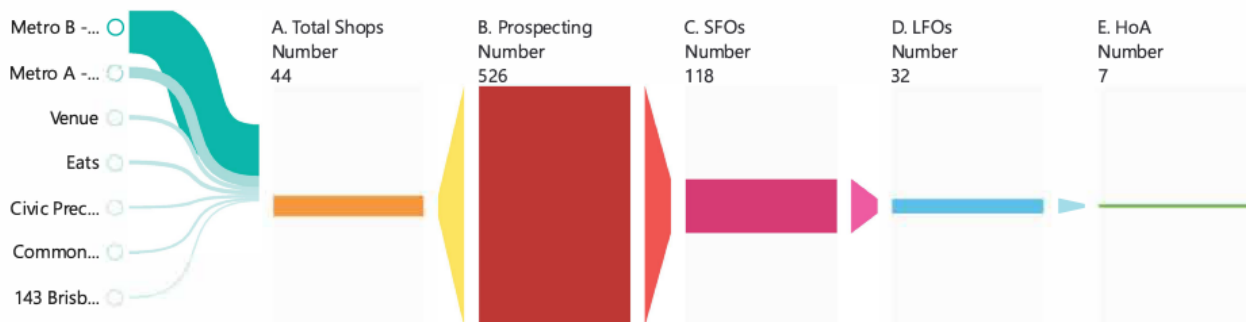


Actuals, Budget and Commitments



High Risk Items

Work Area Name	Risk Event	Mitigation	Risk (Current)	Risk (Residual)
Retail & Entertainment	Lease for Cinema may not be executed in time for construction to proceed.	Manage cinema lease process, review project elements that can proceed in advance of cinema lease (eg streetscape).	HIGH	MEDIUM



^ Collapse All

- ☒ Retail
 - 01. Eats
 - 02. Eats Tenant Fi...
 - 03. Metro B
 - 04. Metro B Tenan...
 - 05. Venue
 - 06. Venue Fitout

Oct 2020

Jan 2021

Apr 2021

Jul 2021

RETAIL PROGRAM TBD

0

Monthly Safety Incidents

0

Total Safety Incidents



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APPENDIX A – SUMMARY PROGRAM

APPENDIX B – RISK DASHBOARD

APPENDIX C – SITE PHOTOS



1. Program

1.1 SUMMARY

The program has been updated with data date on 1 December 2020. A summary Gantt chart is included at **Appendix A** of this Report which reflects target completion dates summarised in the table below.

Table 1 – Program Status Summary

Ref	Project	Current Status	Target Completion
1.1	Admin Building	In Construction	Q2 2021
1.2	Library	Complete	Q4 2020
1.3	Civic Plaza	Complete	Q4 2020
1.4	Car Park Upgrade	Complete	Q3 2020
1.5	Existing Lift in Eats Building	Complete	Q4 2020
2.3	Commonwealth Hotel (Reconstruction)	Complete	Q2 2021
3.1	Nicholas St	Complete	Q4 2019
3.2	Nicholas St (in front of Eats)	Complete	Q4 2020
4.1	Metro A (Bells St Link)	On Hold	TBD
4.2	Metro B (2 Bell Street)	On Hold	TBD
4.3	Eats (Food & Bev)	On Hold	TBD
4.4	Venue (Entertainment Bldg)	On Hold	TBD
5.1	AV Project (Nicholas / Union)	On Hold	TBD
6.0	Demolition works	Complete	Q2 2018
7.0	Safe City Relocation	Complete	Q2 2018

Revisions this month include recording the Library, Civic Plaza, Car Park and Eats Façade & Streetscape as 'Complete'.

The target date for completion of the Commonwealth Hotel has been revised to Q2 of 2021. The Commonwealth Hotel project has encountered latent conditions which entitle the Contractor to an extension of time without prolongation costs.

The Retail Projects of Eats, Venue and Metro B are shown as TBD because the durations and inter-relationships may vary depending on when these are approved to proceed. The delay in commencing the Retail Project will result in construction activities in the precinct continuing after the Administration Building is complete.

NICHOLAS

IPSWICH CENTRAL

1.2 D&C CONTRACT EXTENSIONS OF TIME

The Contract entitles the D&C Contractor to claim extensions of time due to qualified causes of delay such as adverse weather conditions, variation works and latent condition. All granted extensions of time listed as below:

Table 2 – Construction Extensions of Time Summary

Separable Portion	Description	EOT's Granted (Business Days)	Construction Practical Completion Achieved
1	Admin Building	22.5	(target March 2021)
2	Library	19	06 Aug 2020
3	Civic Plaza	17.5	31 Aug 2020
3a	Area at western side of Admin Building	0	30 Nov 2020
3b	Area at southern side of Admin Building	0	(forecast to coincide with Admin building)
4	Car Park Upgrade	12	06 Aug 2020
5	Existing Lift in Food & Bev Bldg	0	20 Nov 2020

The above dates are for construction contract work to be completed. Council move-in will follow these dates prior to the areas being ready for use and occupancy.



2. Financial

2.1 FINANCIAL SUMMARY

The table below summarises the current budget and forecast final cost. Final forecast costs are within the budget.

Table 3 – Financial Summary

	Project	Current Budget	Committed Contracts and Variations	Forecast Contracts and Variations	Forecast Final Cost
1	Civic Project	170,471,339	160,260,953	12,860,684	173,121,637
2	Commonwealth Hotel	6,255,741	6,091,766	163,975	6,255,741
3	Nicholas / Union	9,653,680	8,487,514	43,275	8,530,789
4	Retail & Entertainment	45,059,180	4,259,701	39,392,116	43,651,817
5	Demolition Works	7,250,069	7,130,026	0	7,130,026
6	Safe Cities	377,616	377,616	0	377,616
	TOTAL	239,067,625	186,607,576	52,460,050	239,067,626
	General & Admin	0	2,122,141	-2,122,141	0

2.1.1 Budget Amendment Summary

The October 2018 budget was \$215M. In August 2019 this was re-stated as \$201.5M because \$13.5M of land purchase costs was dealt with outside of the project budget (note: the retail component of the budget was unchanged).

This budget has now been increased by \$37,567,625 (excluding lease fit-out capital incentives) to cover additional works to Metro B, Venue, Eats and Commonwealth Hotel. Unspent components of the pre-existing retail allocation have been preserved within the total budget and will cover items such as Metro A facades, AV and other work. A summary of the budget revision is included below:

Description	August 2018 Budget	December 2019 Budget Increase	Current Total Budget
Retail & AV (excl Commonwealth Hotel)	\$10.3M	\$34.8M	\$45.1M
Commonwealth Hotel	\$3.5M	\$2.8M	\$6.3M
All Other Work	\$187.7M	\$0	\$187.7M
TOTAL	\$201.5M	\$37.6M	\$239.1M

NICHOLASST

IPSWICH CENTRAL

2.2 CASH FLOW

The recent cash flow is presented below and covers all project expenditure including contractors and other fees and charges.

Table 4 – Cash Flow

Month	Monthly Expenditure	Cumulative Total
July 2020	\$12,662,607	\$129,139,605
August 2020	\$11,172,122	\$140,311,727
September 2020	\$13,226,338	\$153,538,065
October 2020	\$9,650,093	\$163,188,159
November 2020	\$10,224,571	\$173,412,730

2.3 VARIATIONS – CIVIC PROJECT

Variations for the Civic Project are summarised below.

Table 5 – Civic Project Variations Summary

Status	Previous Period		This Period	
	Qty	Value (\$)	Qty	Value (\$)
Original Contract		\$128,750,332		\$128,750,332
Approved	145	\$9,148,541	164	\$9,525,912
REVISED CONTRACT VALUE		\$137,898,873		\$138,276,244

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3. Design & Construction

3.1 CIVIC PROJECT

The Civic Project scope of works covers the separable portions listed below. The workforce on site is now around 150 people. Major construction milestones achieved in November 2020 for each of these separable portions include:

1. Administration Building: Building façade complete.
2. Library: FF&E Installation and AV modifications ongoing
3. Civic Plaza: Eastern area of Civic Plaza handed over for public use.
4. Car Park: All areas available for use.
5. Existing Lift (within Eats Building) Completion and handover achieved

The program in Appendix A shows the status of construction including staging plans. Photos in Appendix C supplement this information.

3.1.1 Public Art

The following public art was completed and unveiled to the public in November 2020:

- Mural to the underside of the southern pavilion (area on North-West is not yet complete)
- Bronze sculptures (fish traps and platypus) at the northern pavilion
- Primary artwork adjacent Administration Building entrance

The following artwork is scheduled for installation February 2021

- Cultural garden including bronze sculptures of native animals north of the Administration Building.

Proposed artwork / heritage interpretation featuring components of the original Nicholas Street rail bridge is part of the Metro B work area and the program for these features will be confirmed pursuant to approval of this work to proceed.

3.1.2 Fixtures, Furnishings and Equipment (FF&E)

Library FF&E is expected to be complete in November 2020. Shelves and workstations have been installed as scheduled.

Administration Building FF&E design has been completed and submitted to Council. Council's procurement team have commenced the process of FF&E procurement for the Administration Building. The project team have not been provided with commercial information and consequently the financial and program information presented in this report in relation to FF&E cannot be updated until contracts are awarded (expected to be in January 2021).

3.2 COMMONWEALTH HOTEL

The Commonwealth Hotel reconstruction works have been formally awarded to Built QLD Pty Ltd. Work has commenced on site and is scheduled to be completed by April 2021.

The scope of work is limited to rebuilding of the historic building shell. The current Commonwealth Hotel scope of work does not include tenant fit-out or building extension. The budget for the Commonwealth Hotel does not include tenant fit-out contribution.

3.3 NICHOLAS / UNION

Jmac Constructions achieved practical completion on 19/12/2019 of their scope of work. This date was one day prior to their contract completion date and enabled Nicholas Street to be opened to the public prior to the 2019 holiday period. The defect liability period is due to expire in December 2020 and during this period the Contractor is returning to site periodically to address defects identified by the project team.

NICHOLASST

IPSWICH CENTRAL

3.4 RETAIL

A Tender Consideration Plan has been approved by Council to enable Hutchinson Builders as the existing head contractor for the Civic Project to undertake the delivery of the Retail Project as a variation. This includes providing 'open book' pricing of subcontract work.

Pricing has been received and reviewed by the project cost consultant RLB. The scope of work as currently proposed includes:

- Metro A- Bell Street Link (facades only with an add-alternate price for demolition)
- Metro B – 2 Bell Street
- Eats – Food & Beverage Building
- Venue – Entertainment Building
- Audio Visual projection onto retail facades

Progress of the retail project is dependent on Council agreeing to this variation proceeding pursuant to securing an agreement-for-lease with the key anchor tenant. The program was originally based on engaging Hutchinson in December 2019 however the variation has not yet been approved.

The completion dates for Retail Project will be reassessed once the work is approved to proceed. The streetscape, façade and awning in front of Eats is directed at improving public safety and minimising future disruption however the scope does not include making the building ready for tenants to commence fit out.

3.5 AV PROJECT

The AV work is an important element of the public domain and is included for the following reasons:

- Deloitte and Urbis reports both recommend that the AV component is important in activating the space and providing a point of difference for the precinct.
- The AV components have been featured heavily in promotion of the precinct.
- Tenants have been advised that these AV works will be proceeding, and this has been instrumental in securing these tenants and will assist in marketing the precinct to future tenants.

There are several AV elements that comprise the work in the precinct as summarised below:

- Image projections on Metro B façade facing the intersection of Nicholas Street / Union Place.
- 6m wide LED screen at the northern perimeter of the Civic Plaza.
- Programmable LED façade lighting on Administration Building.
- LED screen to the Venue Building on the Ellenborough Street façade.

Funding has been included for the capital cost of the AV work. Some initial digital contents is being provided as part of the public art strategy, however, the ongoing management of the AV content will be the responsibility of the precinct management team.

3.6 DEMOLITION WORK

Demolition work was completed in 2018 and included lot creation to facilitate construction of the Administration Building and adjacent Civic Project elements. The demolition work has reduced the risk and program duration of the Civic Project. This phase of work is now concluded, and site possession has been transferred from the Demolition team to the Construction team of Hutchinson Builders.

3.7 SAFE CITY RELOCATION

The Safe City Relocation project has been completed.



4. Safety & Environment

4.1 PUBLIC SAFETY

The Civic Plaza and Eats Streetscape were made available for public use in November 2020. Pursuant to feedback received following the opening event street furniture and modifications will be made to mitigate the risk of the public tripping on the curb in front of the Eats building.

Bottle Alley has reopened to the public. All of the civic car park is now open to the public and the B1 vehicle exit will be activated on 4/12/2020.

4.2 SAFETY IN DESIGN

The handover process currently underway for the Library, Car Park and Civic Plaza presents an important opportunity to identify safety issues that weren't apparent on plans. Council staff have been invited to attend handover meetings with the Contractor and participate in review of the work prior to opening to the public or use by Council.

4.3 ENVIRONMENT

There are currently no environmental issues requiring the Principal's action.

4.4 SAFETY CONSULTANT

GCG has been appointed as Safety Consultant covering all projects in Nicholas Street. Their scope of work includes:

- Review and comment on Contractors Safety Management Plan
- Attendance at Safety-InDesign workshop
- Monthly inspection and reporting
- Attendance as required during the course of construction to inspect critical issues
- Design review of safe access submission

The monthly safety review on site has been completed for November 2020.



5. Marketing

5.1 RETAILER ENGAGEMENT

The Stakeholder Relations team continues to work with the traders and building owners located in the redevelopment 'impact zone' by providing detailed project updates, ongoing marketing and media support and activation.

Stakeholder communications and engagement activities

- Weekly update on the project on Shape Your Ipswich platform – link sent to all traders and building owners
- Face-to-face meetings as needed
- Comms on project impacts to traders/building owners via email, update to council call centre, post to Facebook, uploaded to the Wire, emailed to Ipswich First, added to weekly project update

Current community engagement activities/surveys/outcomes

- Community Safety engagement. A survey was sent out to all Nicholas Street traders and building owners to get their input into a range of issues around the safety and perceived safety of the precinct. Key findings include need for adequate night lighting,
- A broader survey will be sent out to the all local business stakeholders and shared on SYI with the wider Ipswich community which will further explore safety/perceived safety concerns as well as a piece on what sorts of events/activations the community wants to see in the precinct e.g. what would they come to, what has kept them away, what would bring them back

Seasonal retail marketing

- Christmas social media campaign (boosted/paid posts). Product shots with price points, gift buying ideas, online purchasing options, click and collect options and links to retailers. Supported by new 2020 Nicholas Street Precinct Christmas graphic for use on all social media.
- Retailer support – ad hoc
- Creation of 2021 seasonal calendar

5.2 SOCIAL MEDIA ENGAGEMENT

Table 7 – Social Media Engagement

Platform	Date range	Reach	Engagement	Comment
Facebook & Instagram	Oct 2020	31,355	3,531 (11.26%)	Nicholas Street Facebook page sitting at approximately 6,600 followers with average monthly engagement rate of 8-10%

5.3 COMMUNITY ENGAGEMENT

November marked a significant milestone with the unveiling of Stage 2. Details of events are on the link below:
<https://www.nicholasst.com.au/events/>



6. Risk

The risk summary table below is taken from **Appendix B: Risk Dashboard** of this report, which also shows further details including the items from the risk register.

Table 8: Residual Risk by Project

Ref	Project	LOW (R)	MEDIUM (R)	HIGH (R)	EXTREME (R)	TOTAL
0	Programme - Site Wide		2	4		6
1.1	Administration Building	1	2	1		4
1.2	Library		1	2		3
1.3	Civic Square	1		1		2
1.4	Car Park Upgrade	1				1
2.3	Commonwealth Hotel	1	1	1		3
3.1	Nicholas St / Union Pl Upgrade		1			1
4.1	Metro A		4	3		7
4.2	Metro B		2	4		6
4.2	Venue		1	1		2
4.3	Eats		1	5		6
Total		4	15	22		41

Covid-19 remains a risk for the project, although greatly reduced due to the arrival of most FF&E for the Library.

Program risks associated with the delay in commencing the Retail Project will increase each successive month. With the exception of the streetscape and awning in front of Eats, all retail work will be ongoing after the date of Council occupying the Administration Building. The primary impact will be that Union Place may not be complete, or if complete, may be occupied by construction vehicles.



7. Summary

Key actions required for the coming months are summarised below:

7.1.1 Administration Building

- The project team have provided plans, quantities and a scope of work for the Administration Building FF&E. The calling and evaluation of tenders is being undertaken by Council's separate procurement team. Due to probity reasons the commercial and cost information received from tenderer's has not been made available to the broader project team.

7.1.2 Library

- Defect management
- Library team to be involved in the signage and wayfinding improvement activity

7.1.3 Civic Plaza

- Defect management
- Installation of remaining signage and wayfinding

7.1.4 Car Park

- Installation of B1 boom gates
- Defect management
- Various council stakeholders to be involved in the signage and wayfinding improvement activity

7.1.5 Eats Streetscape and Lift

- Council to consider proceeding with remaining balance of work to achieve completion of Eats

7.1.6 Commonwealth Hotel

- Southern façade installation to commence.

