

## **AGENDA**

of the

## **GROWTH INFRASTRUCTURE AND WASTE COMMITTEE**

Held in the Council Chambers 8th floor – 1 Nicholas Street IPSWICH QLD 4305

On Thursday, 2 September 2021 At 9.00 am

MEMBERS OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE								
Mayor Teresa Harding (Chairperson)	Councillor Sheila Ireland							
Councillor Paul Tully (Deputy Chairperson)	Councillor Jacob Madsen							
Councillor Marnie Doyle								
	Councillor Andrew Fechner							
	Councillor Kate Kunzelmann							
	Councillor Russell Milligan							
	Deputy Mayor Nicole Jonic							

## **GROWTH INFRASTRUCTURE AND WASTE COMMITTEE AGENDA**

# 9.00 am on **Thursday**, 2 September 2021 Council Chambers

Item No.	Item Title			
	Declarations of Interest			
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<sup>\*\*</sup> Item includes confidential papers

#### **GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 8**

#### **2 SEPTEMBER 2021**

**AGENDA** 

#### <u>DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA</u>

#### **BUSINESS OUTSTANDING**

#### **CONFIRMATION OF MINUTES**

1. <u>CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2021(07) OF 5 AUGUST 2021</u>

#### **RECOMMENDATION**

That the Minutes of the Meeting held on 5 August 2021 be confirmed.

#### **OFFICERS' REPORTS**

2. <u>NEW IPSWICH PLANNING SCHEME - PROPOSED AMENDMENT TO CHIEF EXECUTIVE</u>
NOTICE AND PROPOSAL TO MAKE A LOCAL GOVERNMENT INFRASTRUCTURE PLAN

In January 2019 the Chief Executive of the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) provided Council's Chief Executive Officer with the Notice prescribing the staged approach for preparing the new Ipswich planning scheme and approved Communications Strategy. The purpose of this report is to seek Council's endorsement for an amended Notice and Communications Strategy. It also seeks that Council formally resolve to make a Local Government Infrastructure Plan (LGIP).

#### **RECOMMENDATION**

That Council:

- 1. gives notice to the Chief Executive of the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) requesting an amended Chief Executive Notice about the process for making the new Ipswich planning scheme, including an amended Communications Strategy under section 18 of the *Planning Act 2016*.
- 2. provides to the Chief Executive of the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) the Proposed Amended

Plan Making Process (Attachment 5) and the Proposed Amended Communications Strategy as included (Attachment 6).

3. resolves to make a Local Government Infrastructure Plan (LGIP) in accordance with the *Planning Act 2016* and *Minister's Guidelines and Rules*.

## 3. <u>FEES AND CHARGES - MINOR AMENDMENTS TO PLANNING AND REGULATORY SERVICES FEES</u>

This is a report concerning minor amendments to Ipswich City Council's (Council's) cost recovery fees for planning and regulatory services.

## **RECOMMENDATION**

That the proposed amendments to the 2021-2022 Fees and Charges, as detailed in Attachment 1, be adopted.

#### 4. AMENDMENT TO CAPITAL INVESTMENT IN PROVISIONAL PROJECTS POLICY

This is a report concerning a proposed amendment to the Capital Investment in Provisional Projects Policy, initiated by the Infrastructure and Environment Department.

The Acting General Manager has conducted a review of this policy and has proposed amendments to streamline the assessment process so that it is less restrictive to provide better community outcomes.

#### **RECOMMENDATION**

That the policy titled Capital Investment in Provisional Projects Policy be amended as detailed in Attachment 2.

#### 5. \*\*ACQUISITION OF LAND FOR INF03144 EASTERN IPSWICH BIKEWAY LINK

This is a report concerning the acquisition of land for road purposes for the delivery of the Eastern Ipswich Bikeway link.

#### **RECOMMENDATION**

- A. That Council resolve to purchase or acquire part of land located at 40 Thorn Street IPSWICH, more particularly described as part of Lot 10 on SP242824 ("the land") (Council file reference 5378), for road purposes.
- B. That in the first instance the method of acquisition will be as a purchase by agreement with the affected persons pursuant to the *Property Law Act 1974*.

- C. That should Council fail to purchase the land by agreement with the affected persons (as outlined in recommendation B above), Council as a "constructing authority" pursuant to Section 5(1)(b)(i) of the Acquisition of Land Act 1967 will proceed to acquire the subject land.
- D. That Council be kept informed as to the progress and outcome of the acquisition.

## 6. \*\*<u>ACQUITITION OF DRAINAGE EASEMENT - INF04082 - 97 MOORES POCKET ROAD, MOORES POCKET</u>

This is a report by the Senior Property Officer (Acquisitions and Disposals) dated 5 August 2021 concerning the acquisition of a drainage easement from a property located at 97 Moores Pocket Road, Moores Pocket and described as Lot 7 on RP108170.