7.1.7 Nicholas / Union

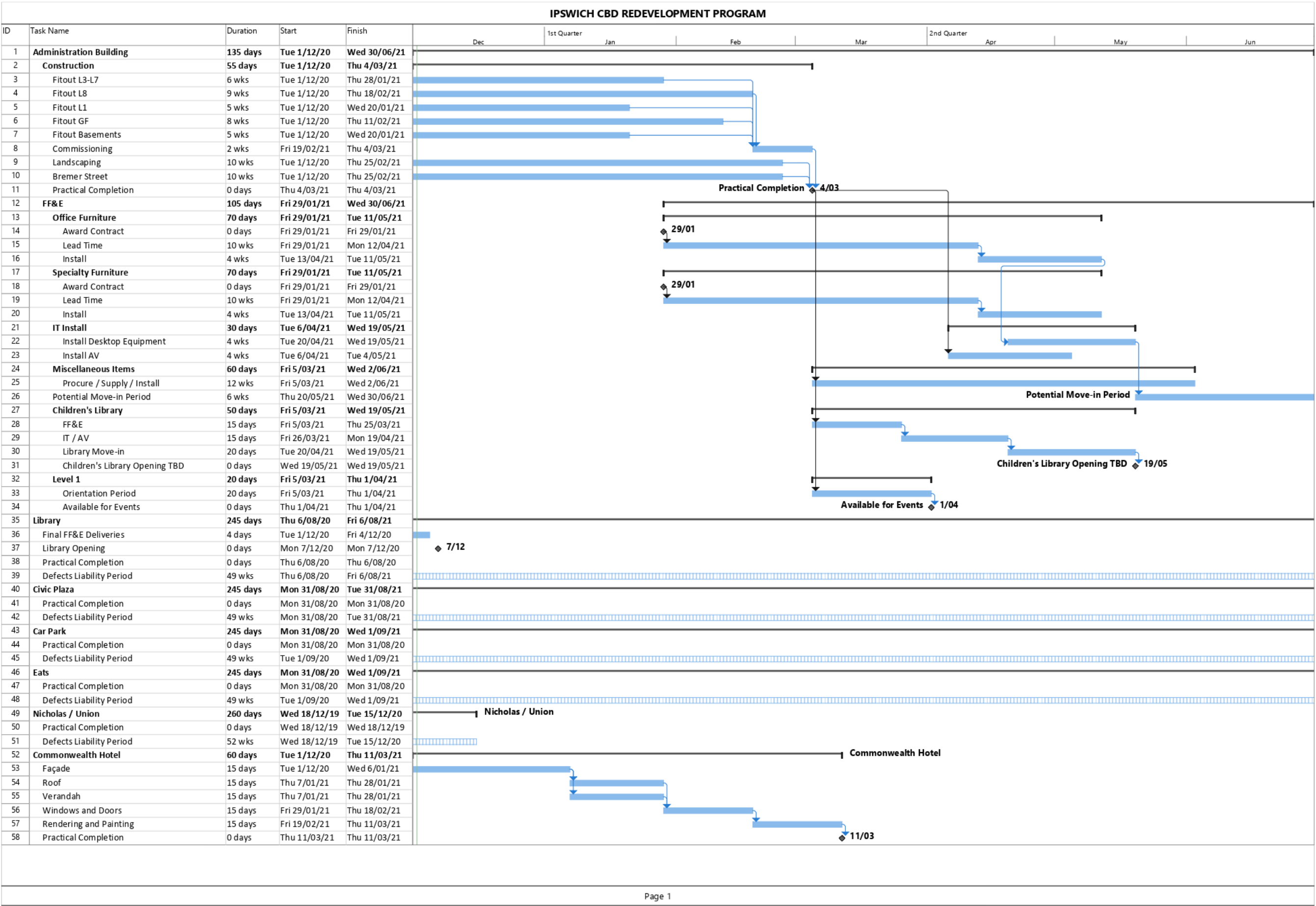
- Final certificate to be issued.

7.1.8 Retail

- Council to confirm approval for the Retail Project construction variation work to proceed.



APPENDIX A – MASTER PROGRAM





APPENDIX B – RISK REGISTER

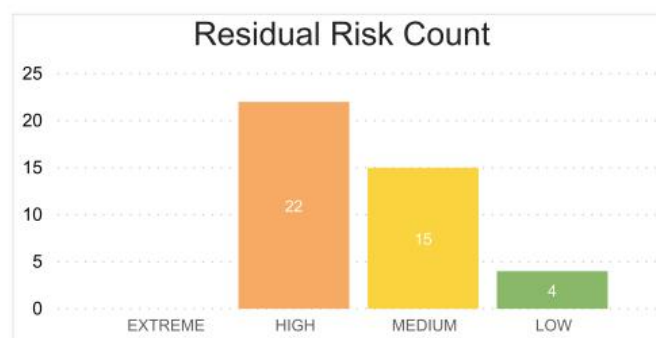
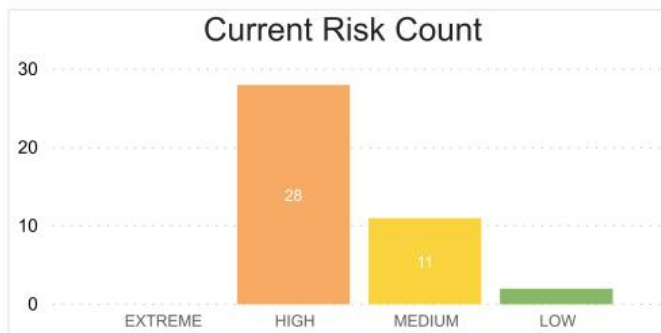
APPENDIX B - RISK DASHBOARD - NOV 2020

HIGH &
EXTREME
RESIDUAL RISKS
LAST MONTH
22

HIGH &
EXTREME
RESIDUAL RISKS
THIS MONTH
22

Risk Rank

	INSIGNIFICANT	MINOR	MODERATE	MAJOR	SEVERE
ALMOST CERTAIN	11	16	20	23	26
LIKELY	7	12	17	21	24
POSSIBLE	4	8	13	18	22
UNLIKELY	2	5	9	14	19
RARE	1	3	6	10	15



Residual Risks

Ref	Project	LOW (R)	MEDIUM (R)	HIGH (R)	EXTREME (R)	TOTAL
0	Programme - Site Wide		2	4		6
1.1	Administration Building	1	2	1		4
1.2	Library		1	2		3
1.3	Civic Square	1		1		2
1.4	Car Park Upgrade	1				1
2.3	Commonwealth Hotel	1	1	1		3
3.1	Nicholas St / Union Pl Upgrade		1			1
4.1	Metro A		4	3		7
4.2	Metro B		2	4		6
4.2	Venue		1	1		2
4.3	Eats		1	5		6
Total		4	15	22		41

MAIN RISKS (based on Risk Residual Rank)

Work Area Name	Risk Event	Mitigation	Risk (Current)	Risk (Residual)
Commonwealth Hotel	Latent Conditions during rebuild of Heritage component	Regular visits by Project Manager, Architect and Council's Heritage Officer to mitigate impact of delay risk and additional cost.	HIGH	MEDIUM
Project Site Wide	Covid-19 shut-down of site work	Cleaning, social distancing and other mitigation measures have been implemented by the Contractor.	HIGH	MEDIUM
Project Site Wide	Variations to the Project scope increase the budget and reduce contingency.	All variations and additional costs to be approved by Council's single point of responsibility.	HIGH	HIGH
Retail & Entertainment	Lease for Cinema may not be executed in time for construction to proceed.	Manage cinema lease process, review project elements that can proceed in advance of cinema lease (eg streetscape).	HIGH	MEDIUM
Ipswich Central Civic Project	Supply chain delays from coronavirus or industrial action at Port Botany	Monitor ongoing impact and create strategies to mitigate the impact (eg use existing equipment or chairs etc).	MEDIUM	HIGH



APPENDIX C – SITE PHOTOS

APPENDIX C – SITE PHOTOS

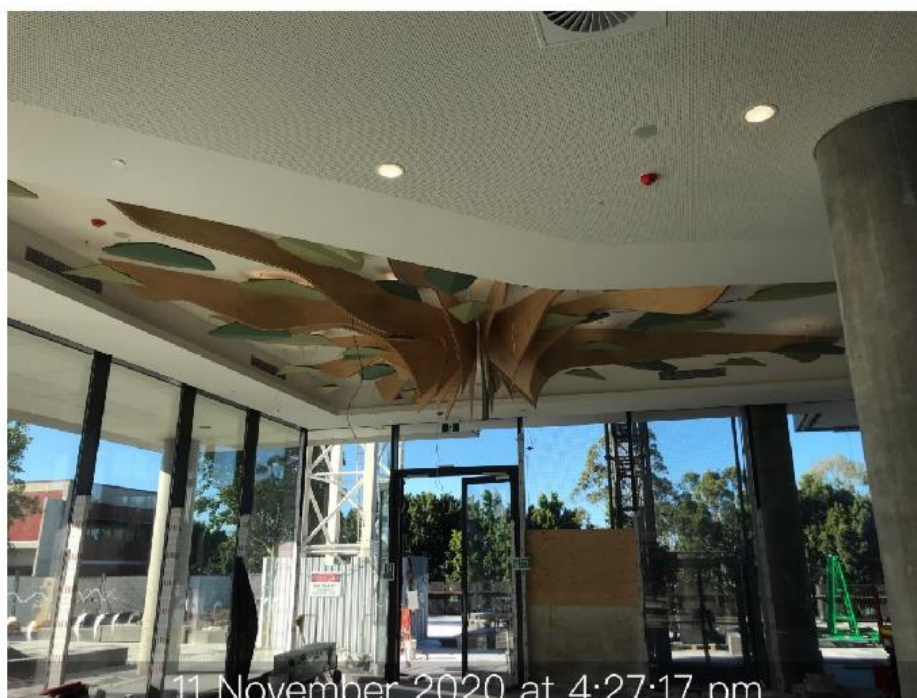
Nicholas Street: Pedestrian In front of EATS Opened to Public



Civic Plaza: Opened to Public

APPENDIX C – SITE PHOTOS

Administration Building: G/F Entry Lobby



Children Library: Timber Tree Assembly on Site in Progress

APPENDIX C – SITE PHOTOS

Administration Building: Internal Staircase Across Floors



Administration Building: Level 1 Commercial Kitchen Fit Out

APPENDIX C – SITE PHOTOS

Main Library: Ready Open to Public



Administration Building: Materials Hoist and Town Crane Removed

APPENDIX C – SITE PHOTOS

Commonwealth Hotel: Western Wall Completed up to Ground Level





Nicholas Street, Ipswich Central

Executive Report No.23

To 4th January 2021



NICHOLASST

IPSWICH CENTRAL

DOCUMENT INFORMATION

Title: Nicholas Street, Ipswich Central
Subtitle: Executive Report

VERSION	DATE	PREPARED BY
1	4 January 2021	CBD Redevelopment Project Team

Distribution

Ipswich City Council

IPSWICH CENTRAL - PROJECT WIDE - DASHBOARD - DEC 2020

\$239.1M
Budget

\$186.8M
Commitments

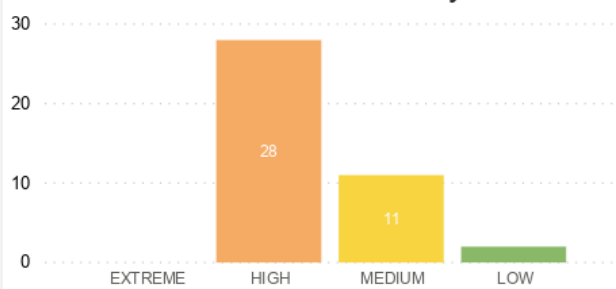
\$176.0M
Actuals

\$52.3M
Forecast Commitments

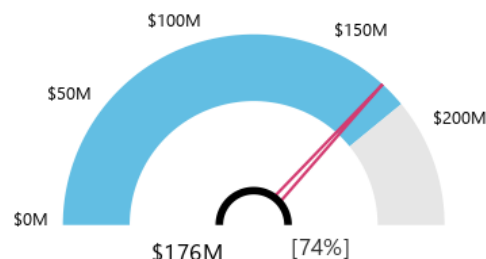
\$239.1M
Forecast Final Cost

Work Area Name	\$M Budget	\$M Commitments	\$M Forecast Commitments	\$M Forecast Final Cost	\$M Variance to Budget	\$M Actuals
Ipswich Central Civic Project	\$170.47	\$160.42	\$12.74	\$173.16	\$2.69	\$151.66
Commonwealth Hotel	\$6.26	\$6.13	\$0.12	\$6.26	\$0.00	\$4.70
Nicholas St	\$9.65	\$8.49	\$0.00	\$8.49	(\$1.16)	\$8.48
Retail & Entertainment	\$45.06	\$4.27	\$39.39	\$43.65	(\$1.41)	\$3.60
Demolition Works	\$7.25	\$7.13	\$0.00	\$7.13	(\$0.12)	\$7.13
Safe Cities	\$0.38	\$0.38	\$0.00	\$0.38	\$0.00	\$0.38
Total	\$239.07	\$186.81	\$52.25	\$239.07	\$0.00	\$175.95
General & Admin	\$0.00	\$2.24	(\$2.24)	\$0.00	\$0.00	\$2.24

Risk Count Summary



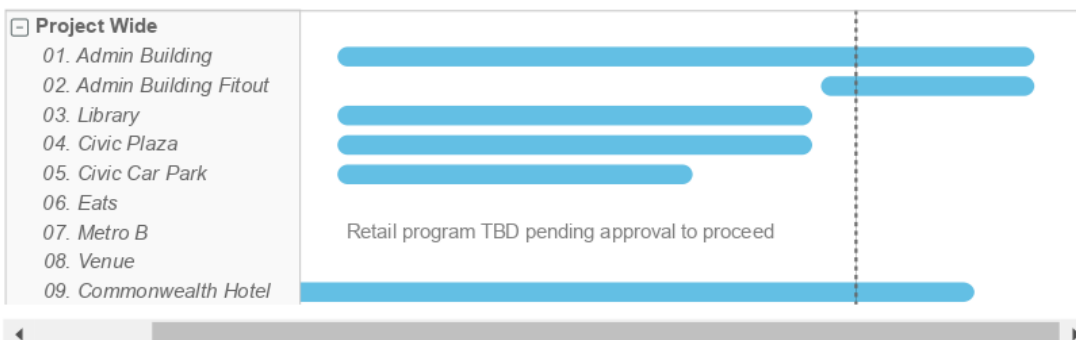
Actuals, Budget and Commitments



Main Risks

Work Area Name	Risk Event	Mitigation	Risk (Current)	Risk (Residual)
Ipswich Central Civic Project	Risk of covid-19 impact on supply chain	Monitor ongoing impact and create strategies to mitigate the impact (eg use existing equipment or chairs etc).	MEDIUM	HIGH
Project Site Wide	Risk of project contingency being used on elective variations in lieu of being reserved to cover variations for unforeseen issues.	All variations and additional costs to be approved by Council's single point of responsibility.	HIGH	HIGH
Project Site Wide	Risk of covid-19 shut-down of site work	Cleaning, social distancing and other mitigation measures have been implemented by the Contractor.	HIGH	MEDIUM
Retail & Entertainment	Risk of delays with engaging a cinema operator.	Proceed with Eats and Metro B construction and complete Union Place to enable vehicle traffic.	HIGH	MEDIUM

^ Collapse All



0

Monthly Safety Incidents

4

Total Safety Incidents

IPSWICH CENTRAL - CIVIC - DASHBOARD - DEC 2020

\$170.5M

Budget

\$160.4M

Commitments

\$151.7M

Actuals

\$12.7M

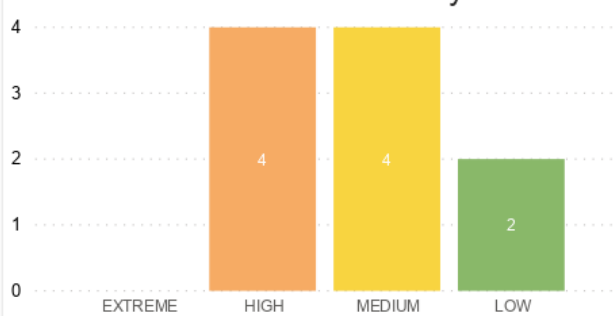
Forecast Commitments

\$173.2M

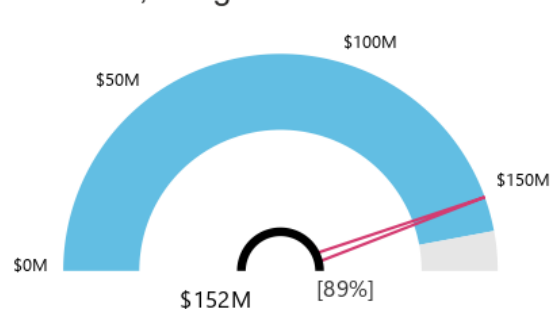
Forecast Final Cost

Work Area Name	\$M Budget	\$M Commitments	\$M Forecast Commitments	\$M Forecast Final Cost	\$M Variance to Budget	\$M Actuals
Ipswich Central Civic Project	\$170.47	\$160.42	\$12.74	\$173.16	\$2.69	\$151.66
Total	\$170.47	\$160.42	\$12.74	\$173.16	\$2.69	\$151.66

Risk Count Summary



Actuals, Budget and Commitments



Main Risks

Work Area Name	Risk Event_1	Mitigation	Risk (Current)	Risk (Residual)
Ipswich Central Civic Project	Risk of covid-19 impact on supply chain	Monitor ongoing impact and create strategies to mitigate the impact (eg use existing equipment or chairs etc).	MEDIUM	HIGH

^ Collapse All

Jan 2020 Apr 2020 Jul 2020 Oct 2020 Jan 2021 Apr 2021

☐ Civic

01. Admin Building

02. Admin Building Fitout

03. Library

04. Civic Plaza

06. Civic Car Park

07. Library Move in Allo...

08. Admin Move in Allow...

0

Monthly Safety Incidents

2

Total Safety Incidents

IPSWICH CENTRAL - COMM HOTEL - DASHBOARD - DEC 2020

\$6.3M

Budget

\$6.1M

Commitments

\$4.7M

Actuals

\$0.1M

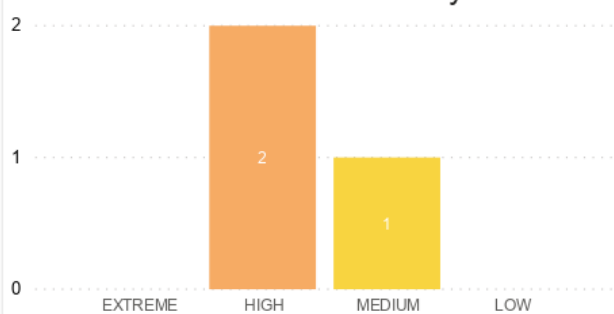
Forecast Commitments

\$6.3M

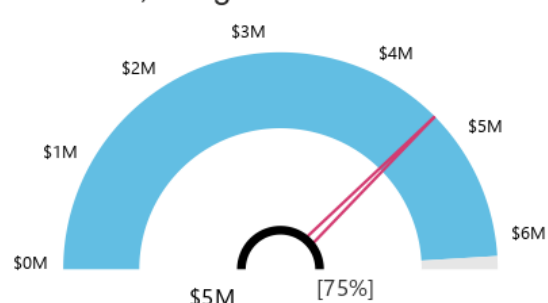
Forecast Final Cost

Work Area Name	\$M Budget	\$M Commitments	\$M Forecast Commitments	\$M Forecast Final Cost	\$M Variance to Budget	\$M Actuals
Commonwealth Hotel	\$6.26	\$6.13	\$0.12	\$6.26	\$0.00	\$4.70
Total	\$6.26	\$6.13	\$0.12	\$6.26	\$0.00	\$4.70

Risk Count Summary



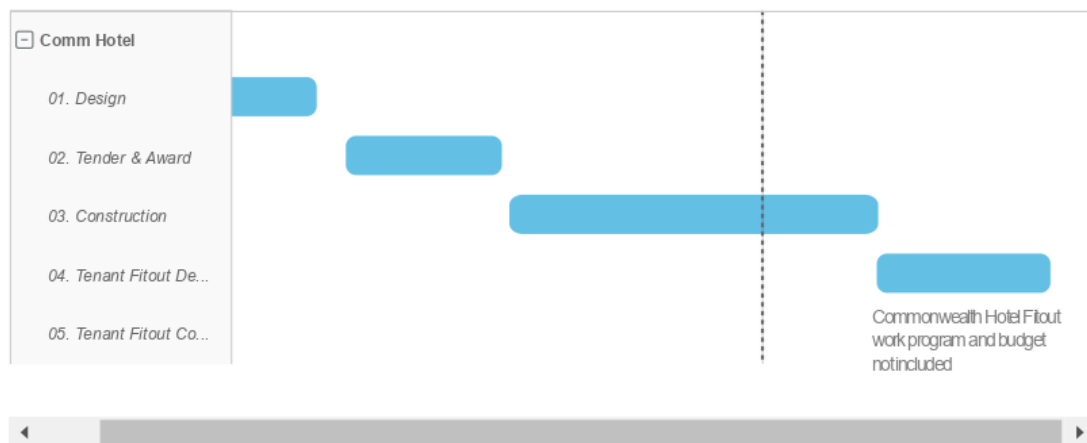
Actuals, Budget and Commitments



High Risk Items

Work Area Name	Risk Event	Mitigation	Risk (Current)	Risk (Residual)
Commonwealth Hotel	Latent Conditions during rebuild of Heritage component	Regular visits by Project Manager, Architect and Council's Heritage Officer to mitigate impact of delay risk and additional cost.	HIGH	MEDIUM

^ Collapse All



0

Monthly Safety Incidents

0

Total Safety Incidents

IPSWICH CENTRAL - RETAIL - DASHBOARD - DEC 2020

\$45.1M

Budget

\$4.3M

Commitments

\$3.6M

Actuals

\$39.4M

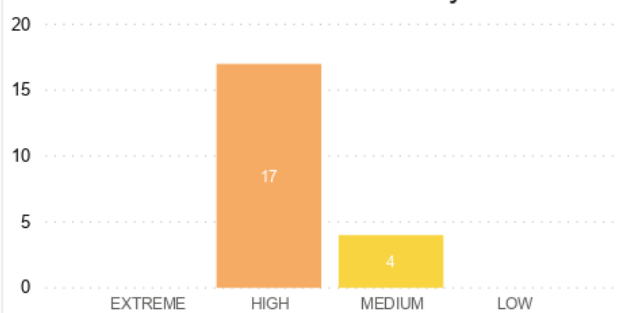
Forecast Commitments

\$43.7M

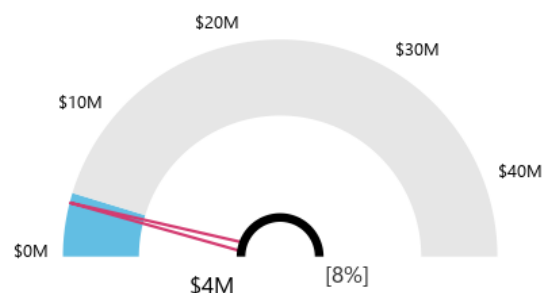
Forecast Final Cost

Work Area Name	\$M Budget	\$M Commitments	\$M Forecast Commitments	\$M Forecast Final Cost	\$M Variance to Budget	\$M Actuals
Retail & Entertainment	\$45.06	\$4.27	\$39.39	\$43.65	(\$1.41)	\$3.60
Total	\$45.06	\$4.27	\$39.39	\$43.65	(\$1.41)	\$3.60

Risk Count Summary

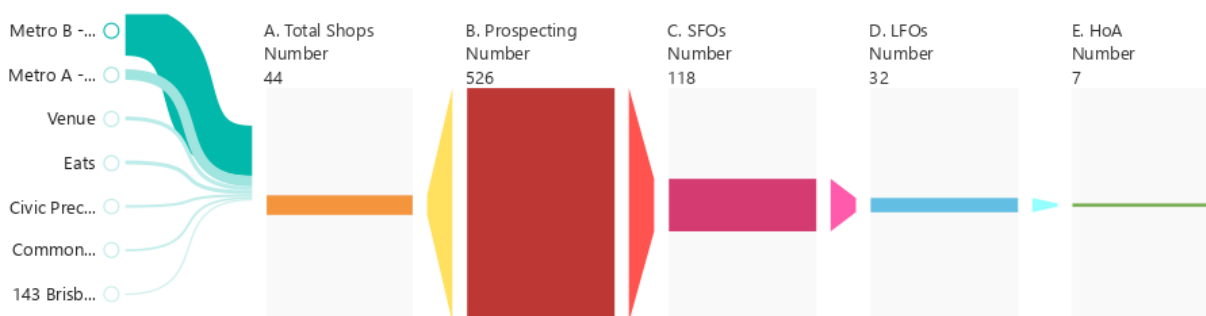


Actuals, Budget and Commitments

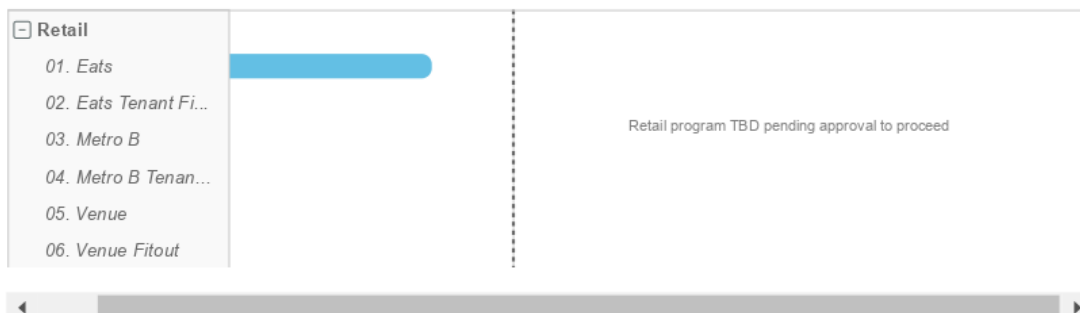


High Risk Items

Work Area Name	Risk Event	Mitigation	Risk (Current)	Risk (Residual)
Retail & Entertainment	Risk of cinema operator not being engaged in time for completion of the precinct.	Proceed with Eats and Metro B construction and complete Union Place to enable vehicle traffic.	HIGH	MEDIUM



^ Collapse All



0

Monthly Safety Incidents

0

Total Safety Incidents



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APPENDIX A – SUMMARY PROGRAM

APPENDIX B – RISK DASHBOARD

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1. Program

1.1 SUMMARY

The program has been updated with data date on 4 January 2021. A summary Gantt chart is included at **Appendix A** of this Report which reflects target completion dates summarised in the table below.

Table 1 – Program Status Summary

Ref	Project	Current Status	Target Completion
1.1	Admin Building	In Construction	Q2 2021
1.2	Library	Complete	Q4 2020
1.3	Civic Plaza	Complete	Q4 2020
1.4	Car Park Upgrade	Complete	Q3 2020
1.5	Existing Lift in Eats Building	Complete	Q4 2020
2.3	Commonwealth Hotel (Reconstruction)	Complete	Q2 2021
3.1	Nicholas St	Complete	Q4 2019
3.2	Nicholas St (in front of Eats)	Complete	Q4 2020
4.1	Metro A (Bells St Link)	On Hold	TBD
4.2	Metro B (2 Bell Street)	On Hold	TBD
4.3	Eats (Food & Bev)	On Hold	TBD
4.4	Venue (Entertainment Bldg)	On Hold	TBD
5.1	AV Project (Nicholas / Union)	On Hold	TBD
6.0	Demolition works	Complete	Q2 2018
7.0	Safe City Relocation	Complete	Q2 2018

The Retail Projects of Eats, Venue and Metro B are shown as TBD because the durations and inter-relationships may vary depending on when these are approved to proceed. The delay in commencing the Retail Project will result in construction activities in the precinct continuing after the Administration Building is complete.

The project team is currently assessing the price and program for proceeding with completion of the Eats building work, and streetscapes and façade for the Metro A/B buildings in anticipation of Council approving this work to proceed in late January 2021.

NICHOLAS

IPSWICH CENTRAL

1.2 D&C CONTRACT EXTENSIONS OF TIME

The Contract entitles the D&C Contractor to claim extensions of time due to qualified causes of delay such as adverse weather conditions, variation works and latent condition. All granted extensions of time listed as below:

Table 2 – Construction Extensions of Time Summary

Separable Portion	Description	EOT's Granted (Business Days)	Construction Practical Completion Achieved
1	Admin Building	22.5	(target March 2021)
2	Library	19	06 Aug 2020
3	Civic Plaza	17.5	31 Aug 2020
3a	Area at western side of Admin Building	0	30 Nov 2020
3b	Area at southern side of Admin Building	0	(forecast to coincide with Admin building)
4	Car Park Upgrade	12	06 Aug 2020
5	Existing Lift in Food & Bev Bldg	0	20 Nov 2020

The above dates are for construction contract work to be completed. Council move-in will follow these dates prior to the areas being ready for use and occupancy.



2. Financial

2.1 FINANCIAL SUMMARY

The table below summarises the current budget and forecast final cost. Final forecast costs are within the budget.

Table 3 – Financial Summary

	Project	Current Budget	Committed Contracts and Variations	Forecast Contracts and Variations	Forecast Final Cost
1	Civic Project	170,471,339	160,417,846	12,744,709	173,162,555
2	Commonwealth Hotel	6,255,741	6,133,965	121,776	6,255,741
3	Nicholas / Union	9,653,680	8,489,870	0	8,489,870
4	Retail & Entertainment	45,059,180	4,265,014	39,386,803	43,651,817
5	Demolition Works	7,250,069	7,130,026	0	7,130,026
6	Safe Cities	377,616	377,616	0	377,616
	TOTAL	239,067,625	186,814,337	52,253,288	239,067,625
	General & Admin	0	2,238,216	-2,238,216	0

2.1.1 Budget Amendment Summary

The October 2018 budget was \$215M. In August 2019 this was re-stated as \$201.5M because \$13.5M of land purchase costs was dealt with outside of the project budget (note: the retail component of the budget was unchanged).

This budget has now been increased by \$37,567,625 (excluding lease fit-out capital incentives) to cover additional works to Metro B, Venue, Eats and Commonwealth Hotel. Unspent components of the pre-existing retail allocation have been preserved within the total budget and will cover items such as Metro A facades, AV and other work. A summary of the budget revision is included below:

Description	August 2018 Budget	December 2019 Budget Increase	Current Total Budget
Retail & AV (excl Commonwealth Hotel)	\$10.3M	\$34.8M	\$45.1M
Commonwealth Hotel	\$3.5M	\$2.8M	\$6.3M
All Other Work	\$187.7M	\$0	\$187.7M
TOTAL	\$201.5M	\$37.6M	\$239.1M

NICHOLASST

IPSWICH CENTRAL

2.2 CASH FLOW

The recent cash flow is presented below and covers all project expenditure including contractors and other fees and charges. December 2020 was significantly reduced from previous months, and similar monthly cash flow is forecast for January and February 2021 due to the limited number of working days in all three of these months, and also due to the construction activity tapering off towards completion of the Civic Project contract.

Table 4 – Cash Flow

Month	Monthly Expenditure	Cumulative Total
July 2020	\$12,662,607	\$129,139,605
August 2020	\$11,172,122	\$140,311,727
September 2020	\$13,226,338	\$153,538,065
October 2020	\$9,650,093	\$163,188,159
November 2020	\$10,224,571	\$173,412,730
December 2020	\$4,777,012	\$178,189,742

2.3 VARIATIONS – CIVIC PROJECT

Variations for the Civic Project are summarised below.

Table 5 – Civic Project Variations Summary

Status	Previous Period		This Period	
	Qty	Value (\$)	Qty	Value (\$)
Original Contract		\$128,750,332		\$128,750,332
Approved	164	\$9,525,912	166	\$9,541,864
REVISED CONTRACT VALUE		\$138,276,244		\$138,292,196



3. Design & Construction

3.1 CIVIC PROJECT

The Civic Project scope of works covers the separable portions listed below. The workforce on site is now around 150 people. Major construction milestones achieved in December 2020 for each of these separable portions include:

1. Administration Building: Building façade complete.
2. Library: Formal opening 5-Dec-2020. Regular operations commenced 7-Dec-2020.
3. Civic Plaza: First night-time event completed 5-Dec-2020.
4. Car Park: B1 Exit and pay-at-gates implemented.
5. Existing Lift (within Eats Building) (no update – handed over in Nov-2020 but not being used)

The program in Appendix A shows the status of construction. Photos in Appendix C supplement this information.

3.1.1 Public Art

The following public art was completed and unveiled to the public in November 2020:

- Mural to the underside of the southern pavilion
- Bronze sculptures (fish traps and platypus) at the northern pavilion
- Primary artwork adjacent Administration Building entrance

The following artwork is scheduled for installation February 2021

- Cultural garden including bronze sculptures of native animals north of the Administration Building.

Proposed artwork / heritage interpretation featuring components of the original Nicholas Street rail bridge is part of the Metro B work area and the program for these features will be confirmed pursuant to approval of this work to proceed.

3.1.2 Fixtures, Furnishings and Equipment (FF&E)

Library FF&E is complete.

Administration Building FF&E design has been completed and submitted to Council. The project team have not been provided with commercial information and consequently the financial and program information presented in this report in relation to FF&E cannot be updated until contracts are awarded (expected to be in January 2021).

3.2 COMMONWEALTH HOTEL

The Commonwealth Hotel reconstruction works have been formally awarded to Built QLD Pty Ltd. Work has commenced on site and is scheduled to be completed by April 2021.

The scope of work is limited to rebuilding of the historic building shell. The current Commonwealth Hotel scope of work does not include tenant fit-out or building extension. The budget for the Commonwealth Hotel does not include tenant fit-out contribution.

The Commonwealth Hotel contingency has been drawn on to cover variations arising due to latent conditions. It is anticipated that by completion of the project the Commonwealth Hotel contingency will be fully utilised.

3.3 NICHOLAS / UNION

Jmac Constructions achieved practical completion on 19/12/2019 of their scope of work. This date was one day prior to their contract completion date and enabled Nicholas Street to be opened to the public prior to the 2019 holiday period. The defect liability period has now expired. It is proposed that future work in Nicholas Street (if required) is completed by Hutchinson.

NICHOLASST

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3.4 RETAIL

A Tender Consideration Plan has been approved by Council to enable Hutchinson Builders as the existing head contractor for the Civic Project to undertake the delivery of the Retail Project as a variation. This includes providing 'open book' pricing of subcontract work.

Pricing has been received and reviewed by the project cost consultant RLB. The scope of work as currently proposed includes:

- Metro A- Bell Street Link (facades only with an add-alternate price for demolition)
- Metro B – 2 Bell Street
- Eats – Food & Beverage Building
- Venue – Entertainment Building
- Audio Visual projection onto retail facades

Progress of the retail project is dependent on Council's approval to proceed. The project team is currently assessing the price and program for proceeding with completion of the Eats building work, and streetscapes and façade for the Metro A/B buildings in anticipation of Council approving this work to proceed in late January 2021.

3.5 AV PROJECT

The AV work is an important element of the public domain and is included for the following reasons:

- Deloitte and Urbis reports both recommend that the AV component is important in activating the space and providing a point of difference for the precinct.
- The AV components have been featured heavily in promotion of the precinct.
- Tenants have been advised that these AV works will be proceeding, and this has been instrumental in securing these tenants and will assist in marketing the precinct to future tenants.

There are several AV elements that comprise the work in the precinct as summarised below:

- Image projections on Metro B façade facing the intersection of Nicholas Street / Union Place.
- 6m wide LED screen at the northern perimeter of the Civic Plaza.
- Programmable LED façade lighting on Administration Building.
- LED screen to the Venue Building on the Ellenborough Street façade.

Funding has been included for the capital cost of the AV work. Some initial digital contents is being provided as part of the public art strategy, however, the ongoing management of the AV content will be the responsibility of the precinct management team.

3.6 DEMOLITION WORK

Demolition work was completed in 2018 and included lot creation to facilitate construction of the Administration Building and adjacent Civic Project elements. The demolition work has reduced the risk and program duration of the Civic Project. This phase of work is now concluded, and site possession has been transferred from the Demolition team to the Construction team of Hutchinson Builders.

3.7 SAFE CITY RELOCATION

The Safe City Relocation project has been completed.

NICHOLASST

IPSWICH CENTRAL

4. Safety & Environment

4.1 PUBLIC SAFETY

The Civic Plaza and Eats Streetscape were made available for public use in November 2020. Pursuant to feedback received following the opening event street furniture and modifications and curb painting has been undertaken to mitigate the risk of the public tripping on the Nicholas Street curb in front of the Eats Building.

4.2 SAFETY IN DESIGN

The handover process currently underway for the Library, Car Park and Civic Plaza presents an important opportunity to identify safety issues that weren't apparent on plans. Council staff have been invited to attend handover meetings with the Contractor and participate in review of the work prior to opening to the public or use by Council.

4.3 ENVIRONMENT

There are currently no environmental issues requiring the Principal's action.

4.4 SAFETY CONSULTANT

GCG has been appointed as Safety Consultant covering all projects in Nicholas Street. Their scope of work includes:

- Review and comment on Contractors Safety Management Plan
- Attendance at Safety-InDesign workshop
- Monthly inspection and reporting
- Attendance as required during the course of construction to inspect critical issues
- Design review of safe access submission

The monthly safety review on site has been completed for December 2020.



5. Marketing

5.1 RETAILER ENGAGEMENT

The Stakeholder Relations team continues to work with the traders and building owners located in the redevelopment 'impact zone' by providing detailed project updates, ongoing marketing and media support and activation.

- Weekly update on the project on Shape Your Ipswich platform – link sent to all traders and building owners
- Face-to-face meetings as needed
- Comms on project impacts to traders/building owners via email, update to council call centre, post to Facebook, uploaded to the Wire, emailed to Ipswich First, added to weekly project update

5.2 SOCIAL MEDIA ENGAGEMENT

Table 7 – Social Media Engagement

Platform	Date range	Reach	Engagement	Comment
Facebook & Instagram	Dec 2020	31,355	3,531 (11.26%)	Nicholas Street Facebook page sitting at approximately 6,600 followers with average monthly engagement rate of 8-10%

5.3 COMMUNITY ENGAGEMENT

December 2020 marked a significant milestone with the unveiling of Stage 2. Details of events are on the link below:

<https://www.nicholasst.com.au/events/>

NICHOLASST

IPSWICH CENTRAL

6. Risk

The risk summary table below is taken from **Appendix B: Risk Dashboard** of this report, which also shows further details including the items from the risk register.

Table 8: Residual Risk by Project

Ref	Project	LOW (R)	MEDIUM (R)	HIGH (R)	EXTREME (R)	TOTAL
0	Programme - Site Wide		2	4		6
1.1	Administration Building	1	2	1		4
1.2	Library		1	2		3
1.3	Civic Square	1		1		2
1.4	Car Park Upgrade	1				1
2.3	Commonwealth Hotel	1	1	1		3
3.1	Nicholas St / Union Pl Upgrade		1			1
4.1	Metro A		4	3		7
4.2	Metro B		2	4		6
4.2	Venue		1	1		2
4.3	Eats		1	5		6
Total		4	15	22		41

Covid-19 remains a risk for the project although greatly reduced by completion of multiple separable portions in Q4 of 2020.