#### RECOMMENDATION

- A. That Council resolve to purchase an easement over part of land located at 97 Moores Pocket Road, Moores Pocket and described as Lot 7 on RP108170, for drainage purposes.
- B. That in the first instance the method of acquisition will be by agreement with the affected person/s pursuant to the *Property Law Act 1974* and the *Land Title Act 1994*.
- C. That should Council fail to purchase the land by agreement with the affected person/s, Council, as "constructing authority" pursuant to Section 5(1)(b)(i) of the Acquisition of Land Act 1967, will proceed to acquire part of the land located at 97 Moores Pocket Road, Moores Pocket and described as Lot 7 on RP108170.
- D. That Council be kept informed as to the progress and outcome of the acquisition.

## 7. <u>PETITION REGARDING FRANCE STREET, EASTERN HEIGHTS</u>

This is a report concerning a petition received by Councillor Doyle from the community requesting consideration for the implementation of a cul-de-sac at the end of France Street, Eastern Heights at its intersection with Robertson Road.

## **RECOMMENDATION**

- A. That the intersection at France Street and Robertson Road, Eastern Heights remain open.
- B. That the petitioners be advised of the outcome of this report.

#### 8. <u>EXERCISE OF DELEGATION REPORT</u>

This is a report concerning applications that have been determined by delegated authority for the period 18 July 2021 to 18 August 2021

#### RECOMMENDATION

That the report be received and the contents noted.

#### 9. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

This is a report concerning a status update with respect to current Planning and Environment Court actions associated with development planning applications

#### **RECOMMENDATION**

That the report be received and the contents noted.

## 10. <u>INFRASTRUCTURE AND ENVRIONMENT DEPARTMENT CAPTIAL DELIVERY REPORT JULY 2021</u>

This is a report concerning the performance of the capital delivery by the Infrastructure and Environment Department for the month of July 2021.

The Department delivered a total of \$4.87 million of capital works against a budget of \$5.5 million with the underspend attributed to the timing of receiving invoices for works and the timing of components of the early works being conducted as part of the Springfield Greenbank Arterial duplication project.

This spend reflects the new departmental focus on delivering infrastructure projects throughout the year rather than delivering the majority in the last quarter of the financial year as per previous years.

Overall, the performance has been at high level with the department delivering on its commitment to the community in terms of delivering high quality infrastructure on time and within budget.

#### **RECOMMENDATION**

That the report be received and the contents noted.

#### 11. WASTE AND CIRCULAR ECONOMY TRANSFORMATION DIRECTIVE - UPDATE 4

This is a report concerning an update on the implementation of the Waste and Circular Economy Transformation Directive.

## **RECOMMENDATION**

That the report be received and the contents noted.

## **NOTICES OF MOTION**

## **MATTERS ARISING**

#### **GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2021(07)**

#### **5 AUGUST 2021**

#### **MINUTES**

<u>COUNCILLORS' ATTENDANCE:</u> Mayor Teresa Harding (Chairperson); Councillors Sheila

Ireland, Jacob Madsen, Marnie Doyle, Andrew Fechner, Kate Kunzelmann, Russell Milligan and Deputy Mayor

Nicole Jonic

<u>COUNCILLOR'S APOLOGIES:</u> Councillor Paul Tully

OFFICERS' ATTENDANCE: Acting Chief Executive Officer (Sonia Cooper), Acting

General Manager Corporate Services (Sylvia Swalling), Acting General Manager Coordination and Performance (Barbara Dart), Acting General Manager Infrastructure and Environment (Sean Madigan), General Manager Planning

and Regulatory Services (Peter Tabulo), Manager
Development Planning (Anthony Bowles), Executive
Services Manager (Wade Wilson), Manager, Capital
Program Delivery (Graeme Martin), Resource Recovery
Manager (David McAlister), Treasury Accounting Manager

(Paul Mollenhauer), Manager, Environment and Sustainability- (Kaye Cavanagh) and Theatre and

Production Supervisor (Nicholas Burke)

This meeting was held virtually and streamed publicly in accordance with the COVID provisions of sections 277 B, C and D of the *Local Government Regulation 2012*.

#### LEAVE OF ABSENCE - COUNCILLOR PAUL TULLY

#### **DECISION**

Moved by Mayor Teresa Harding:

That a Leave of Absence be granted for Councillor Paul Tully.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Ireland Madsen Doyle Fechner Kunzelmann Milligan **Jonic** 

The motion was put and carried.

#### **DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA**

Nil

## **BUSINESS OUTSTANDING**

Nil

#### **CONFIRMATION OF MINUTES**

1. <u>CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE</u> COMMITTEE NO. 2021(06) OF 8 JULY 2021

## **DECISION**

Moved by Mayor Teresa Harding: Seconded by Councillor Sheila Ireland:

That the minutes of the Growth, Infrastructure and Waste Committee held on 8 July 2021 be confirmed.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Harding
Ireland
Madsen
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

#### **OFFICERS' REPORTS**

2. <u>DISPOSAL OF SUBTERRANEAN LAND LOCATED AT LOTS 21 AND 22 IPSWICH-ROSEWOOD ROAD, AMBERLEY</u>

This is a report concerning the proposed disposal of subterranean land located at Lots 21 and 22 Ipswich-Rosewood Road Amberley, described as Lots 21 and 22 on RP810399 ("Subterranean Land") owned by Ipswich City Council ("Council").