Program risks associated with the delay in commencing the Retail Project will increase each successive month. With the exception of the streetscape and awning in front of Eats, all retail work will be ongoing after the date of Council occupying the Administration Building. The primary impact will be that Union Place may not be complete, or if complete, may be occupied by construction vehicles.



7. Summary

Key actions required for the coming months are summarised below:

7.1.1 Administration Building

- The project team have provided plans, quantities and a scope of work for the Administration Building FF&E. The calling and evaluation of tenders is being undertaken by Council's separate procurement team. Due to probity reasons the commercial and cost information received from tenderer's has not been made available to the broader project team.

7.1.2 Library

- Defect management
- Library team to be involved in the signage and wayfinding improvement activity

7.1.3 Civic Plaza

- Defect management
- Installation of remaining signage and wayfinding

7.1.4 Car Park

- Defect management
- Various council stakeholders to be involved in the signage and wayfinding improvement activity

7.1.5 Eats Streetscape and Lift

- Council to confirm decision to proceed with remaining balance of work to achieve completion of Eats

7.1.6 Commonwealth Hotel

- Southern façade installation to be completed.

7.1.7 Nicholas / Union

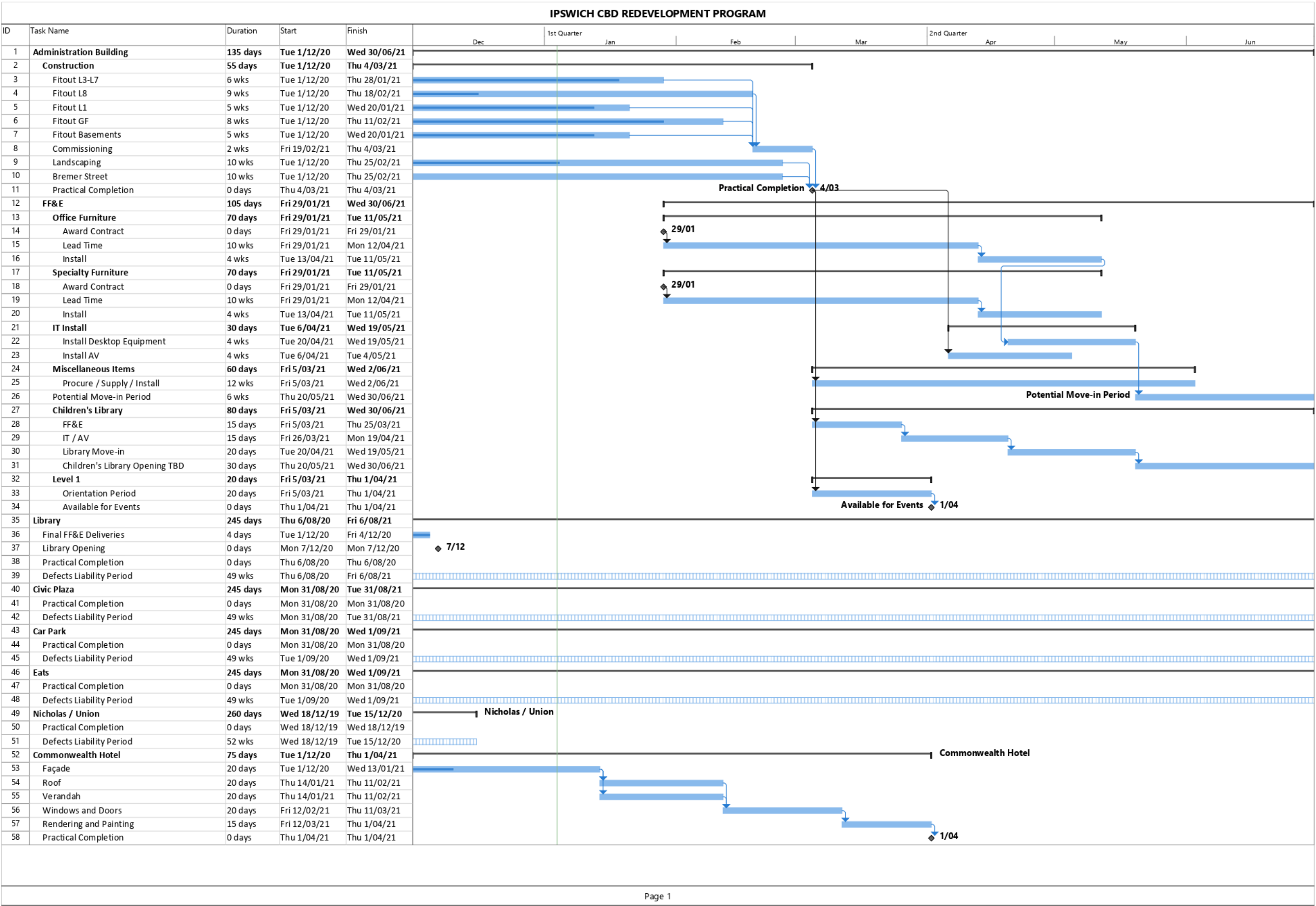
- Final certificate to be issued.

7.1.8 Retail

- Council to confirm approval for the Retail Project construction variation work to proceed.



APPENDIX A – MASTER PROGRAM





APPENDIX B – RISK REGISTER

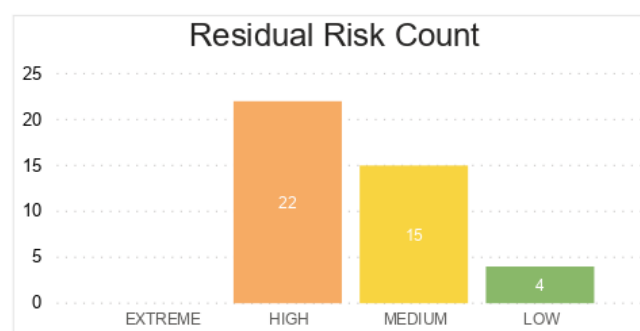
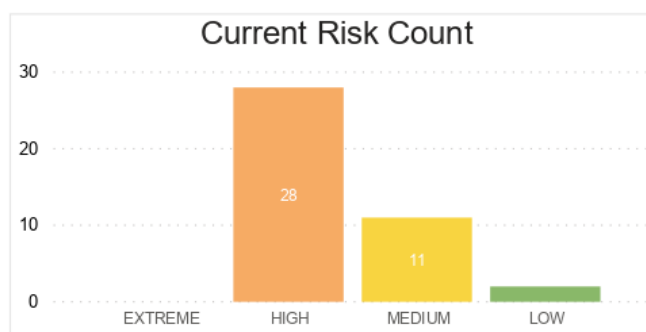
APPENDIX B - RISK DASHBOARD - DEC 2020

HIGH &
EXTREME
RESIDUAL RISKS
LAST MONTH
22

HIGH &
EXTREME
RESIDUAL RISKS
THIS MONTH
22

Risk Rank

	IN SIGNIFICANT	MINOR	MODERATE	MAJOR	SEVERE
ALMOST CERTAIN	11	16	20	23	25
LIKELY	7	12	17	21	24
POSSIBLE	4	8	13	18	22
UNLIKELY	2	5	9	14	19
RARE	1	3	6	10	15



Residual Risks

Ref	Project	LOW (R)	MEDIUM (R)	HIGH (R)	EXTREME (R)	TOTAL
0	Programme - Site Wide		2	4		6
1.1	Administration Building	1	2	1		4
1.2	Library		1	2		3
1.3	Civic Square	1		1		2
1.4	Car Park Upgrade	1				1
2.3	Commonwealth Hotel	1	1	1		3
3.1	Nicholas St / Union Pl Upgrade		1			1
4.1	Metro A		4	3		7
4.2	Metro B		2	4		6
4.2	Venue		1	1		2
4.3	Eats		1	5		6
Total		4	15	22		41

MAIN RISKS (based on Risk Residual Rank)

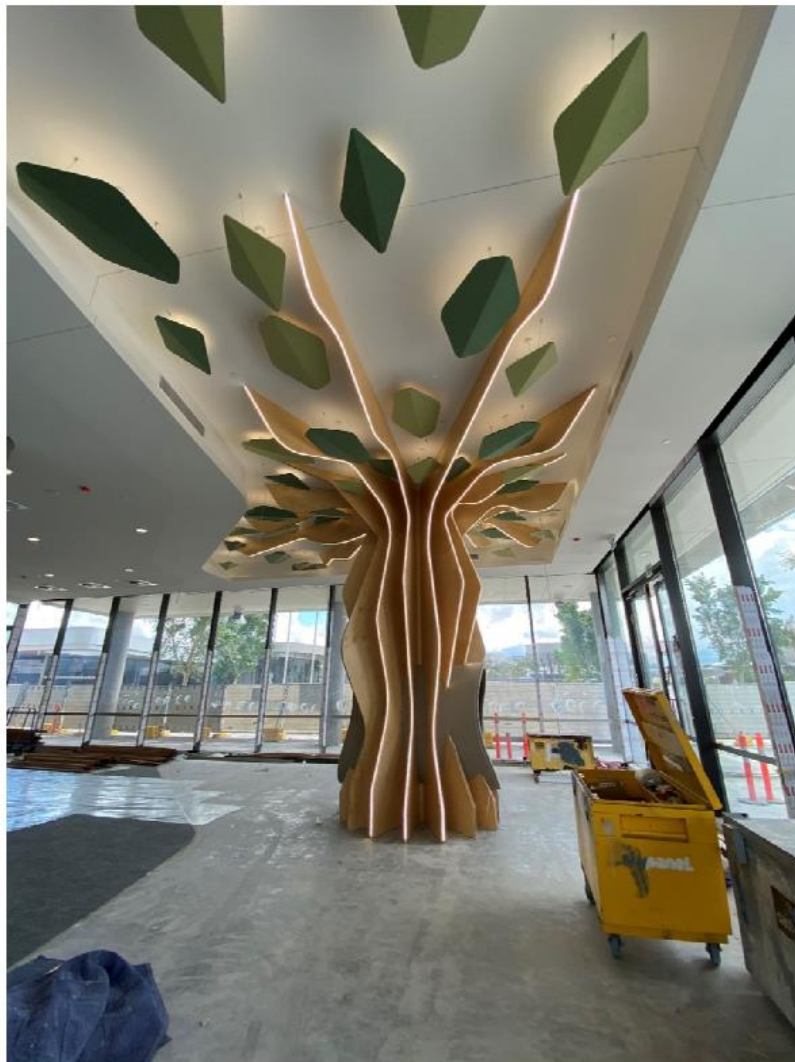
Work Area Name	Risk Event	Mitigation	Risk (Current)	Risk (Residual)
Commonwealth Hotel	Latent Conditions during rebuild of Heritage component	Regular visits by Project Manager, Architect and Council's Heritage Officer to mitigate impact of delay risk and additional cost.	HIGH	MEDIUM
Project Site Wide	Covid-19 shut-down of site work	Cleaning, social distancing and other mitigation measures have been implemented by the Contractor.	HIGH	MEDIUM
Project Site Wide	Variations to the Project scope increase the budget and reduce contingency.	All variations and additional costs to be approved by Council's single point of responsibility.	HIGH	HIGH
Retail & Entertainment	Risk of cinema operator not being engaged in time for completion of the precinct.	Proceed with Eats and Metro B construction and complete Union Place to enable vehicle traffic.	HIGH	MEDIUM
Ipswich Central Civic Project	Supply chain delays from coronavirus (at this stage particularly FF&E or IT/AV)	Monitor ongoing impact and create strategies to mitigate the impact (eg use existing equipment / FFE etc).	MEDIUM	HIGH



APPENDIX C – SITE PHOTOS

APPENDIX C – SITE PHOTOS

Children Library: Timber Tree Assembly on Site in Progress

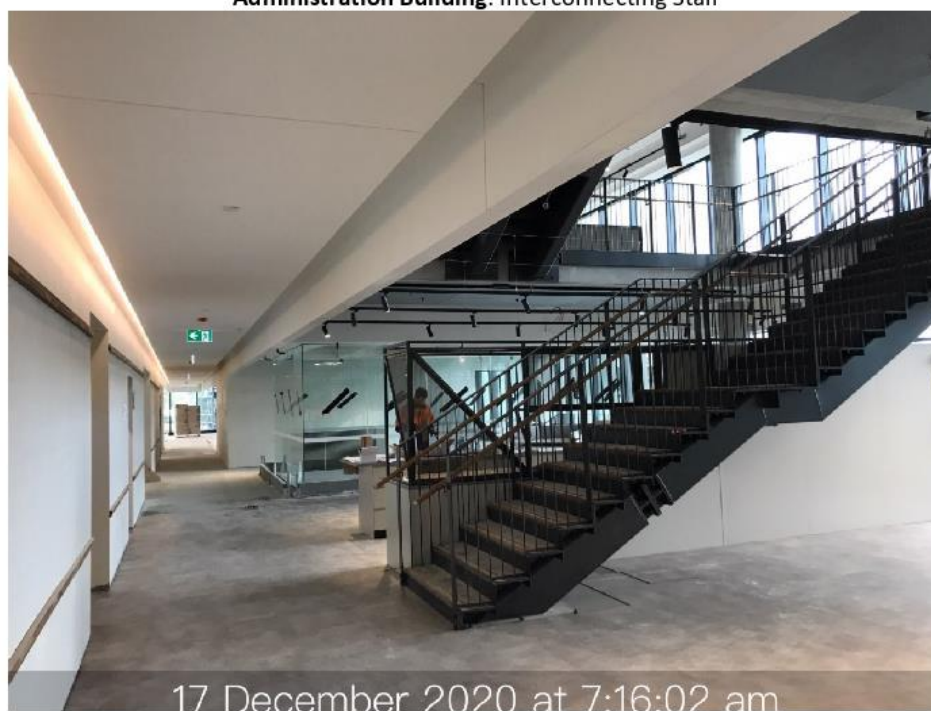


APPENDIX C – SITE PHOTOS

Administration Building: Typical level carpet and ceiling complete



Administration Building: Interconnecting Stair



APPENDIX C – SITE PHOTOS

Administration Building: Level 8 Corridor Wall Cladding



Civic Plaza: Opened to Public

Doc ID No: A6708346

ITEM: 15.10

SUBJECT: RETAIL SUB-PROJECT STEERING COMMITTEE REPORT NO. 6 - DECEMBER 2020

AUTHOR: PROJECT MANAGER

DATE: 4 JANUARY 2021

EXECUTIVE SUMMARY

This is a report concerning Report No. 6 (December 2020) from the Retail Sub-project Steering Committee on the status of the leasing program and associated developments with the retail component of the Nicholas Street Precinct redevelopment.

RECOMMENDATION/S

That the Retail Sub-project Steering Committee Report No. 6 for December 2020 be received and the contents noted.

RELATED PARTIES

Ranbury Management Group - Program Management Partner Ranbury Property Services – Retail Leasing Agent

Councillor Fechner may have a potential conflict of interest in relation to this matter.

Councillor Madsen may have a potential conflict of interest in relation to this matter.

ADVANCE IPSWICH THEME

Strengthening our local economy and building prosperity

PURPOSE OF REPORT/BACKGROUND

The Retail Sub-project Steering Committee (RSPSC) supports the Ipswich Central Redevelopment Committee (ICRC) in delivering the Nicholas Street Precinct redevelopment. The RSPSC reports monthly to the ICRC on the planning, development, delivery and operations of the Nicholas Street Precinct's retail and commercial assets.

The December 2020 meeting of the RSPSC discussed the status of retail leasing, the wayfinding review, options for precinct management and activation initiatives in 2021 (refer Attachment 1 for draft minutes). Also discussed was the council decision of 10 December 2020 to progress works on both the Eats and Metro B and the conflict subsequently identified with a previous council resolution on 27 August 2020. This matter is the subject of a separate paper to council's 28 January 2021 meeting.

As at 7 January 2021, eight non-legally binding Heads of Agreement (HOA's) had been endorsed. Of the eight endorsed HOA's, legal documentation has been provided to six prospective tenants and documentation is currently under preparation for the remaining two parties. Legal documentation associated with the key anchor tenant is currently on hold. Four additional HOA's were received in December 2020, the commercial terms of which have been reviewed by council's independent industry expert prior to consideration by council. Discussions also continued with other prospective tenants during the month.

At its Special Meeting on 5 November 2020, council endorsed the commercial terms of an arrangement with the cinema operator in the Venue building. However due to a number of factors, these negotiations were placed on hold in December 2020 and a separate paper to council's 28 January 2021 meeting will request approval to approach the cinema industry through an Expression of Interest seeking feedback on either a lease or a management agreement. Negotiations with the cinema operator were protracted over the course of 2020 due to the industry significantly evolving through Covid-19 and trend changes. This resulted in a need to retest the market and better understand the demand for this opportunity and the style in which it can be delivered to safe guard the future industry requirements.

The Nicholas Street Precinct team is working on a number of events and activations for the precinct for the first half of 2021. The events calendar is made up of ongoing monthly/ fortnightly events and activations as well as seasonal, special event and one-off activations. The ongoing regular events calendar includes:

- Handmade Expo (monthly)
- Food truck event (monthly featuring local businesses)
- Farmers markets (fortnightly)

During the school holidays, between 9 to 11am daily (18-22 January), Triangle House will provide free daily craft sessions with Danibelle's Musicadium providing daily music and entertainment. Sparky Do Dah will set up their portable play equipment on 18, 19 and 21 January.

To ensure cultural inclusion, no Australia Day event is planned for the Nicholas Street Precinct. As an alternative, a music event branded 'Swich Summer Sounds' is planned as a celebration of Australian music and will be held in Tulum Place on Saturday, 30 January 2021 between 3pm and 9pm. 'Swich Summer Sounds' will be a (free) ticketed event featuring local musicians, a high-energy kid's show featuring performer Bethany Fisher, local indigenous music, Those Tap Guys (with a focus on Australian music) and headline performers Jack Jones (Southern Suns) and Bob Evans (Keith Mitchell, Jebediah frontman). The Ipswich Hospital Foundation and Rotary Ipswich City will work together to create a Great Aussie BBQ offer, with Ipswich providers offering locally produced ice cream and activating the Tulum Place deck bar.

On Valentine's Day (Sunday 14 February 2021), the Ipswich City Orchestra will perform on stage with a specially curated program of romantic music supported by local musicians. A local brewer will activate the Tulum Place deck bar with a special pop-up bar offer including gourmet picnic packs and candlelit tables. At Easter, a range of school holiday and Easter

activities such as an Easter Egg Hunt, arts and crafts, kid's entertainment is planned. Planning is also underway to hold an Ipswich Gin Festival in May 2021.

Community engagement occurred during the month with a Community Safety survey circulated to all Nicholas Street traders and building owners to collect their input into a range of issues around general safety matters and the perceived safety of the precinct. Key findings included the requirement for adequate night lighting. A broader survey will be sent out to the all local business stakeholders and shared on Shape Your Ipswich with the wider Ipswich community which will further explore safety/perceived safety concerns as well as a feedback on the type of events/activations the community wants to see in the precinct. For example, what events would they attend, what has kept them away to date and what would bring them back for future events and activations.

Weekly updates on the project are uplifted to the Shape Your Ipswich platform with a link sent to all traders and building owners. Face-to-face meetings with these key stakeholders are being held as needed. Communications on project impacts to traders and building owners are also occurring via email, updates to Council's call centre and postings to Facebook and the Wire.

LEGAL/POLICY BASIS

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

Local Government Act 2009

Local Government Regulation 2012

RISK MANAGEMENT IMPLICATIONS

The retail leasing program continues to face significant risks including but not limited to COVID-19 impacts, the pace of the retail market rebound, the securing of anchor and other tenants and the attractiveness of the offer from the lessor (council) in the current market conditions. The conversion of endorsed HOA's into legally binding AFL's/leases is a critical component in the precinct's success.

Council's activation program needs to meet community expectations and establish Tulmur Place as a 'must do' location.

FINANCIAL/RESOURCE IMPLICATIONS

The retail precinct's short-term commercial success is dependent on identifying, attracting and securing a commercially viable tenancy mix. Commercial success in the medium to longer term will require a comprehensive activation and management strategy to support tenants and deliver a revitalised and activated precinct.

As the development team continues to transition into a precinct management team focus is now turning to completing the Colliers' lead valuation and aligning with the forecasted operational cost and returns of the wider precinct. Updates on this matter will continue in forthcoming reports and align with typical end of financial year reporting.



COMMUNITY AND OTHER CONSULTATION

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

CONCLUSION

Retail leasing continues to progress according to plan. The bringing forward of redevelopment works to the Eats and Metro B buildings (including façade and streetscape works) will improve the precinct's aesthetics and prepare both buildings for fit-out by prospective tenants. The proposed 2021 activation program will continually draw visitors to the precinct through a range of positive events and experiences.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Retail Sub-Project Steering Committee Minutes December 2020  
----	---

Greg Thomas
PROJECT MANAGER

I concur with the recommendations contained in this report.

Sean Madigan
GENERAL MANAGER - COORDINATION AND PERFORMANCE

"Together, we proudly enhance the quality of life for our community"



IPSWICH CITY COUNCIL
RETAIL SUB-PROJECT STEERING COMMITTEE (RSPSC) - MINUTES

Meeting: Retail Sub-Project Steering Committee – No 6.

Venue: Level 7 Conference Room, 2 Bell Street

Date: 16 December 2020 (1:00 – 2:00PM)

Members:	James Hepburn (Chair) (JH); Greg Thomas (Project Manager) (GT),
Observers:	Councillor Marnie Doyle (Cr Doyle), Allison Grant (Stakeholder & Engagement Manager)(AG)
Apologies:	Nicole Denman, Sean Madigan (GM C&P) (SM)
Chair / Minutes:	Chair – James Hepburn Minutes – Greg Thomas

No.	OFFICER	DESCRIPTION
1.	JH	Attendance / Apologies
2.	JH	Previous Minutes & Actions Arising
3.	JH	Councillor Workshops <ul style="list-style-type: none"> Workshop 3 – timing of Councillor workshop to discuss costs to complete, to be scheduled for late January/early February 2021 Status of precinct valuation (Colliers) – Council officers to be briefed on outcomes of valuation in mid-late February 2021, a key input into Councillor workshop Status of precinct cost to complete – RLB have completed their review
4.	JH	Retail Leasing Retail PCG meeting outcomes 15.12.20 included discussion on: <ul style="list-style-type: none"> Leasing update – four additional Lease Agreement Forms (LAFs) Cinema (preparations for early 2021 tender release) Legal team update Hotel opportunity
5.	GT	Retail Redevelopment <ul style="list-style-type: none"> Outcomes of 10.12.20 Council meeting Hutchinson Builders – proposed contract variation
6.	JH	Precinct Management and Activation <ul style="list-style-type: none"> Activation strategy/resourcing (development of a 2021 calendar and supporting budget) 2021 Operational Cost Forecasts – 2021/22 budget development timeframe ICC and Precinct Management – Brent McKay appointment to role of Principal Officer (Precinct Operations)
7.	GT	Commonwealth Hotel <ul style="list-style-type: none"> Update provided on the status of reconstruction works and prospective lessees
8.	GT	Procurement Activities Precinct management <ul style="list-style-type: none"> Remains on hold – early 2021 Commercial(/retail) leasing <ul style="list-style-type: none"> On hold – early 2021

Item 15.10 / Attachment 1.

		Retail Design Manager • Progressing.
9.	JH	Financials • Update on the cost to complete review and associated workshop planned for early 2021
10.	JH	ICRC Reports • 3 December 2020 committee outcomes discussed
11.	GT	Ministerial Exemption • Q2 2020/21 FY update to Minister for Local Government under preparation for provision late December 2020 • December 2020 Half Yearly report to Minister for Local Government to be provided in late January 2020
12.	JH	General Business • 'Smokers Alley' – discussion on proposed solution and timing of associated access works. • SEQWater - Update provided on the proposal to renew the parking arrangement • Bell Street Awning – status of asset condition report discussed • Implications of QR ownership of Eats and Metro B/2 Bell Street tower
13.	JH	Meeting concluded 2:00pm

Doc ID No: A6725385

ITEM: 15.11

SUBJECT: NICHOLAS STREET PRECINCT CINEMA COMPLEX OPERATOR

AUTHOR: GOODS AND SERVICES CATEGORY SPECIALIST

DATE: 13 JANUARY 2021

EXECUTIVE SUMMARY

This is a report concerning a proposed Expression of Interest (EOI) for the procurement of a suitably qualified and experienced Cinema Complex Operator for the Management and Operations of the Cinema Complex within the Nicholas Street Precinct.

RECOMMENDATION

- A. That Council resolve that it is satisfied that the calling of Expressions of Interest under section 228(5) of the *Local Government Regulation 2012*, as detailed in this report dated 13 January 2021, is in the public interest for the following reasons:**
- 1. It will allow Council to identify potential contractors who are serious contenders for the provision of Management and Operations of the Cinema Complex without putting all contenders to the expense of preparing a full tender response in the initial stages.**
 - 2. It will allow Council to identify the risk appetite of potential contractors and prepare the Request for Tender and the proposed Agreement for the provision of Management and Operations of the Cinema Complex based on this information.**
- B. That Council resolve to invite Expressions of Interest under section 228(5) of the *Local Government Regulation 2012*, as detailed in this report dated 13 January 2021, for the provision of Management and Operations of the Cinema Complex in the Nicholas Street Precinct.**

RELATED PARTIES

Program Management Partner for the Ipswich CBD Transformation Project - Ranbury Management Group.

ADVANCE IPSWICH THEME

Strengthening our local economy and building prosperity

PURPOSE OF REPORT/BACKGROUND

Council seeks to secure a supplier to undertake either a Management Agreement or Lease Agreement for the cinema tenancy with the commercial building located on the corner of Brisbane and Ellenborough Streets, Ipswich. The Cinema Complex will be one of the anchor tenants for the Nicholas Street Precinct. The proposed tenancy will provide the following:

- a. Film screenings
- b. Food and beverages
- c. Screen advertising
- d. Other services including theatre hire and alternative content screenings – such as live events sports, theatre, music, dance and other community uses.

The engagement of a suitably experienced Cinema Complex Operator will ensure Cinema facilities will provide the Ipswich community with a positive experience which will promote and develop the Nicholas Street Precinct as the recreation destination in the Ipswich CBD, whilst maintaining the complex at a professional standard.

Council has received feedback from the industry that due to unprecedented market conditions over the last 9-10 months, industry confidence is low and a Management Agreement may be considered more favourable to prospective suppliers than a Lease Agreement. Council seeks to test the market to ascertain the industry sentiment.

A Strategy and Tender Evaluation Plan has analysed the procurement options and recommended an EOI Process as the Preferred Procurement Strategy to secure a suitable supplier (Attachment 1). An EOI process will achieve the following outcomes:-

- Compliance with the Sound Contracting Principles and sections 227 – 228 of the *Local Government Regulation (QLD) 2012*;
- Allow Council to test the market and identify potential suppliers who are serious contenders for the provision of Management and Operation of the Cinema Complex without putting all contenders to the expense of preparing a full tender response in the initial stages; and
- Provide Council with a gauge on industry confidence and identify the risk appetite of potential suppliers.

Furthermore, the EOI process will allow Council to gather information to assist in defining whether a Management Agreement or Lease Agreement offers Council the best value for the operation of the Cinema Complex.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:
Local Government Act 2009
Local Government Regulation 2012

RISK MANAGEMENT IMPLICATIONS

The Strategy and Tender Evaluation Plan (Attachment 1) addresses the risk management implications of all the procurement options considered in making this recommendation.

The major risks associated with the proposed EOI are outlined below:-

Risk Category	Rating	Description
Political / Reputational	High	<ul style="list-style-type: none"> Council does not receive sufficient or quality responses to the EOI and needs to develop an alternative strategy to attract suitable suppliers Delay in the engagement of a suitable tenant and the facility remaining vacant for a prolonged period
Financial	Medium	<ul style="list-style-type: none"> Responses to not provide Value for Money
Legislative	Low	<ul style="list-style-type: none"> Council fails to satisfy the Sound Contracting principles when conducting the EOI

To reduce the above risks occurring Procurement will be engaging direct with industry bodies to inform prospective suppliers of when the EOI will be released. A Probity Advisor will also be engaged to provide probity, transparency and accountability advice and strategies.

The major risks with not approving the proposed EOI are:-

Risk Category	Rating	Description
Political / Reputational	High	<ul style="list-style-type: none"> Perception of lack of transparency and accountability in the process
Financial	Medium	<ul style="list-style-type: none"> If the market is not tested, there is no gauge to determine if Value for Money is being achieved
Legislative	Medium	<ul style="list-style-type: none"> Council fails to satisfy the Sound Contracting principles when engaging a supplier

FINANCIAL/RESOURCE IMPLICATIONS

To deliver the EOI current labour resources have been deemed sufficient. A Probity Advisor will be engaged during the process, this has been considered as part of the Nicholas Street Precinct Redevelopment Budget.

The resulting Request for Tender may result in legal expenses to draft and negotiate the proposed agreement, this has been considered as part of the Nicholas Street Precinct Redevelopment Budget.

The ongoing costs of an agreed arrangement will be funded through the Nicholas Street Precinct Operational Budget.

COMMUNITY AND OTHER CONSULTATION

Consultation has occurred with the following:-

- Program Management Partner for the Ipswich CBD Transformation Project - Ranbury Management Group.
- Council's Co-ordination and Performance Department, who are in support of the procurement strategy to undertake an EOI process.

CONCLUSION

The Cinema Complex is anticipated to be one of the anchor tenants in the Nicholas Street Precinct CBD redevelopment. Securing the right supplier will improve Council's ability to attract and retain other suitable tenants. A timely and transparent procurement process will ensure the best outcome is delivered for both the Nicholas Street Precinct and the community.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

	CONFIDENTIAL
1.	Strategy Tender and Evaluation Plan - 16041 DRAFT

Shyanne Ward

GOODS AND SERVICES CATEGORY SPECIALIST

I concur with the recommendations contained in this report.

Greg Thomas

PROJECT MANAGER

I concur with the recommendations contained in this report.

Richard White

MANAGER, PROCUREMENT

I concur with the recommendations contained in this report.

Sonia Cooper

GENERAL MANAGER CORPORATE SERVICES

I concur with the recommendations contained in this report.

Sean Madigan

GENERAL MANAGER - COORDINATION AND PERFORMANCE

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

Doc ID No: A6724062

ITEM: 15.12

SUBJECT: NICHOLAS STREET PRECINCT COMMUNICATIONS, ENGAGEMENT AND
ACTIVATION MONTHLY REPORT

AUTHOR: ENGAGEMENT MANAGER

DATE: 13 JANUARY 2021

EXECUTIVE SUMMARY

This is a report concerning the communications, engagement and activation activity undertaken and planned for the Nicholas Street Precinct between November and December 2019, which included the official launch of stage two of the redevelopment.

RECOMMENDATION/S

That the Nicholas Street Precinct: Communications, Engagement and Activation Monthly Report be received and the contents noted.

RELATED PARTIES

The General Manager of Coordination and Performance has declared a conflict of interest in relation to the Handmade Expo Markets due to being in a relationship with the owner of the markets. The conflict of interest was declared to the CEO and the General Manager has had no involvement in relation to this aspect of the program.

The Engagement Manager has declared a conflict of interest to the General Manager Coordination and Performance in relation to the engagement of Those Tap Guys, a predominantly locally-based tap dancing group, who will be performing at Swich Summer Sounds on 30 January 2021 (and were to perform on 12 December 2020). The Engagement Manager, who is married to one of the dancers, has had no involvement in relation to the engagement of Those Tap Guys.

ADVANCE IPSWICH THEME

Strengthening our local economy and building prosperity

Caring for the community

PURPOSE OF REPORT/BACKGROUND

The following is a summary of key communications, engagement and activation planning and activity undertaken during November and December 2020.

Highlights: Pillars of Communications, Engagement and Activation

Focus during November and December was on the final planning and execution of the Nicholas Street Precinct Stage Two launch program, with the official opening day held on Saturday 28 November in conjunction with Tulumur Place's first event, the Handmade Expo Market. The core campaign theme "come and explore" was utilised in all campaign activity, designed to encourage the community to come and explore their new Nicholas Street Precinct. And they came in droves!

Highlights achieved under the 12 program pillars (media and comms, events and activation, leasing and asset support, advertising, retail marketing, precinct marketing, stakeholder engagement and partnerships, digital and online, brand and reputation management, community engagement, council co-delivery program, and governance and delivery) during November and December were as follows:

1. *Media and communications*

- Creation and delivery of media plan – milestones and opening events/launch activities
- Creation of internal communications plan to encourage staff to visit the new precinct – liaison with internal communications officer
- Ongoing stakeholder communications and impact updates, with focus on stakeholders in the Nicholas Street Precinct
- Drafted launch pack for Mayor and Councillors with key messaging to support the opening
- Ongoing liaison with the Media and Communications Team to assist with the delivery of the launch media relations program. Media coverage highlights included:
 - Brisbane Times
 - Courier-Mail
 - Queensland Times
 - Channel Seven News
 - Channel Nine News
 - Fassifern Guardian
 - Fassifern Chronicle
 - Lismore Northern Star
 - Morning Bulletin
 - Ipswich Local Magazine
 - Sunshine Coast Daily

- River 94.9
- Radio National: ABC
- Sydney Morning Herald
- The Age
- WA Today
- Weekend Notes

The full media report can be found in Attachment 1.

2. Events and activation

2020 Launch Calendar of Events:

The calendar (Attachment 2) of events was created for delivery in November and December. Unfortunately, several events had to be cancelled or postponed due to weather (both a heatwave and rain/storms). Where possible, these events were moved to January or February 2021. The following is an update on all scheduled events and activation.

- Saturday 28 November – Opening of Tulumur Place

This event was extremely successful, with an estimated 13,000 visitors attending the launch and incredibly positive feedback from market organisers, stall holders, local businesses in the precinct and attendees. The official opening ceremony, featuring a traditional smoking ceremony, attracted considerable attention from special guests and market customers, and the water play was a hit with kids big and small, including the Mayor and Deputy Mayor who took the opportunity to have some fun and cool off. The national media coverage stemming from the launch event was incredibly positive, as noted above. Special thanks to the Media and Communications Team for its assistance.

- Saturday 5 December – Future Food Flavours food truck event

Another incredibly successful event, with some 4,000 attendees and Four Hearts Brewing Company's first pop-up bar on the deck. Again, positive feedback from all food and beverage vendors (many of whom ran out of food altogether halfway through the event) and attendees, with many staying on into the night to enjoy the live local entertainment.

See Attachment 2 for a selection of professional photos taken at these first two events.

- Saturday 12 and 19 Dec – Saturday Sunset Sessions

Unfortunately, both of these events were cancelled due to extreme weather conditions. However, both Those Tap Guys and the Ipswich City Orchestra agreed to move their performances to 2021. Those Tap Guys will perform at the Swich Summer Sounds event on

30 January, and the Ipswich City Orchestra will hold a special Valentine's Day concert in Tulumur Place on 14 February.

- *Sunday "come and explore" days*

Again, due to weather, two of the three planned Sunday "come and explore" days had to be cancelled. We proceeded with the first event, the day after the launch event, and were pleasantly surprised by the number of locals who came down to explore the precinct and make the most of the water play and food trucks onsite.

- *Weekly activation (Monday to Friday) – local entertainment or River 94.9 cross*

The daily entertainment and food trucks certainly added life to the precinct, with locals enjoying the additional food and beverage options and the live music over lunch. Unfortunately, some of the events had to be cancelled due to weather.

- *River 94.9 Summer in the City campaign and in precinct support*

River was incredibly supportive of the opening of the precinct, with ads, live reads and the water play promotion all positively contributing to the success of the launch period.

- *School holiday entertainment and activities*

Due to weather, these events were postponed until the last week of the school holidays in January – 18 Jan to 22 Jan.

Other highlights:

- Creation of all launch marketing collateral – thanks to the Marketing Services Team for their hard work and support.
- Engagement of all relevant event organisers, entertainers, DJs, food and beverage providers, security, pop-up activations, cleaning, onsite medic, school holiday activities etc
- Arrangement of permits, licences and traffic management plans as required
- COVID-19 event planning and approvals – liaison with WMH and event organisers, as well as additional COVID-19 logistics arranged

2021 Jan – April Calendar of Events

The Precinct team is in the process of finalising the calendar of events for January to end April 2021, with the following highlights of note:

- School holiday activities – Jan 18 to 22 (postponed from Dec 2020)
- Swich Summer Sounds – Jan 30 – celebration of Aussie music

- Featuring Bob Evans from Jebadiah, Jack Jones from Southern Sons, Those Tap Guys, Bethany Fisher (kids' entertainment), and a host of local performers
- Tickets are free – 1400 will be available from 5pm Monday 18 January – processed to be managed by the Ipswich Hospital Foundation
- Ipswich Hospital Foundation to run a Great Aussie BBQ – burgers and sausage sizzle
- Four Hearts Brewing Company Tulumur Deck Bar
- Ungermanns's Ice-creamery
- Ben "Dobbo" Dobbin from Channel Nine will emcee (lives locally)
- Picnic rugs, festival seating etc will be encouraged
- Monthly farmers' market (could move to twice-monthly)
- Monthly Handmade Expo Markets
- Monthly Food Truck event
- Monthly Friday night 'Tulumur Tapas' event – partnership with Four Hearts Brewing Company
- Valentine's Day event with the Ipswich City Orchestra
- Easter school holiday festival
- Community partnerships – Arts Alive, Harmony Week (and a few others in negotiation)

Community shout out:

To ensure local businesses and organisations hear about the opening of stage two of the Nicholas Street Precinct and can register their interest in holding an event or activation in the precinct, a call to action was issued through the Media Team on Ipswich First. This messaging is also echoed on the events page on the Nicholas Street Precinct website. The Precinct Team looks forward to working with the local community on a number of activations and events during 2021.