#### **DECISION**

Moved by Mayor Teresa Harding: Seconded by Councillor Sheila Ireland:

- A. That Council declare the subterranean land located at Lots 21 and 22 Ipswich-Rosewood Road, Amberley, described as Lots 21 and 22 on RP810399 ("the subterranean land") surplus to Council requirements and available for disposal at the current market value.
- B. That Council resolve pursuant to section 236(2) of the Local Government Regulation 2012 (the Regulation) that the exception referred to in section 236(1)(c)(iv) of the Regulation applies to the disposal of the subterranean land located at Lots 21 and 22 Ipswich-Rosewood Road, Amberley, described as Lots 21 and 22 on RP810399 ("the subterranean land") to Tetard Holdings Pty Ltd as:
  - (i) the subterranean land is not suitable to be offered for disposal by tender or auction due to its sub-surface location;
  - (ii) it is in the public interest to dispose of the land without a tender process; and
  - (iii) the disposal is otherwise in accordance with sound contracting principles.
- C. That Council resolve under section 257(1)(b) of the *Local Government Act 2009* to delegate the power to the Acting Chief Executive Officer, to be authorised to negotiate and finalise the terms of the disposal of the land (as described in recommendation B) to Tetard Holdings Pty Ltd.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Harding
Ireland
Madsen
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

#### 3. RMS WEIGHBRIDGE SOFTWARE RENEWAL ACMS AUSTRALIA PTY LTD

This is a report seeking Council resolution by Ipswich City Council (Council) to continue the annual subscription for Council's Weighbridge Software Licences and Progress Maintenance with AMCS Australia Pty Ltd. RMS Weighbridge Software is utilised by the Infrastructure and Environment Department's Waste Branch as a critical resource for day to day operations.

AMCS Australia is meeting Council's needs for the provision of Weighbridge Software and maintenance until the ICT transition project currently underway has been completed. The total cost for a further three (3), twelve (12) month terms covering the period from 1 September 2021 to 31 August 2024 is estimated at one hundred thousand dollars (\$100,000) excluding GST. This figure is based on past annual spend of approximately \$30,000, with a 5% CPI increase factored in for the last two (2) years of the term requested.

#### **DECISION**

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

- A. That pursuant to s235(b) of the *Local Government Regulation 2012* (Regulation), Council resolve that because of the specialised nature of the services that are sought, it would be impractical to invite quotes or tenders for the provision of RMS Weighbridge Software currently supplied by AMCS Australia Pty Ltd.
- B. That Council enter into a contractual arrangement (Council Reference 16961) with AMCS Australia Pty Ltd, at an expected purchase price of one hundred thousand dollars (\$100,000.00) excluding GST over the entire term, being a term of one (1) year with two (2) twelve (12) month optional extensions.
- C. That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take "Contractual Action" pursuant to Section 238 of the Regulation, to implement Council's decision.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Ireland Madsen Doyle Fechner Kunzelmann Milligan **Jonic** 

The motion was put and carried.

## 4. <u>IED CAPITAL PORTFOLIO FINANCIAL PERFORMANCE REPORT - JUNE 2021</u>

This is a report concerning Infrastructure and Environment Department's (IED) capital portfolio financial performance for the period ending 30 June 2021.

#### **DECISION**

Moved by Mayor Teresa Harding: Seconded by Councillor Sheila Ireland:

That the monthly financial performance report on the Infrastructure and Environment Department's Capital Portfolio Budget for 2020-2021 be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Ireland
Madsen
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

## 5. <u>EXERCISE OF DELEGATION REPORT</u>

This is a report concerning applications that have been determined by delegated authority for the period 18 June 2021 to 20 July 2021.

#### **DECISION**

Moved by Mayor Teresa Harding: Seconded by Councillor Marnie Doyle:

That the report be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Ireland
Madsen
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

## 6. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

This is a report concerning a status update with respect to current Planning and Environment Court actions associated with development planning applications.

## **DECISION**

Moved by Mayor Teresa Harding: Seconded by Councillor Marnie Doyle:

That the report be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Ireland Madsen Doyle Fechner Kunzelmann Milligan Jonic

The motion was put and carried.

#### **NOTICES OF MOTION**

Nil

## **MATTERS ARISING**

Nil

## **PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 9.01 am.

The meeting closed at 9.17 am.

Doc ID No: A7369547

ITEM: 2

SUBJECT: NEW IPSWICH PLANNING SCHEME - PROPOSED AMENDMENT TO CHIEF

EXECUTIVE NOTICE AND PROPOSAL TO MAKE A LOCAL GOVERNMENT

INFRASTRUCTURE PLAN

AUTHOR: MANAGER, CITY DESIGN

DATE: 19 JULY 2021

#### **EXECUTIVE SUMMARY**

In January 2019 the Chief Executive of the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) provided Council's Chief Executive Officer with the Notice prescribing the staged approach for preparing the new Ipswich planning scheme and approved Communications Strategy. The purpose of this report is to seek Council's endorsement for an amended Notice and Communications Strategy. It also seeks that Council formally resolve to make a Local Government Infrastructure Plan (LGIP).