Third party contractor engagement and procurement:

In support of Council's commitment to transparency, as follows is a summary of organisations involved in the launch, with focus, where possible, placed on working with local businesses:

External:

- Design Collective – Future Food Flavours food truck event. (Note, local food trucks and food-based businesses were approached through several channels to participate in this event, with priority given to local Ipswich businesses. Top of Town food and beverage outlets were also advised.)
- Handmade Expo Markets
- Four Hearts Brewing Company
- Millennium Cleaning
- Dee Bradley – musician
- Damien Johnson – musician
- Laura Frank – musician
- Taleena Peck – musician
- Ace Masefau – musician
- The Kintones – musician
- DJ Nex
- DJ Gavs
- Greg Wood – River FM
- Marnie Titherage and Paul Campion – River FM
- 1300 Medics
- Gateebil Gurrnung Aboriginal Corporation
- Nigel Coates (Sparky Do Dah)
- Triangle House
- Tahlitha Rice Photography
- Food Trucks
 - o Buzzbean Coffee
 - o Lickety Split Café
 - o Seaviche
 - o Juice Power
 - o Jimbo’s Delights
- Get Branded
- Sign Shop
- Jets Ipswich
- West Bremer Radio
- Stowe Electrical
- Ipswich Local Magazine
- Limelight Cinemas
- Ben Ruhland Videography
- Verifact (Traffic Management)
- The Pool Shop
- West Moreton Health
- Top Office Personnel
- IZIT Entertainment
- Those Tap Guys
- Kaydee Promotions
- Bremer Cleaning
- Ipswich Civic Centre
- Several headline acts for Swich Summer Sounds – 30 January event (details to come)

3. *Leasing and asset support*

- Secured Four Hearts Brewing Company pop-up bar in the bar tenancy
- Assisted with potential leasing leads
- Invited potential tenants to attend key events
- Working on a plan to support the leasing team in 2021

4. *Advertising*

- Extensive print advertising campaign – all local media
- Extensive online campaign – local media outlets
- River 94.9FM campaign and promotion
- Outdoor signage campaign – bus shelters across the city
- Billboard campaign secured for early 2021
- 2021 campaign being developed

5. *Retail marketing*

- Started work on 2021 retail calendar and campaign

6. *Precinct marketing*

- Creation of onsite signage – local laws, hoarding, marketing, COVID-19, event-based, branding
- Ordered portable sanitising stations – NSP branded
- Assisted with delivery of directional and wayfinding signage
- Compilation of “walkthrough” suggestions and amendments to facilities, lift wells, car park, amenities, signage, branding etc – follow-up ongoing

7. *Stakeholder engagement and partnerships*

- Creation of not-for-profit program in support of 2020 launch activities
- Creation of stakeholder communications program
- Friday 6 November stakeholder tour with the Mayor, Deputy Mayor, Councillors and key stakeholders
- Arrange meetings with landlords and project partners

8. *Digital and online*

- Plan for 2021 website update to make the website more customer and precinct focussed
- Create and launch social media campaign in support of launch – significant commitment to online engagement (earned, shared and paid), which resulted in excellent reach, particularly on the Nicholas Street Facebook page, as follows:

November 2020

Facebook Reach 122,309

Engagement 28,285 (23.12 per cent)
New page likes 734

December 2020

Facebook Reach 15,894
Engagement 3304 (20.7 per cent)
New page likes 131

9. Brand and reputation management

- Started work on issues and crisis management plan – liaison with relevant Council stakeholders (more detailed plan to be created in 2021)

10. Community engagement

- Delivery of community safety and activation survey, and draft of report and recommendations prepared for Council

11. Council co-delivery program

- Meetings secured for Jan 2021 with key partners such as the Art Gallery, Civic Centre, OED, Ipswich Central, Community Development, Libraries, Tourism etc
- Additional liaison has taken place as follows:
 - o ICC Community Crew table at opening event
 - o Environment and Sustainability Team
 - o Ipswich Youth Advisory Council
 - o Heritage
 - o Emergency Management
 - o Community Development
 - o Tourism
 - o Immunisation
 - o Compliance Team – RE Local Laws and TEEL
 - o Customer Service Team
 - o Safe City
 - o Marketing
 - o Ipswich Civic Centre

12. Governance and delivery

- Finalised the Precinct Guidelines and Terms and Conditions Manual
- Liaison with legal re terms and conditions for tickets for Swich Summer Sounds
- Work on 2021 budget
- Participate in and/or chair working groups, as required
- Prepare and present reports, as required

LEGAL/POLICY BASIS

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

Local Government Act 2009

RISK MANAGEMENT IMPLICATIONS

There are several risks associated with activation of the Nicholas Street Precinct, as follows:

RISK	MITIGATION
COVID-19: adhering to current (and new) restrictions, potential outbreak/lockdown, new restrictions (should there be another outbreak)	<p>COVID-19 plans will be in place for all events, with West Moreton Health to approve these plans. In addition to this, the Precinct Guidelines and Conditions of Use references social distancing, COVID-19 plans and that Council has the right to cancel an event due to COVID-19. Registration tables will be set up at all events with both app and hard copy options. The Precinct team will stay up-to-date with new restrictions and regulations as they are rolled out by the state government.</p> <p>Should there be an outbreak or lockdown, the Precinct Team will be guided by WMH in regards to actions.</p>
Storms, severe rain or dangerous weather	<p>The Precinct Guidelines and Conditions of Use notes that Council has the right to cancel any event in the precinct due to weather. As such, the decision was made to cancel or postpone several events due to weather. The Precinct team is currently liaising with procurement and legal to look at adding new clauses to contracts with entertainers and suppliers to cover off cancellations due to government restrictions.</p>
Precinct-based issues and crises	<p>A basic issues and crisis plan was drafted for the precinct, to support the emergency management plan. This plan covered such issues as a lost child, accident or injury etc.</p> <p>Note, 1300 Medics has been engaged to attend the major events.</p>
Electrical, AV or maintenance issues during an event	<p>There will be an electrician and ops officer onsite at all key events, as well as an experienced AV technician, in case of electrical issues or problems with the AV system.</p>
Anti-social behaviour	<p>Additional security will be present at all events.</p>
The perception that local businesses and organisations cannot partner with or work in the NSP space.	<p>Any local organisation or business can register their interest in using the precinct for events and activations (via the website). However, it is not a bookable space, and approval from the Precinct Team will be needed. Considerable communications will be put out via all Council channels over the next 12 months to reinforce this message to ensure NSP has the local community at its heart. That said, to ensure the ultimate success of the precinct, securing events, festivals and partner organisations from across the country will be crucial to its successful activation. Council will</p>

list all “engaged” organisations in this monthly report to ensure complete transparency.

FINANCIAL/RESOURCE IMPLICATIONS

Focus is on creating a budget for the first half of 2021 and the 2021-2022 financial year. Both will be completed in January 2021.

COMMUNITY AND OTHER CONSULTATION



A considerable amount of internal and external consultation has taken place during November and December.

- The Engagement Manager presented to two Community Reference Groups (CRGs) in regards to the launch plans for the precinct in late November 2020.
- Ongoing consultation has taken place with key precinct stakeholders (landlords and business owners), project partners and contractors (Ranbury, Hutchinsons, event organisers etc), potential tenants, other councils and similar public plazas (for research purposes), potential community and corporate partners, event partners etc.
- Internally, the following functions have been consulted on the creation and delivery of the Communications, Engagement and Activation program: Property Services, Legal Services, City-Wide Events, Ipswich Civic Centre, Ipswich Art Gallery, Marketing, Economic Development, Safe City, the Nicholas Street Precinct Project Team, Planning and Regulatory Services, Compliance, all relevant working groups, Ipswich Central, Libraries and Studio 188.

CONCLUSION

This report features a summary of the communications, engagement and activation activity undertaken throughout the months of November and December in support of the opening of stage two of the Nicholas Street Precinct, and the ongoing activation of the space.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Media Coverage - Nicholas Street Precinct Launch 
2.	Nicholas Street Precinct Launch and Food Truck Photos (Selection) 2020 

Allison Grant
ENGAGEMENT MANAGER

I concur with the recommendations contained in this report.

Sean Madigan
GENERAL MANAGER - COORDINATION AND PERFORMANCE

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

1/13/2021

Mediaportal Custom Reports



4 DEC 2020

Media coverage: Tulumur Place opening

The coverage selected relates only to the grand opening of Tulumur Place, Stage 2 of the Nicholas Street Redevelopment.

The coverage is extensive ranging from radio, print, tv and online. The reach hits all local media outlets to National outlets such as The Age and Sydney Morning Herald.

There is some additional coverage not covered in this report as the outlets are not included in isentia reporting, such as Ipswich Local, West Bremer Radio etc.

ABC Radio Brisbane

1/13/2021

Mediaportal Custom Reports



Ipswich City Council will now open the Tulumur Place, west of...

Newsreader at ABC Radio Brisbane, Brisbane, 08:00 News (Weekend) on 28 Nov 2020 8:03 AM.

ASR: 1,117 AUD

Audience: 31,000 (17,000 female 16+ / 14,000 male 16+)

Duration: 0mins 49secs



Summary:

Ipswich City Council will now open the Tulumur Place, west of Brisbane, after ten years in the making. Mayor Theresa Harding says this will be good for ratepayers left jaded after the costs in the revamp made by the previous council, which was sacked amid corruption allegations brought by the interim administrator.

Interviewees:

- Theresa Harding, Ipswich Mayor

Also broadcast from the following 1 station:

Radio National (Brisbane)

Item Details:

- Item ID: X00085175482
- Location: Brisbane
- Region: QLD
- Type: AM Radio

1/13/2021

Mediportal Custom Reports

Brisbane Times

New heart for Ipswich as \$250 million Tulumur Place opens

brisbanetimes.com.au

Brisbane Times on 27 Nov 2020 5:38 PM.

ASR: 993 AUD

Audience: 38,345 unique visitors per day / 1,234 average story audience



New heart for Ipswich as \$250 million Tulumur Place opens

After decades being known as the Ipswich Mall, the centre of the city has a new name and facelift.

Item Details:

- Item ID: 1364874860
- Words: 324
- Location: Online
- Type: Online News

1/13/2021

Mediaportal Custom Reports

Channel 7



Thousands of people at Ipswich celebrated the opening of th...

Katrina Blowers at Channel 7, Brisbane, Seven News (Saturday) on 28 Nov 2020 6:13 PM.

ASR: 20,827 AUD

Audience: 199,000 (108,000 female 16+ / 85,000 male 16+)

Duration: 1mins 34secs



Summary:

Thousands of people at Ipswich celebrated the opening of the town's new city centre.

Interviewees:

- Marnie Doyle, Ipswich Deputy Mayor
- Theresa Harding, Ipswich Mayor
- vox pops

Also broadcast from the following 13 stations:

Channel 7 Gold Coast (Gold Coast), Prime7 Gold Coast (Gold Coast), Seven Bundaberg (Bundaberg), Seven Cairns (Cairns), Seven Central (Alice Springs), Seven Mackay (Mackay), Seven Mt Isa (Mt Isa), Seven Rockhampton (Rockhampton), Seven Sunshine Coast (Sunshine Coast), Seven Toowoomba (Toowoomba), Seven Townsville (Townsville), Southern Cross Central (Alice Springs), Southern Cross Darwin (Darwin)

Item Details:

- Item ID: X00085176779
- Location: Brisbane
- Region: QLD
- Type: TV

1/13/2021

Mediaportal Custom Reports

Channel 9



Ipswich's Tulumur Place Civic Plaza has opened to the public t...

Jonathan Upton at Channel 9, Brisbane, National Nine News (Saturday) on 28 Nov 2020 6:11 PM.

ASR: 1,917 AUD

Audience: 83,000 (48,000 female 16+ / 34,000 male 16+)

Duration: 0mins 24secs



Summary:

Ipswich's Tulumur Place Civic Plaza has opened to the public today.

Also broadcast from the following 8 stations:

Channel 9 Darwin (Darwin), Southern Cross Bundaberg (Bundaberg), Southern Cross Cairns (Cairns), Southern Cross Mackay (Mackay), Southern Cross Rockhampton (Rockhampton), Southern Cross Sunshine Coast (Sunshine Coast), Southern Cross Toowoomba (Toowoomba), Southern Cross Townsville (Townsville)

Item Details:

- Item ID: X00085176805
- Location: Brisbane
- Region: QLD
- Type: TV

1/13/2021

Mediaportal Custom Reports

Fassifern Guardian



THOUSANDS TURN OUT FOR PLAZA OPENING

Fassifern Guardian(page 1) on 2 Dec 2020.

ASR: 8,560 AUD

Audience: 2,580

[View Original](#)

[View Full Text](#)



Summary:

Item Details:

- Item ID: 1367426201
- Section: General News
- Location: Boonah
- Region: QLD
- Classification: Regional
- Format: 339 cm² News Item
- Words: 24
- Type: Newspaper



Thousands turn out for Plaza opening

Brian Bennion at Fassifern Guardian(page 2) on 2 Dec 2020.

ASR: 17,322 AUD

Audience: 2,580

[View Original](#)

[View Full Text](#)



Summary:

Item Details:

- Item ID: 1367479748
- Section: General News
- Location: Boonah
- Region: QLD
- Classification: Regional
- Format: 686 cm² News Item
- Words: 415
- Type: Newspaper

1/13/2021

Mediportal Custom Reports



Celebration time as city's plaza opens

Fassifern Guardian(page 22) on 28 Nov 2020.

ASR: 9,848 AUD

Audience: 2,580



[View Original](#)

[View Full Text](#)

Summary:

Item Details:

- Item ID: 1365820159
- Section: General News
- Location: Boonah
- Region: QLD
- Classification: Regional
- Format: 390 cm² News Item
- Words: 357
- Type: Newspaper

1/13/2021

Mediaportal Custom Reports

Fraser Coast Chronicle

New \$35 million CBD civic plaza opens with a splash

Lachlan McIvor at Fraser Coast Chronicle on 28 Nov 2020 3:52 PM.

ASR: 83 AUD Audience: 3,542 unique visitors per day / 77 average story audience



New \$35 million CBD civic plaza opens with a splash

Thousands of people flocked to the official opening of the CBD's new one hectare civic plaza on Saturday

Item Details:

- Item ID: 1365259855
- Words: 652
- Type: Online News

1/13/2021

Mediaportal Custom Reports

ipswichfirst.com.au

This kid and this space are about to make history

Darrell Giles at ipswichfirst.com.au on 27 Nov 2020 3:43 PM.

ASR: 1,158 AUD

Audience: 1,250 unique visitors per day / 1,017 average story audience



Summary:

Leichhardt's Toby Mountford, 7, likes drawing, building Lego and playing with water. On Saturday, the Immaculate Heart Catholic Primary School grade one student, will make history as the lucky child who stomped on the Tulumur Place water play zone star...

Item Details:

- Item ID: 1364840039
- Words: 850
- Location: Online
- Type: Online News

Ipswich Central comes alive with opening of Tulumur Place civic plaza

Darrell Giles at ipswichfirst.com.au on 25 Nov 2020 10:34 AM.

ASR: 862 AUD

Audience: 1,250 unique visitors per day / 1,017 average story audience



Summary:

Georgia Grant, 5 and Annabelle Grant, 7, from Kholo, at Tulumur Place in the Nicholas Street Precinct. Saturday marks an historic moment for the City of Ipswich – the official opening of a key stage of the \$250 million Nicholas Street Precinct...

Item Details:

- Item ID: 1363794233
- Words: 613
- Location: Online
- Type: Online News

1/13/2021

Mediaportal Custom Reports

Two weeks until the heart of Ipswich city comes alive once more – and ...

Darrell Giles, Nicholas Street Precinct at ipswichfirst.com.au on 13 Nov 2020 3:51 PM.

ASR: N/A Audience: N/A



Summary:

The countdown to fun central is on. In exactly two weeks, stage two of the Nicholas Street Precinct will come alive, with the official opening of Tulumur Place, the city's new civic plaza, the Handmade Expo Markets and the "turning on" of the precinct's wat...

Item Details:

- Item ID: DA0062771861
- Words: 594
- Location: Australia
- Type: Online News

1/13/2021

Mediaportal Custom Reports

Lismore Northern Star

Tulmur Place opening

Lismore Northern Star on 28 Nov 2020 3:19 PM.

ASR: 4 AUD Audience: 5,216 unique visitors per day / 141 average story audience



Tulmur Place opening

Opening of Tulmur Place in the Ipswich CBD.

Item Details:

- Item ID: 1365263275
- Words: 9
- Type: Online News

1/13/2021

Mediaportal Custom Reports

Morning Bulletin

Tulmur Place opening

Morning Bulletin on 28 Nov 2020 2:19 PM.

ASR: 6 AUD Audience: 6,096 unique visitors per day / 169 average story audience



Tulmur Place opening

Opening of Tulmur Place in the Ipswich CBD.

Item Details:

- Item ID: 1365258735
- Words: 9
- Type: Online News

1/13/2021

Mediaportal Custom Reports

Queensland Times

New \$35 million CBD civic plaza opens with a splash

Lachlan McIvor at Queensland Times on 28 Nov 2020 3:52 PM.

ASR: 3,219 AUD

Audience: 12,730 unique visitors per day / 893 average story audience



New \$35 million CBD civic plaza opens with a splash

Thousands of people flocked to the official opening of the CBD's new one hectare civic plaza on Saturday

Item Details:

- Item ID: 1365259913
- Words: 652
- Type: Online News

1/13/2021

Mediaportal Custom Reports

Tulmur Place opening

Queensland Times on 28 Nov 2020 3:03 PM.

ASR: 109 AUD

Audience: 12,730 unique visitors per day / 893 average story audience



Tulmur Place opening

The new one hectare civic plaza in the Ipswich CBD has been officially opened with thousands flocking to check it out

Item Details:

- Item ID: 1365250183
- Words: 21
- Type: Online News

1/13/2021

Mediaportal Custom Reports

Tulmur Place opening

Queensland Times on 28 Nov 2020 2:19 PM.

ASR: 74 AUD

Audience: 12,730 unique visitors per day / 893 average story audience



Tulmur Place opening

Opening of Tulmur Place in the Ipswich CBD.

Item Details:

- Item ID: 1365267693
- Words: 9
- Type: Online News

1/13/2021

Mediaportal Custom Reports

river949.com.au

Local News Classy bold and dynamic is the new Ipswich CBD

river949.com.au on 5 Nov 2020 7:33 AM.

ASR: N/A Audience: N/A



Classy bold and dynamic is the new Ipswich CBD

The new Nicholas Street precinct civic plaza Tulmer Place will open November 28 sparking the start of a full program of events to run in December. ...

Item Details:

- Item ID: DA0062254377
- Words: 89
- Location: Australia
- Type: Online News

1/13/2021

Mediportal Custom Reports

sunshinecoastdaily.com.au

Tulmur Place opening



sunshinecoastdaily.com.au on 28 Nov 2020 2:19 PM.

ASR: 7 AUD

Audience: 9,630 unique visitors per day / 224 average story audience



Tulmur Place opening

Opening of Tulmur Place in the Ipswich CBD.

Item Details:

- Item ID: 1365258719
- Words: 9
- Location: Online
- Type: Online News

1/13/2021

Mediaportal Custom Reports

Sydney Morning Herald

New heart for Ipswich as \$250 million Tulum Place opens

smh.com.au
The Sydney Morning Herald

Tony Moore at Sydney Morning Herald on 27 Nov 2020 6:38 PM.

ASR: 11,322 AUD

Audience: 281,577 unique visitors per day / 11,530 average story audience



New heart for Ipswich as \$250 million Tulum Place opens

After decades being known as the Ipswich Mall, the centre of the city has a new name and facelift.

Item Details:

- Item ID: 1364874861
- Words: 324
- Location: Online
- Type: Online News

1/13/2021

Mediaportal Custom Reports

The Age

New heart for Ipswich as \$250 million Tulum Place opens

Tony Moore at The Age on 27 Nov 2020 6:38 PM.

ASR: 17,261 AUD

Audience: 131,569 unique visitors per day / 9,232 average story audience



New heart for Ipswich as \$250 million Tulum Place opens

After decades being known as the Ipswich Mall, the centre of the city has a new name and facelift.

Item Details:

- Item ID: 1364877491
- Words: 324
- Location: Online
- Type: Online News

1/13/2021

Mediaportal Custom Reports

WA Today

New heart for Ipswich as \$250 million Tulumur Place opens

WAtoday

Tony Moore at WA Today on 27 Nov 2020 5:38 PM.

ASR: 612 AUD

Audience: 22,380 unique visitors per day / 817 average story audience



New heart for Ipswich as \$250 million Tulumur Place opens

After decades being known as the Ipswich Mall, the centre of the city has a new name and facelift.

Item Details:

- Item ID: 1364909270
- Words: 324
- Location: Online
- Type: Online News

1/13/2021

Mediportal Custom Reports

weekendnotes.com

Nicholas Street Precinct Grand Opening

weekendnotes.com on 23 Nov 2020 11:42 PM.

ASR: 2,779 AUD

Audience: 12,098 unique visitors per day / 3,712 average story audience



Nicholas Street Precinct Grand Opening

Promoted as the biggest development in 30 years, the Nicholas St Precinct Grand Opening in Ipswich will be a day to remember with free entry, face painting, market stalls, water fun park, food and entertainment during November and December 2020.

Item Details:

- Item ID: 1362913893
- Words: 466
- Location: Online
- Type: Online News

1/13/2021

Mediaportal Custom Reports

Grand Opening of The Handmade Expo, Ipswich Tulumur Place Precinct

weekendnotes.com on 18 Nov 2020 11:26 PM.

ASR: 4,667 AUD

Audience: 12,098 unique visitors per day / 3,712 average story audience



Grand Opening of The Handmade Expo, Ipswich Tulumur Place Precinct

Kill 2 birds with one stone. Visit the Grand Opening of the new Nicholas Street Precinct AND go to the new home of these quintessential markets. Perfect for those original, handmade and vintage Chrissy pressies.

Item Details:

- Item ID: 1360812690
- Words: 679
- Location: Online
- Type: Online News



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ATTACHMENT 2: NSP LAUNCH (HANDMADE EXPO MARKETS) AND FUTURE FOOD FLAVOURS EVENT

28 November: Launch



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Item 15.12 / Attachment 2.



Item 15.12 / Attachment 2.

5 December: Food trucks



>

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Item 15.12 / Attachment 2.





Item 15.12 / Attachment 2.



Item 15.12 / Attachment 2.



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Doc ID No: A6725571

ITEM: 15.13

SUBJECT: NICHOLAS STREET PRECINCT COMMUNITY SAFETY & ACTIVATION
ENGAGEMENT REPORT

AUTHOR: ENGAGEMENT MANAGER

DATE: 14 JANUARY 2021

EXECUTIVE SUMMARY

This is a report concerning the Nicholas Street Precinct and the community's feedback in regards to previous and planned visitation to the Precinct (prior to the launch of Stage Two of the newly-redeveloped city heart).

Following initial consultation (Stage One) with key Nicholas Street Precinct stakeholders (landlords and businesses) in regards to perceived safety issues in the area which helped to inform the draft of the Community Safety Strategy, a second round of community engagement was delivered to the broader Ipswich community via the Shape Your Ipswich platform (Stage Two).

Stage Two focused on city-wide community engagement from 26 October to 15 November 2020 with the goal of identifying what would bring people back to the Precinct, and to determine how Council can deliver a safe and enjoyable experience to Precinct visitors.

The outcomes of this engagement, as attached in the Community Engagement Report, has already helped to inform both Council's Nicholas Street Precinct's Community Safety Strategy, and the Nicholas Street Events and Activation Plan.

RECOMMENDATION/S

- A. **That Council endorse the attached Community Engagement Report and support its reference and use in the finalisation of the Nicholas Street Community Safety Strategy Action Plan as well as the 2021 Nicholas Street Precinct Activation and Events Calendar.**
- B. **That Council close the loop with survey participants to share the findings and let them know how their responses will help to shape the Nicholas Street Precinct moving forward.**

RELATED PARTIES

There was no declaration of a conflict of interest.

ADVANCE IPSWICH THEME

Caring for the community

PURPOSE OF REPORT/BACKGROUND

Safety has long been a concern within the Ipswich CBD (including what is now the Nicholas Street Precinct) and it is important to recognise that safety (and crime) are quality of life issues that affect all communities, be it real or perceived.

In late 2020, the Community Safety Manager was tasked with the creation of an informed Community Safety Strategy for the Nicholas Street Precinct, with support from the Engagement Section to ensure this strategy and its supporting framework reflects the opinions, views and priorities of the local community.

The delivery of an informed strategy and action plan is imperative to ensure a thriving, active, highly-utilised city heart.

As noted, two rounds of consultation have taken place; the first with a small group of key precinct stakeholders (landlords and businesses) and the second, the focus of this Council report, with the broader community.

The goal of this city-wide engagement, delivered in October and November 2020, was to identify what would bring people back to the Precinct, and to determine how Council can deliver a safe and enjoyable experience to Precinct visitors.

Community response was predominantly sought through an open survey on Shape Your Ipswich, supported by a marketing and communications campaign over a three week period. The Shape Your Ipswich page attracted 4,328 views, 3,474 visits, 2,616 visitors and 95 contributors. There are now 59 new followers of the site.

The results of the survey have already helped Council officers to better understand why residents hadn't recently visited the Precinct (including safety concerns and issues), their perceptions about the area, and the actions and deliverables that would help change these perceptions and encourage more locals to visit the Nicholas Street Precinct – ie. events and activation ideas.

Following is a summary of the key results of the consultation, with the full report attached. It's important to note that this survey was conducted before the official launch of Stage Two of the Nicholas Street Precinct (28 November 2020).

In terms of safety, increased community activity (ie events/eyes on the street) was clearly the top priority for respondents in terms of what Council could do to ensure they felt safer and more protected when visiting the newly refurbished Precinct.

Following is a summary of the top three responses in regards to how Council can increase perceived safety in the Precinct:

1. Increased community activity
2. More police and security
3. Improved lighting

As the Precinct has already opened with a calendar of events in place, this concern has already been addressed, with a considerable increase in the number of visitors to the Precinct (on a daily basis to use the water play, as well as at special events).

In regards to what “events” would encourage the community to visit the new Nicholas Street Precinct, key findings from the survey revealed that most respondents overwhelmingly wanted food festivals and food trucks in the precinct.

Following is a list of the five most popular activation/event suggestions:

1. Food festivals and food trucks
2. Performing arts and concerts
3. Fresh food markets
4. Night markets
5. Calendar special events

More broadly, in terms of motivation to visit the Precinct, dining was clearly the most likely reason for respondents to be drawn back. Festivals and events were next, followed by shopping and retail.

In positive news, the majority of respondents (76.75 per cent) indicated that they would be very likely or likely to visit the precinct following the launch of the precinct program of events.

A full copy of the report is attached, including:

- A. Survey results summary
- B. Qualitative responses
- C. Survey metrics
- D. Marketing data report

LEGAL/POLICY BASIS

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

RISK MANAGEMENT IMPLICATIONS

RISK	MITIGATION
Not creating a Community Safety Strategy for the Nicholas Street Precinct could result in low visitation to the precinct due to fears around perceived safety.	The existence of this strategy and delivery of the action plan should be communicated to the broader community to ensure they are aware of the actions being taken to address perceived concerns.

<p>Not consulting the community regularly on their perceptions in regards to the safety of the Nicholas Street Precinct could result in a strategy that is not fully-informed as does not accurately reflect the needs and concerns of the community. This could negatively impact visitor numbers to the precinct.</p>	<p>Engagement with key stakeholders and the community will continue to be conducted to ensure a fully-informed and up-to-date community safety action plan that addresses these issues and gives the community a voice.</p>
<p>Not consulting the community on what they would like to see added/changed/included in the new precinct that would encourage them to visit more could result in the creation of a program of activities, changes, additions etc that does not accurately reflect the needs, concerns and wants of the community.</p>	<p>Regular engagement with key stakeholders and the community will continue to be conducted to ensure a fully-informed activation plan that addresses and reflects the community's ideas and feedback, and gives the community a voice.</p>

FINANCIAL/RESOURCE IMPLICATIONS

The creation of the budget required to deliver the Community Safety Strategy will be the responsibility of the Community Safety and Innovation Manager. The creation of the budget required to deliver the Nicholas Street Precinct Events and Activation Plan will be the responsibility of the Engagement Manager – Nicholas Street Precinct Team. Both will be considered as part of the relevant operational budgets.

COMMUNITY AND OTHER CONSULTATION

As noted, this report has been prepared to provide a summary of the results of the Nicholas Street Precinct Community Safety and Activation consultation (Stage Two).

The Shape Your Ipswich page attracted 4,328 views, 3,474 visits, 2,616 visitors and 95 contributors to this engagement. Two email responses were also received. Responses were received from people that lived, worked and visited Ipswich.

The digital survey was available via an open survey on council's Shape Your Ipswich website between 26 October and 15 November 2020. A map of the precinct was provided, together with relevant historical background information including council's Safe City Program fact sheet, the stage one Community Engagement Report, and the draft Community Safety Strategy. Throughout the engagement process, the project team sought to inform the community about the project and opportunities to provide their feedback.

Marketing incorporated advertising in the following:

- Moreton Boarder News
- Fassifern Guardian
- Facebook
- Google

This was complemented by direct marketing to the Ipswich Central Business Database, with a 27.88 per cent open rate and a 26.44 per cent click rate. Supporting communications included an article in Ipswich First. Internal communications included two articles on The Wire. The overall marketing budget was \$4,500 and the actual spend was \$4,393.41.

Internally, considerable consultation also took place with the Community Safety & Innovation Manager.

CONCLUSION

The creation and delivery of a well-informed Community Safety Strategy and Events and Activation Calendar for the Precinct and supporting framework and action plan is imperative to ensure the success of this precinct. It's important that the local community feels safe and secure when they visit the redeveloped precinct, and also have confidence that their perceptions, concerns and feedback has also been considered by council. Ultimately, the Nicholas Street Precinct belongs to the people of Ipswich and they should feel excited about visiting their city heart once again.

If the initial launch events and survey feedback are anything to go by, the Nicholas Street Precinct is set to become a focal point for the entire community. It's up to Council to deliver events the community wants to attend in a place that feels welcoming and safe. This survey will help Council officers to deliver on this promise.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Nicholas Street Precinct Community Safety and Activation Community Engagement Report ↓ 
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Allison Grant
ENGAGEMENT MANAGER

I concur with the recommendations contained in this report.

Sean Madigan
GENERAL MANAGER - COORDINATION AND PERFORMANCE

"Together, we proudly enhance the quality of life for our community"

Community Engagement Report

Community Safety and Activation Engagement – Nicholas Street Precinct

26 October to 15 November 2020

Coordination and Performance, Nicholas Street Precinct

Post-engagement report for Council meeting 22 January 2021

Prepared by: Allison Grant

ipswich.qld.gov.au



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1. Introduction

Ipswich City Council is committed to meaningful engagement with the community on issues affecting the city, and on local issues that significantly impact the community. Community engagement is the foundation of sustainable decision-making, and is mutually beneficial to the community and the Council.

The Nicholas Street Precinct Safety and Activation Community Engagement initiative formed Stage Two of community engagement for the Precinct in regards to safety.

Stage One involved targeted stakeholder engagement to identify actual and perceived safety issues within the area, and find out from key stakeholders (building owners and tenants) what their thoughts were on safety in their Precinct. The results of this engagement helped to inform the draft Community Safety Strategy for the Nicholas Street Precinct.

Stage Two focused on city-wide community engagement from 26 October to 15 November 2020 with the goal of identifying what would bring people back to the Precinct, and to determine how Council can deliver a safe and enjoyable experience for all.

The outcome of engagement was intended to inform both Council's Community Safety Strategy and the Nicholas Street Precinct Events and Activation Plan.

Community response was predominantly sought through an open survey on the Shape Your Ipswich website, supported by a marketing and communications campaign over a three-week period.

The Shape Your Ipswich page attracted 4,328 views, 3,474 visits, 2,616 visitors and 95 contributors during this period. There are now 59 new followers of the site.

This report will be presented to council for consideration at the January Council meeting.

2. Key findings

Quantitative data:

In regards to what "events" the community would like to see in their new Nicholas Street Precinct, key findings from the survey revealed that most respondents overwhelmingly want food festivals and food trucks.

As follows is a list of the five most popular activation suggestions:

1. Food festivals and food trucks
2. Performing arts and concerts



3. Fresh food markets
4. Night markets
5. Calendar special events

More broadly, when it comes to motivation to visit, dining was clearly the most likely reason for respondents to be drawn back to the Nicholas Street Precinct. Festivals and events was next, followed by shopping and retail.

Key findings also indicated that prior to the commencement of the Nicholas Street precinct redevelopment, 18.95 per cent of respondents visited the precinct on a weekly basis.

However, just 50 per cent of respondents had visited the Nicholas Street Precinct area in the month prior to the survey. 10.64 per cent had visited within the previous three months, and a further 10.64 per cent in the previous six. 9.57 per cent had not visited within the previous year, and 11.70 per cent in the previous three years. Additionally, 7.45 per cent had not visited the area in more than three years.

In positive news, the majority of respondents (76.75 per cent) indicated that they would be very likely or likely to visit the precinct following the launch of the Precinct's program of events.

In terms of safety, increased community activity (ie events/eyes on the street) was clearly the top priority for respondents in terms of what Council could do to ensure that they felt safer and more comfortable when visiting the newly-refurbished precinct.

As follows is a summary of the top three responses in regards to how Council could increase perceived safety in the Precinct.

1. Increased community activity
2. More police and security
3. Improved lighting

A summary of the survey questions and responses can be found in Appendix A.

Qualitative data:

The majority of survey respondents took the time to provide additional comments, suggestions and recommendations relevant to both community safety and events and activation. These responses will be considered by both the Safe City and Innovation Manager and Nicholas Street Precinct Team. A full list of these comments, including two additional emails, can be found in Appendix B.



3. Recommendations

It is recommended that Council 'closes the loop' with the community and, once approved, publishes Ipswich City Council's new Community Safety Strategy/ Action Plan for the Nicholas Street Precinct, and advises the community as to how and when this will be implemented.

Survey results should be considered and strategically utilised by the Community Safety and Innovation Manager and the Nicholas Street Precinct Team to ensure the community's concerns and needs are addressed.

It is recommended that a third round of community consultation is conducted in late 2021 to reassess the topics of safety and activation/events in the Nicholas Street Precinct following the implementation of the Community Safety Strategy and the Nicholas Street Precinct Events and Activation Plan.

4. Engagement approach

This engagement was city-wide including those that lived, worked and visited Ipswich, via an open survey on council's Shape Your Ipswich digital platform, with the goal of finding out what people want from their new precinct, as well as understanding any safety issues that might be deterring people from visiting the precinct.

Results from the survey will be used to inform the development of the Community Safety Strategy and Action Plan, and finalisation of the Events and Activation Plan, for the precinct.

A summary of the survey metrics can be found in Appendix C.

4.1 Community engagement activities

The digital survey was available via an open survey on council's Shape Your Ipswich website between 26 October and 15 November 2020.

A map of the precinct was provided, together with relevant historical background information including council's Safe City Program fact sheet, the Stage One Community Engagement Report, and the draft Community Safety Strategy.

Additional feedback was received and responded to (two emails), 'outside' the Shape Your Ipswich platform as part of the community engagement process. Marketing and communications activities.

Throughout the engagement process, the project team sought to inform the community about the project and opportunities to provide their feedback.



Marketing incorporated advertising in the following:

- Moreton Boarder News
- Fassifern Guardian
- Facebook
- Google

This was complemented by direct marketing to the Ipswich Central Business database, with a 27.88 per cent open rate and a 26.44 per cent click rate. Supporting communications included an article in Ipswich First. Internal communications included two articles in The Wire.

The overall budget was \$4,500 and the actual spend was \$4,393.41. A summary of the marketing can be found in Appendix D.

4.2 Engagement limitations

Limitations relevant to the engagement process:

- The tight timeframe allowed only three weeks for city-wide community engagement, and associated marketing and communications. This was definitely a limitation, as it's a shorter timeframe for delivery than desirable to ensure maximum responses.
- Battling long-term, negative opinions of the area and of the many delays to the project over the last 10 years.

5. References

This community engagement report accompanies the following:

- Community Safety Strategy
- Community Safety Action Plan
- Nicholas Street Precinct Events and Activation Plan.

6. Appendices

- A. Survey results summary
- B. Qualitative responses
- C. Survey metrics
- D. Marketing data report



"Together, we proudly enhance the quality of life for our community"



Appendix A: Survey Results Summary



Appendix A - Survey
results summary.pdf



Appendix B: Qualitative responses

Q) If you have not visited the precinct recently, can you please tell us what has kept you away?