#### **RECOMMENDATION/S**

#### **That Council:**

- 1. gives notice to the Chief Executive of the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) requesting an amended Chief Executive Notice about the process for making the new Ipswich planning scheme, including an amended Communications Strategy under section 18 of the *Planning Act 2016*.
- 2. provides to the Chief Executive of the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) the Proposed Amended Plan Making Process (Attachment 5) and the Proposed Amended Communications Strategy as included (Attachment 6).
- 3. resolves to make a Local Government Infrastructure Plan (LGIP) in accordance with the *Planning Act 2016* and *Minister's Guidelines and Rules*.

#### **RELATED PARTIES**

Not applicable

#### **IFUTURE THEME LINKAGE**

Vibrant and Growing
Safe, Inclusive and Creative
Natural and Sustainable
A Trusted and Leading Organisation

#### PURPOSE OF REPORT/BACKGROUND

Council resolved to prepare a new planning scheme in 2018 (refer Attachment 1). The Chief Executive of the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) provided Council the Chief Executive Notice dated 30 January 2019 (refer Attachment 2) prescribing the staged approach for preparing the planning scheme.

The Notice has 5 stages consisting of 25 steps in total as summarised below:

#### **Stage 1: Planning Scheme Preparation**

(original estimated start date 16/11/2018 to 29/03/2019)

#### **Stage 2: State Interest Review**

(original estimated start date 18/11/2018 to 28/02/2020)

#### **Stage 3: Public Consultation**

(original estimated start date 04/05/2020 to 08/09/2020)

#### **Stage 4: Minister's Consideration**

(original estimated start date 07/09/2020 to 9/10/2020)

#### **Stage 5: Adoption**

(original estimated start date 12/10/2020 to 18/12/2020)

To date the progress of the draft scheme is still within Stage 1.

This report provides Council with an update as to the draft planning scheme's status as well as seeking Council's endorsement to seek from the Chief Executive DSDILGP an amended notice, including an amended Communications Strategy that better reflects:

- (a) that for a variety of reasons Council has been unable to meet the original timeframes; and
- (b) proposes a revised timeline that is considered to more accurately reflect the extent of work and effort that is required to complete the new planning scheme.

This report also seeks Council resolve to make a Local Government Infrastructure Plan (LGIP) in accordance with the *Minister's Guidelines and Rules*. A future report to Council will provide details as to the LGIP preparation process and associated timeframes.

#### **Progress of Stage 1: Planning Scheme Preparation**

(a) Step 1 – The Statement of Proposals including draft Strategic Framework

In accordance with step 1 of the Chief Executive Notice, a Statement of Proposals (including draft Strategic Framework) was prepared that:

- included whole of city and local area strategies and policies;
- was used to engage and consult early with key stakeholders (including state agencies to confirm state interests / undertake an early state interest review), the

- community and development industry about broad strategy and policy direction and land use allocations and responses;
- included an integrated consideration of valuable features, development constraints, growth management and strategic infrastructure to inform strategic land use decision making; and
- demonstrated alignment with and integration of the state interests and ShapingSEQ (the South East Queensland Regional Plan) (refer Attachment 3).

Consultation on the Statement of Proposals (including the draft Strategic Framework) was completed in July 2019 with 510 submissions received from the community and other stakeholders. Each of the submissions was assessed having regard to the matters raised and any supporting information and evidence provided in the submissions as well as relevant statutory planning considerations including those set out in the *Planning Act 2016* and *Planning Regulation 2017*, the state interests as included in the State Planning Policy and the outcomes sought by *ShapingSEQ* (refer Attachment 4).

A Consultation Report was considered and adopted by Council which used the theme headings and section references in the draft Strategic Framework to summarise and respond to issues raised in the submissions and to provide recommendations on how the issues were proposed to be addressed in preparing the new planning scheme.

## (b) Step 2 - Other components of the planning scheme

Following completion of the public consultation of the Statement of Proposals (including draft Strategic Framework), Step 2 of preparing the planning scheme involves the preparation of other components of the planning scheme including zoning, operational policies and codes aligned with the draft Strategic Framework (clear 'line of sight').

Draft overlay and use codes have been prepared in partnership with other Council department and external specialists. A place-based approach to scheme structure has also been developed. A planning scheme discussion series is occurring with Mayor and Councillors regarding strategy and policy direction and other scheme matters. An e-platform for drafting and delivery of the new planning scheme has also been procured. Informing studies have also been completed in relation to housing and a retail review and update, and industrial land and need analysis is reaching conclusion. Work is being undertaken to further refine and align the draft Strategic Framework, Local Area Frameworks, Place and Use Codes.

The following comments summarise the key inputs still required to the planning scheme preparation stage that necessitate the request for an amended Notice:

- The notice was prepared during the time of Interim Administration. A new Council has been elected and there is a need for further Councillor engagement and input to determine strategy and policy direction for the new planning scheme;
- The need to review and align the strategic framework of the draft planning scheme which underpins the policy intent, direction and strategic outcomes sought by the planning scheme with the outcomes of *iFuture* and its' community vision;

- The need for strategy direction to be discussed and agreed cross departmentally and with Council in key thematic areas (e.g. biodiversity/offsetting, place approach, natural hazards, centres and industrial development) which needs to be resolved prior to draft planning scheme documentation being able to be finalised;
- With the adoption of the Waste and Circular Economy Transformation Directive in December 2020, policy work is needed to occur on how these directives can be included as part of the new scheme. Also, the outcome from the waste appeals currently being heard will play a significant factor in Council's future land use policy when it comes to landfill operations and it is considered appropriate to have this reflected accordingly;
- The need for completion and consideration of studies to inform the planning scheme preparation;
- The need for critical risk assessment specialist consultancy work to be undertaken in relation to the natural hazards of bushfire, flood and landslide to further inform the preparation of the planning scheme. Alignment and review work will also be required to the draft planning scheme to ensure it is consistent with the outcomes of the specialist studies;
- The proposed alignment of the preparation of a new Local Government Infrastructure Plan with the new planning scheme final adoption timeframes; and
- Opportunity to undertake an informal early engagement with the State government agencies on the draft planning scheme documents prior to the formal State interest review period to reduce project risks (including on matters of biodiversity, place approach, housing, natural hazards, strategic framework, waste, centres and industrial matters).

It is also proposed that a request be made to the Chief Executive to amend the approved Communications Strategy (refer Attachment 6). The proposed amendments relate to:

- the inclusion of an additional communication stage. The approved Communications Strategy referenced a two staged approach of Stage 1 – Draft Strategic Framework/Statement of Proposals and Stage 2 – Statutory Consultation. This is proposed to be amended to a three staged approach (new stage 2) of Stage 1 – draft Strategic Framework/Statement of Proposals, Stage 2 – Drafting of New Planning Scheme and Stage 3 – Statutory Public Consultation;
- updated planning communication activities/commitments; and
- updating of outdated references.

Whilst the proposed amended overarching Communications Strategy is attached to this report, a more detailed communications and engagement plan will be prepared in collaboration with Council prior to the formal public consultation for the planning scheme.

#### **Summary of Revised Timeline**

To enable the key inputs detailed above that are still required to the planning scheme preparation stage, officers have provided a proposed amended plan making process timeline (Attachment 5). In summary it indicates as follows:

#### Stage 1: Planning Scheme Preparation (until June 2022)

Proposed adoption of the draft planning scheme by Council in June 2022 for submission for State Interest Review and permitting time to align key strategic changes from early LGIP network planning.

#### Stage 2: State Interest Review (July - December 2022)

Review of draft planning scheme by State government and response by Council to any State Interest matters.

## Stage 3: Public Consultation (March - May 2023)

Formal public consultation on both the draft planning scheme and draft LGIP at or close to the same time, or possibly within the same period of April-May 2023. Following the public consultation period, consideration and response to submissions including preparation of a consultation report and revised draft version of the planning scheme (June-September 2023).

## Stage 4: Minister's Consideration (September-October 2023)

#### Stage 5: Adoption (November/December 2023)

Alignment of the draft LGIP and draft planning scheme for Council final adoption by November/December 2023.

#### **Chief Executive of DSDILGP Considerations**

The matters that the Chief Executive of DSDILGP must consider in preparing the amended notice are set out in Chapter 1 Part 1 of the *Minister's Guidelines and Rules* and include:

- the information provided by the Council including the Communications Strategy;
- State interests;
- process elements including timing, order, duration and its component steps, roles and responsibilities, collaboration between the State Government and Council and advancement of/consistency with the *Planning Act 2016* and regulated requirements; and
- other relevant matters.

#### RESOURCE IMPLICATIONS

There are no financial or resource implications associated with this report.

#### RISK MANAGEMENT IMPLICATIONS

A risk to Council exists should the Chief Executive Notice not be amended in accordance with legislative requirements. The report and associated recommendations have been prepared to minimise this risk.

#### **HUMAN RIGHTS IMPLICATIONS**

#### **NON-DISCRETIONARY DECISION**

The Recommendation states that Council resolve to make a Local Government Infrastructure Plan (LGIP) in accordance with the *Planning Act 2016* and *Minister's Guidelines and Rules*.

Council has no ability to act differently/make a different decision because of a statutory provision that requires Council to follow the plan making process mandated by the *Planning Act 2016* and *Minister's Guidelines and Rules* under the *Planning Act 2016*. Therefore, while the proposed decision may not be compatible with human rights Council's decision will not be unlawful under the *Human Rights Act 2019*.