Fences in construction and no lighting
Difficulty of access. Uncertain about parking possibilities.
Redevelopment, overload with low quality retail, employment services and payday loan establishments.
limited activities and construction site
It has been of low quality, vacant and then under construction. And recently, Covid.
The construction not being complete, usually there are a bunch of unsavoury people who hang around as well, parking is difficult or costs.
No reason to go there
Covid 19
Too many ferals and low lifes make it unsafe
Only visit as I work in the location and need 1 of the retailers there.
Ipswich is kinda gross. Feels unclean and unsafe. But also I don't have kids or money to throw around.
Unappealing. Didn't know what was there as mostly just go to the top end of the cbd
No need to visit
I have not visited the precinct for a number of years for personal use because of the lack of nice shops to visit and also the even with safe city it still does not feel safe with the undesirables that frequent the mall and surrounds
Just the overall construction works/noise/dust etc.
There was nothing (that I was aware of) to get me to visit the area. I feel Ipswich Mall went downhill after Riverlink was opened. Even then it was only a couple of shops I visited.
The amount of shopping options has decreased
Just have been working from home a lot due to covid
Not much there to do really and felt unsafe in certain areas like stair wells and car park in the dark.
It's been empty. Nothing worth seeing.

limited choice of shops

Lack of interesting mainstream stores to browse and buy from. Too many itinerant people hanging around harrasing passersby.

It is still being redeveloped and businesses are yet to open.

The mall was closed and the shops are not the kind of shops I would shop. They lack quality and are aimed at low expenditure households.

Safety is an issue too. I feel uncomfortable walking through the mall alone and therefore avoid it. Some of the patrons hanging around in the mall make me feel unsafe. More police presence would help.

There is very little there to give a reason to go there

Nothing there that interests me or warrants me going there, calibre of people that are there when I walk past it to get to top of town are not people I want myself or my family to be around (people yelling abuse, people fighting, suspect behaviour, drug users/homeless). Last time I parked in the carpark it was creepy. And its mostly a construction zone at the moment.

Lack of appealing shops such as reaturants, bars / micro brew's.

It was a 'ghost town' in the last few years. Felt uncomfortable there.

There is nothing to see or do.

Gangs

not a lot to do there for younger people. not safe

Lack of food options and a number of undesirables still continuing hanging around the redevelopment

The distance from the area and where I live. Also, there weren't many attractions that drew me there.

Its fairly empty at this time

Parking is terrible and inaccessible.

Looks and feels run down and old. Unfortunately reputation of ipswich doesn't help us feel any more safe in an area that looks so run down.

Construction and we don't really have any need to go Ipswich City Square

Nothing there!

Nothing happening. Very few shops.

There is not much to draw me there. I don't really feel that safe either.

No reason to visit at moment

Refurbishment

No shops no restaurants no attractions no clubs no pubs nothing to buy there

It smelt like urine and there were people loitering; there has been nothing for me to do there.

Parking

the people there at night do drugs and theres literally no police near the area. very high area to get stabbed or possibly murdered

lack of every thing

Nothing is there. Construction everywhere

nothing attracting me to visit currently

Not much there, needs more cafes and shops

Horrible looking, smelling and feeling. Feeling unsafe in the car park.

Lingering groups of homeless people, drunk or drug-affected people, 'down-and-outs'; very limited shopping options, too many run-down cheapo shops, pawnbrokers. There's a sense of desperation or desolation, its a largely deserted city-heart and makes me feel sad for our town.

There are no decent shops to visit yet. Yet very pleased to see police walking around and security officers because it keeps it a safe and pleasant place to visit. The person/s responsible for keeping Ipswich clean do an amazing work - cleanest town around! Hopefully the new precinct will be a place of interest, boutique shopping experience, family activities, trendy cafes, fine dining, entertainment and VIBE! Let's make Ipswich a place of destination!

The construction and feeling unsafe. There is no way a woman could walk alone and feel safe in that area. I would have to make sure someone was with me.

Nothing there to interest me in attending.

No police or security presence, to many unsavoury characters around.

Nothing there worth going to, especially with the extreme difficulty of finding adequate free parking

Safety because almost every time I have been in the mall I have been approached and asked for money, or there has been shouting and verbal abuse happening

Lack of parking and service offerings

Lack of retail options, no sit-down food options

Lack of stores or venues of interest

The place was run down, unloved and a ghost town



It wasn't a very nice environment to be in. Not much happening, low life's hang out

Prior to redevelopment it was unappealing, lacking choice and felt relatively unsavoury due to certain behaviours that congregated there

Because of the druggies ect that hang around the area. Bell st clinic. Lack of shops, many were empty, the area was just dead, not nice to visit.

Individuals that make it uncomfortable for families to be around



Q) Please include below any additional thoughts or suggestions you may have in relation to the Nicholas Street Precinct

It must remain a flexible space and inclusive to all community
<p>Good luck in the Council's efforts to resuscitate this area. Since its slow and painful decline over the past few decades accompanied by the opening of Riverlink the public of the region have developed their routines excluding the Ipswich City Centre.</p> <p>Attract people looking for entertainment including events, dining, nightlife, live music. Make it the cultural hub of Ipswich. Increase flexibility to establishments regarding operating hours.</p> <p>Timeless elegance and quaint charm should be the primary focus in designing the shared spaces. With more community engagement and support, and offerings such as free and affordable workshops we could help shape the community and engage the spirit of togetherness and pride in our town. More options that encourage health and wellbeing and enable those that are struggling to participate. A mind to recycling and reduced waste; general sustainability awareness. Interactive green spaces and gardening workshops with free local species plants. River clean up and beautification.</p> <p>Maybe we need to request the promotion of the Nicholas Street precinct once it is opens through the tourism portals e.g. Queensland Tourism and Queensland Weekender.</p> <p>Need more car parking</p> <p>Need a lot of good restaurants and cafes</p> <p>Design of area to encourage desirable behaviour. The attitude of 'more lighting, more security and more cameras' is counterproductive and makes me feel like we are untrusted and in a bad crime zone. We need to design for safety using evidenced based methods, include cameras as an adjunct to better design. Effective lighting doesn't mean more lighting it means better designed lighting. Any pandering to people's pleas for more cameras, brighter lights or obvious security should be disregarded as ignorant and selfish. Using the issue as a way of gaining popularity will be regarded as an irresponsible waste of money and will be called out. It's up to you to make people feel safe there, not up to scared people to drive irrational and inefficient decision-making.</p> <p>Move the undesirables out. Make it more enticing to people to want to come in knowing they will feel safe</p> <p>Once more people start going to the space it will attract even more people and with crowds people will feel safer. They will see that more everyday people use the space rather than the less desirable.</p> <p>There needs to be something to draw people to the space, the library will help but food and general retailers are also required.</p> <p>Link with other things in the area and people may only need to cone for shorter visits so activities could be more directed to support that.</p> <p>Workers near the area need to be encouraged to use the site during and outside of work hours.</p> <p>I think all measures taken to ensure safety and cleanliness is relevant. Covid safety is paramount even with low or no current known cases, people need to feel that the city will look after our health and safety. Add a police beat in an obvious location and have security guards around including in car parks. Cameras and lighting should be default.</p>

i have noticed when i walk down Brisbane street doing to work first thing in the morning there are a few areas that smell really bad of urine. maybe early cleaning would be helpful

Please consider how important the new Nicholas St Precinct will be for attracting tourists that are using the Brisbane Valley Rail Trail. Ipswich is the headwaters for Australia's longest Rail Trail - we need better signage congratulating people for reaching the CBD via the BVRT once Stage 6 Brassall Bikeway constructed. Signage promoting Ipswich as start/finish of the BVRT/birth of rail in QLD etc. Bike Racks throughout the precinct, please. Lots of benches for people to sit/rest after having pedalled/walked the entire Trail from Yarraman etc.

I would like to see the precinct become a vibrant community hub for all ages. Children's events, water play. Adult events, mix of dining options, clean and safe environment, security in precinct and getting to and from train station, affordable parking.

I hope there are a lot of good/known brand retailers - not random one-man band shops. I hope events cinemas comes back.

Add sound barriers for the inside kart
Track

Some great family friendly events would see me there more often :)

I love what Ipswich Council is doing for this area - keep up the great work - can't wait till it's thriving again.

Honestly I think Council is doing an exceptional job in this area. All the surveys, planning and transparency has been exceptional.

The precinct needs to attract mainstream businesses, including a variety of food establishments and stores which will attract more shoppers to the precinct .

Including residential development / accommodation directly in and close to the the precinct will significantly improve safety, activity, and business success.

Improve the quality of shops and increase police presence. Ensure to attract higher quality businesses to lift the area. On the other hand there are services close by which attract customers which make the area feel unsafe. Maybe they could be relocated

Keep the area busy. I believe there will be less loitering if there is always people around.

While you continue to have services such as the methadone clinic and parole office in close proximity to the Nicholas Street Precinct, it will continue to be a magnet for people who I don't really want to be around. Make sure smoking is banned in the mall and properly enforced (like Queen St Mall).

What options will there be for filling your own water bottles? King George Square has a water bottle refill station with a water bubbler, will the precinct have one similar to support families and green travel users maintain hydration?

A good mix of family focused facilities. Including eating, bars and childrens areas would be great.

Must have a permanent space for children's play area and/or activities

I won't be using the precinct unless the parking is adequate and easy to use.

Would like plentiful seating and tables to make visiting a more comfortable experience for people with mobility problems or disabilities

Please promote it hard. Bring business back. Grow culture. Music event. It is going a great asset and I can't wait to see it grow.

It has the potential to be an excellent community hub!

We need restaurants bars cafes clubs there needs to be a good mix of this so there are people in the city all day and night it's depressing to walk around and nothing is open and no one is around

Easy access to public toilets, open long hours and clean

Keep it clean and bring back shops and restaurants it is something we need as a area and city

Address homelessness

No smoking in or around Nicholas Street Precinct including parking areas leading to area, so we don't have to run the gauntlet like we have to do at shopping centers and parks,

MCDONALDS!

Take a look at Ocean Street, Maroochydore. At night it turns into a pedestrian friendly (cars closed) dining and entertainment precinct.

The more restaurants and cafes that are present the more I will visit. Ipswich needs more high quality dining options.

Friday night/sat night Live music jam session wine night.

Beer and wine, food festivals.

Outdoor movie nights.

Need to attract people there. Get rid of the methadone clinic.

Its shaping up to be a great place so long as we attract quality retail and hospitality options and limit the number of 'Bargain' stores - it makes it look cheap and feel like a 'backwater town'. We need to improve our profile by transforming it to be more upmarket similar to Orion Springfield or West End with interesting stores, innovative retailers, a variety dining options (eg. Italian restaurant, vegetarian/vegan options, Korean or Japanese street food, a Tapas & Wine Bar) some cafes and take-aways (not the huge KFC, HJ's, McD's) then add street entertainers/buskers, activities and art displays.

This environment may flush many of the undesirables further out of the city heart, so consideration should be given to where they might end up gathering. There's so much to be done, but with the right blend of hospitality and retailers and it will be great! I can't wait to see which new stores and restaurants emerge in My NEW Ipswich City Heart.

Congratulations Ipswich Council on all that you've been doing! I'm very excited about the new Precinct and looking forward to spending lots of time and money there. And I will if it's Quality... Quality shops, Quality entertainment, Quality cafes/restaurants, Quality environment (free from riff-raff, rubbish and graffiti). So far, so good :-)

This is an exciting opportunity for Ipswich City. Let it not be wasted.

I'm really concerned that the two different libraries are not family friendly. I used to go to the library with my kids and leave them to explore their section while I go and explore mine. I'm really concerned that having separate libraries will make mums choose and the kids will win and the mums will be left out. It won't be inviting for mums or dads to go to the library for family time it will just be for the kids OR for the mums not both. I think you will see borrowing decline as parents won't access their own library they'll take the kids for theirs and the other experience will be forgotten. And the space simply must be kept clean. Council should employ cleaners or utilise a Skilling Queenslanders for work program to regularly employ young people or people looking to build skills for cleaning and maintenance of the area. I'm sick of Ipswich looking like it needs TLC and there is funding out there that you should be accessing to fix this.

Move the meth clinic. Encourage Qld Health to retrieve used needles so we don't have to have needle returns in public toilets.

Would love some different types of food options. Instead of just the standard café, perhaps some different nationality foods, quick & healthy options.

There isn't much to appeal to me at all. If paid parking is used I won't bother with the use of the library as well.

Unless people can feel safe they are not likely to go. We used to take our young grandson regularly a few years ago, but we found ourselves having to shelter him for altercations happening between individuals, and even the last time I was at the mall on my own I was approached for money and cigarettes and as an elderly woman I felt very unsafe.

Access to safe, clean, suitably wide (to fit all vehicles) and affordable car-parking is essential

I hope it will have lots of cafes and retail to bring people in and create a buzz on the street. Live music performances like in Queen St Mall by local artists.

Better security has always been a requirement for me to come to the precinct - currently looks old, shabby and poorly lit at night.

Move the Meth Clinic out of Brisbane Street. This will help with taking undesirable persons from the city streets.

Looks amazing, can't wait to visit the library.

I'd love to see a supermarket back in the mall. Even if it were a smaller Woolworths Metro style.

more events and security presence. Do not rely on security cameras

Monthly twilight fresh food markets, with food trucks staying into the evening.

Community support events such as health promotion and domestic violence support

Ensure it is finished, not half done, for example the retail development being left incomplete



Two comments received via email:

1. "Before you do anything in Nicholas the council should urgently address the drug clinic in Brisbane St and the drug users who shoot up in our lane way off Limestone st and the dealers who sell their poison in both these streets we are sick of the lack of action from the council and police."
2. "Having a police beat back in the area would make it safer."

Appendix C: Survey Metrics



Appendix C - Survey
metrics.pdf

Appendix D: Marketing Data Report



Appendix D -
Marketing data repc

Doc ID No: A6675705

ITEM: 16.1
FROM: Councillor Paul Tully
RE: NOTICE OF MOTION - AMENDMENT OF PREVIOUS RESOLUTION
DATE: 11 DECEMBER 2020

This is a notice of motion submitted by Councillor Paul Tully concerning the amendment of a previous resolution of council.

Councillor Tully gave notice of his intention to move the following motion at Council's Ordinary Meeting of 28 January 2021:

MOTION

That the resolution of Council on 26 November 2020 adopting Item 6 of the Governance and Transparency Committee Report, be amended by deleting the words "either their express or implied consent" and inserting "their express consent".

ITEM 6 OF GOVERNANCE AND TRANSPARENCY COMMITTEE ADOPTED AT COUNCIL 26 NOVEMBER 2020

- A. That Council resolve that Councillor expenses for current serving Councillors are published only for those who have provided either their express or implied consent to their personal information being published on the Transparency and Integrity Hub.
- B. That Council note that the application for a waiver from its obligation to comply with the privacy principles in the public interest in line with section 157 of the *Information Privacy Act 2009* in order for certain prescribed personal information of Councillors and Directors of controlled beneficial entities to be published on the Transparency and Integrity Hub is proceeding.

Doc ID No: A6742210

ITEM: 16.2

FROM: Councillor Nicole Jonic

RE: NOTICE OF MOTION - COUNCIL'S SUPPORT FOR THE EXPANSION OF THE TAFE
QLD SPRINGFIELD CAMPUS

DATE: 21 JANUARY 2021

This is a notice of motion submitted by Councillor Nicole Jonic concerning Council's support for the expansion of the TAFE Qld Springfield Campus.

Councillor Nicole Jonic gave notice of her intention to move the following motion at Council's Ordinary Meeting of 28 January 2021:

MOTION

That the Office of the Mayor and CEO write on behalf of Ipswich City Council to the Queensland Minister for Training and Skills, Hon Di Farmer, along with the State Member for Jordan, Charis Mullen MP, expressing Council's support for:

- **the expansion of the TAFE QLD Springfield Campus leveraging Federal and State funding for investment to deliver additional training infrastructure; and**
- **ensuring that the community of Ipswich benefit from the new Commonwealth Government Job Trainer scheme.**

Doc ID No: A6742197

ITEM: 16.3

FROM: Councillor Jacob Madsen

RE: NOTICE OF MOTION - IPSWICH CITY COUNCIL COMMITMENT - IPSWICH
CENTRAL TO SPRINGFIELD CENTRAL RAIL CORRIDOR - OPTIONS ANALYSIS

DATE: 21 JANUARY 2021

This is a notice of motion submitted by Councillor Jacob Madsen concerning a commitment by council for an options analysis for an Ipswich Central to Springfield Central Rail Corridor.

Councillor Jacob Madsen gave notice of his intention to move the following motion at Council's Ordinary Meeting of 28 January 2021:

MOTION

That Ipswich City Council commit \$500,000 to the Ipswich to Springfield Rail Options Analysis, subject to the Federal Government matching the \$1,000,000 commitment already made by the State Government.

Further information to support Notice of Motion:

At the 2020 State Election the State Government committed \$1,000,000 in funding for the Ipswich Central to Springfield Central Rail Corridor options analysis, subject to Ipswich City Council committing \$500,000, and the Federal Government committing \$1,000,000.

In terms of the infrastructure needs of our rapidly growing city, it is necessary to ensure that the options analysis is completed as soon as possible. By Council committing our share, it falls to the Federal Government to make their own commitment to expedite this process, with the possibility of inclusion in their May 2021 Budget.

Doc ID No: A6742223

ITEM: 16.4

FROM: Councillor Jacob Madsen

RE: NOTICE OF MOTION - IPSWICH CURRENT ELECTED REPRESENTATIVE WORKING GROUP

DATE: 21 JANUARY 2021

This is a notice of motion submitted by Councillor Jacob Madsen concerning the formation of a working group with Ipswich current elected representatives.

Councillor Jacob Madsen gave notice of his intention to move the following motion at Council's Ordinary Meeting of 28 January 2021:

MOTION

- A. That Council invite current local elected representatives in the Ipswich LGA (local government area) to form a new working group with said working group to meet quarterly and consist of local, state and federal elected representatives.**
- B. That a subsequent workshop be held in February with Councillors to develop a terms of reference for the operation of this working group.**

Further information to support Notice of Motion:

2020 was a disruptive year in many ways, and as a means to improve discourse between the three levels of government in Ipswich it is necessary to facilitate greater working relationships to ensure collaborative problem solving and effective advocacy for Ipswich.

All three levels of government have one special thing in common -- we work for the same people. In that spirit we should resolve to work together and maximize any and all opportunities be that through making better use of grant programs or advocating for the infrastructure that our growing city needs.

Doc ID No: A6742245

ITEM: 16.5

FROM: Councillor Jacob Madsen

RE: NOTICE OF MOTION - TI-TREE BIO ENERGY CONTRIBUTIONS ON THE
TRANSPARENCY AND INTEGRITY HUB

DATE: 21 JANUARY 2021

This is a notice of motion submitted by Councillor Jacob Madsen concerning Ti-Tree Bio Energy contributions on the Transparency and Integrity Hub.

Councillor Jacob Madsen gave notice of his intention to move the following motion at Council's Ordinary Meeting of 28 January 2021:

MOTION

- A. That a story be created on the transparency and integrity hub to show details regarding the contributions made to this Council by Ti-Tree Bio energy and how the funds are dispersed by Council.
- B. That the story include the following:
- particular focus on new methodology developed by Council to assess new projects delivered by the contributions.
 - the selection process used to assess priority with a view to incorporating the new processes used by Council to be rolled out by Council in coming months.