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

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

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

Not applicable

#### **CONCLUSION**

For the reasons stated in this report Council's approval is sought to request the Chief Executive of DSDILGP give an amended notice about the process for making the planning scheme, including an amended Communications Strategy in accordance with Section 18(3) of the *Planning Act 2016*. Council's approval is also sought to make a Local Government Infrastructure Plan (LGIP) in accordance with the *Planning Act 2016* and *Minister's Guidelines and Rules*.

#### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- 1. | Council Report Resolution to Prepare New Ipswich Planning Scheme 🗓 🖺
- 2. Chief Executive Notice 30 January 2019 🗓 🛗
- 3. Council Report Adoption of Statement of Proposals for Public Consultation (under separate cover)
- 4. Council Report Post Consultation of Statement of Proposals *(under separate cover)*
- 5. Amended Chief Executive Notice 🕹 溢

6. Amended Communications Strategy 🗓 🖺

Dannielle Owen

## MANAGER, CITY DESIGN

I concur with the recommendations contained in this report.

Peter Tabulo

**GENERAL MANAGER, PLANNING AND REGULATORY SERVICES** 

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

NVB:NVB

H:\PA Planning Scheme\Scheme gov-production\Resolution to Prepare\Committee Report

Mtg Date: 7/11/18 OAR: YES

Authorisation: John Adams

29 October 2018

#### **MEMORANDUM**

TO: CITY PLANNER

FROM: STRATEGIC PLANNING MANAGER

RE: NEW IPSWICH PLANNING SCHEME

#### INTRODUCTION:

This is a report by the Strategic Planning Manager dated 29 October 2018 concerning the preparation of a new Ipswich Planning Scheme under the *Planning Act 2016*.

#### BACKGROUND:

A statutory review of the Ipswich Planning Scheme was undertaken pursuant to the *Sustainable Planning Act 2009* in March/April 2013. Whilst the review confirmed that the current planning scheme was fundamentally 'fit-for-purpose' and that the policy intent of the planning scheme including its strategic direction generally remained consistent with the *South East Queensland Regional Plan 2009-2031*, it identified that an update and enhancement was required, particularly to align the planning scheme with the State Government's standard planning scheme provisions. In response to the statutory review, Council at its meeting held on 23 April 2013 resolved to prepare a new Ipswich Planning Scheme.

Subsequently to Council's resolution to prepare a new planning scheme, the State Government embarked on a program of planning reforms that would have significant implications for preparing the new planning scheme as follows:

- a legislative and regulatory review that culminated in the *Planning Act 2016* and *Planning Regulations 2017* and which amongst other matters introduced new development assessment categories and provisions and changes to the standard planning scheme provisions and plan making process;
- new Minister's Guidelines and Rules that in particular changed the process for preparing a planning scheme;
- a single State Planning Policy and new Guidance Material which introduced changes to the state interests to be applied and met in preparing the planning scheme; and

 a review of the South East Queensland Regional Plan resulting in the publication of ShapingSEQ which introduced an updated regional land use plan and policies.

Consequently, the preparation of a new Ipswich Planning Scheme was not formally progressed pending finalisation of the State Government's planning reforms.

Whilst the current Ipswich Planning Scheme remains fundamentally sound (the new Ipswich Planning Scheme is anticipated to be an 'evolution rather than a revolution'), there is now an opportunity to proceed with certainty with the preparation of a new Ipswich Planning Scheme under the *Planning Act 2016* and updated State Planning Policy and *ShapingSEQ*.

#### **OVERVIEW:**

#### 'Tailored' Process

Section 18 of the *Planning Act 2016* and Chapter 1 Part 1 of the *Minister's Guidelines and Rules* provide the legislative and statutory guidance framework for preparing a new planning scheme. Critically, whereas the previous legislation and statutory guidance prescribed a set process, the new legislation and guidance require that the process to be used is agreed between the Council and State government (a 'tailored process'), with the process to be set out in a Notice prepared by the Chief Executive of the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP).

To agree and establish the process for preparing the planning scheme the Council must give notice of the proposed planning scheme to the Chief Executive and may also provide other information including:

- a statement about the nature and objectives of the proposed planning scheme;
- a statement of likely state interests affected by the proposed planning scheme;
- a statement that Chapter 4 of the MGR will apply (Hazard / Risk);
- the preferred process and indicative timeline for the process; and
- a communications strategy.

The matters that the Chief Executive must consider in preparing the Notice are set out in Chapter 1 Part 1 of the *Minister's Guidelines and Rules* and include:

- · the information provided by the Council including the Communications Strategy;
- State interests;
- process elements including timing, order, duration and its component steps, roles and responsibilities, collaboration between the State Government and Council and advancement of / consistency with the Planning Act 2016 and regulated requirements; and
- · other relevant matters.

#### Preferred Process

It is proposed to mirror where appropriate the long established plan making process (e.g. as prescribed by Statutory Guideline *Making and Amending Local Planning Instruments* (MALPI)) as this process is understood, particularly by the key stakeholders, but taking the opportunity to front-load engagement when setting the policy and strategy direction by adopting a staged approach to preparing the draft planning scheme.

Stage 1 - The draft Strategic Framework / Statement of Proposals:

- will include whole of city and local area strategies and policies;
- will be used to engage and consult early with key stakeholders (including state agencies to confirm state interests / undertake an early state interest review), the community and development industry about broad strategy and policy direction and land use allocations and responses;
- includes an integrated consideration of valuable features, development constraints, growth management and strategic infrastructure to inform strategic land use decision making; and
- demonstrates alignment with and integration of the state interests and ShapingSEQ.

Stage 2 - Other components of the planning scheme:

- will be prepared after the draft Strategic Framework is progressed to align zoning, operational policies, codes etc. with the draft Strategic Framework (clear 'line of sight'); and
- once prepared, will be submitted (along with the draft Strategic Framework) for formal state interest review and additional formal statutory consultation.

The proposed plan making process, including the order and timing of steps in the process and indicative timeline for the process is included as Attachment A. The proposed process has been prepared using the 'Tailored Process Tool' (Word template and Gantt Chart) supplied by the State Government and is in a form that can be attached by the Chief Executive to the Notice.

#### Communications Strategy

The Communications Strategy has been prepared having regard to the State Government's Community Engagement Toolkit for Planning and is included as Attachment B. The key elements of the strategy include:

- for the draft Strategic Framework / Statement of Proposals:
  - o a state agency briefing;
  - o notification to every property owner in the Ipswich Local Government Area;
  - o roadshow events;
  - a development industry briefing; and
  - o publication of information on Council's website including contact information with the opportunity to talk directly to a Council strategic planner.
- for the whole of the new Ipswich Planning Scheme:

- a statutory notification in accordance with section 18 of the Planning Act 2016 and Schedule 4 of the Minister's Guidelines and Rules;
- a direct mail / notification to the owners of properties affected by significant changes proposed to the zoning of their land and to overlay mapping affecting their land;
- o government agency and development industry updates; and
- a formal display in Council's Administration Building, publication of information on Council's website including contact information with the opportunity to talk directly to a Council strategic planner.

#### Local Government Infrastructure Plan

Ipswich City Council's Local Government Infrastructure Plan (LGIP) was prepared in accordance with Sustainable Planning Act 2009 and Statutory Guideline 03/14 – Local government infrastructure plans and came into force and effect on 23 April 2018. It is therefore considered to be contemporary.

Certainty is required regarding land use planning intent and development yields to inform demand assumptions modelling and subsequent trunk infrastructure network planning and costings.

Therefore it is proposed to progress a review of the LGIP pursuant to the separate process set out in Chapter 5 of the *Minister's Guidelines and Rules* once there is certainty regarding land use planning from the new Ipswich Planning Scheme.

#### ADMINISTRATIVE MATTERS:

The intention is to accelerate the preparation of the new Ipswich Planning Scheme with the process and timeframes aligned to manage the implications of the Interim Administration period and election of a new Council (currently anticipated that elections will occur in March 2020).

To deliver the planned program of work to the required timeframes it is proposed that:

- the City Planner is seconded to the role of Project Director for the new Ipswich Planning Scheme
  to support the work of the Strategic Planning Branch and the Development Planning Manager is
  seconded to the role of Acting City Planner;
- the Interim Administrator liaises with the Department of State Development, Manufacturing, Infrastructure and Planning to establish a framework for prioritisation and support for preparation of the new Ipswich Planning Scheme;
- the Project Director for the new Ipswich Planning Scheme liaises with the Deputy Director-General at the Department of State Development, Manufacturing, Infrastructure and Planning to establish a framework for prioritisation and support for preparation of the new Ipswich Planning Scheme; and
- consultant support is procured to prepare the development codes and other operational
  provisions of the new Ipswich Planning Scheme as required to enable in-house resources to
  focus on the preparation of the strategic framework and the zoning and overlay provisions.

#### WHERE TO FROM HERE:

It is proposed to proceed to prepare a new Ipswich Planning Scheme and give notice to the Chief Executive. In giving notice, the Chief Executive will be provided with relevant information including the Proposed Plan Making Process and the Proposed Communications Strategy.

#### ATTACHMENTS:

Name of Attachment	Attachment
Proposed Plan Making Process	Attachment A
Proposed Communications Strategy	Attachment B

Comment added at Growth and Infrastructure Committee No. 2018(01) of 7 November 2018.

The Interim Administrator noted that this was an opportunity for Council to progress community consultation, formulate an updated strategic framework for future growth and development of the city and possibly prepare a draft planning scheme by the March 2020 local government elections. This will enable a newly elected Council to undertake public engagement on a draft planning scheme and finalise the scheme.

#### RECOMMENDATIONS:

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council):
  - 1 prepare a new Ipswich Planning Scheme pursuant to section 18 of the *Planning Act 2016* and as outlined, including the administrative matters, in the Strategic Planning Manager's report dated 29 October 2018;
  - 2 give notice of the proposed planning scheme as outlined in the Strategic Planning Manager's Report dated 29 October 2018 to the Chief Executive under section 18(2) of the Planning Act 2016 and Chapter 1 Part 1 of the Minister's Guideline and Rules; and
  - provide to the Chief Executive the Proposed Plan Making Process as included as Attachment A and the Proposed Communications Strategy as included as Attachment B to the Strategic Planning Manager's Report dated 29 October 2018.
- B. That the Strategic Planning Manager be requested to attend to the relevant matters including:
  - 1. giving notice and forwarding the information to be provided to the Chief Executive; and
  - 2. publishing a copy of the Chief Executive's Notice.

Nick Vass-Bowen
STRATEGIC PLANNING MANAGER

I concur with the recommendations contained in this report.

John Adams
CITY PLANNER



## Department of State Development, Manufacturing, Infrastructure and Planning

## **Chief Executive Notice**

## Pursuant to section 18 of the Planning Act 2016

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

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

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

#### Requesting information

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

#### Managing timeframes

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

#### Public consultation

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

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

## Communications Strategy

The council is required to apply the following:

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

#### Chief Executive actions

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

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

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

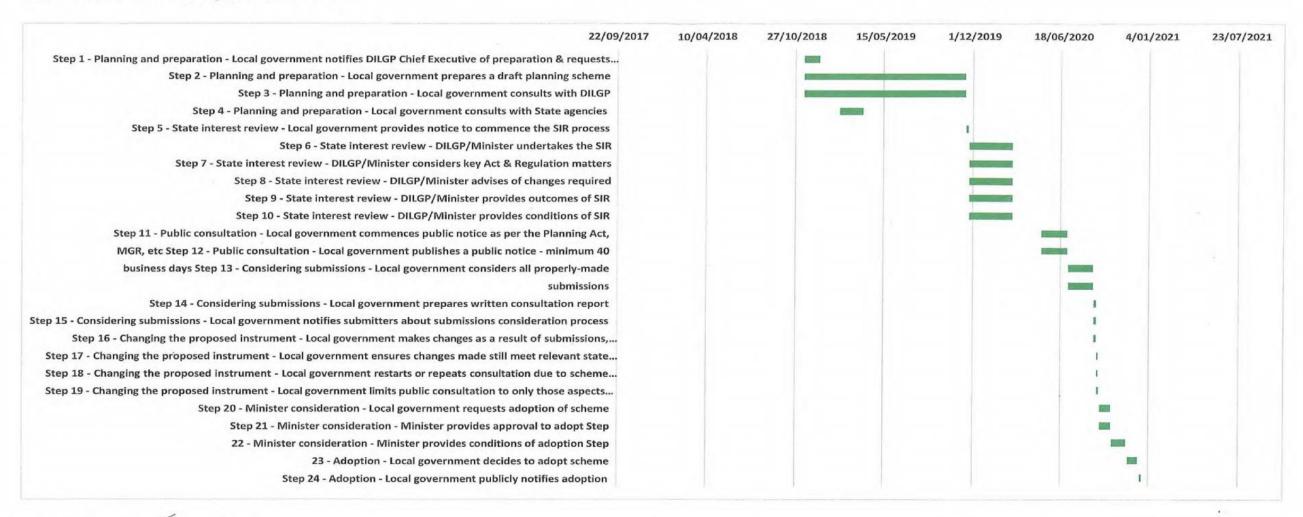
Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)	Estimated Start Date	Estimated End Date
			A written statement about how the key elements of a planning scheme mentioned in section 16(1) of the Planning Act have been addressed and if the planning scheme is consistent with the regulated requirements.					
			A proposed communications strategy if one has not been given with the notice under section 18(2) of the Planning Act.					
			<ol> <li>Any background studies or reports that informed the preparation of the planning scheme, including any strategic study or report, or review required under section 25(1) of the Planning Act.</li> </ol>					
			Any natural hazards, risk and resilience evaluation report prepared having regard to the SPP.					
			Any draft feasible alternatives report prepared for a planning change made to reduce the risk of natural hazards, including details of the potentially affected premises and any relevant supporting information.					
	*		9. Shapefiles of any mapping.					
			A summary of consultation with state agencies and the outcome of the consultation.					
			Any other information considered relevant by the local government.					
Step 6		Chief Executive undertakes the state interest review	The Chief Executive must undertake a state interest review.		Chief Executive	To commence within 5 days of receiving the notice to commence the state interest review	25/11/2019	28/02/2020
Step 7		Chief Executive considers key Act & Regulation matters	As part of the state interest review, the Chief Executive must consider if the proposed planning scheme—  a) advances the purpose of the Planning Act; b) is consistent with section 16(1) of the Planning Act; c) is consistent with the regulated requirements prescribed in the Planning Regulation; d) is well drafted and clearly articulated; and e) accords with the result of any strategic study or report, or review required under section 25(1) of the Planning Act.  The Chief Executive may also consider the information given with the notice to commence the state interest review.		Chief Executive	Concurrent with state interest review, to commence within 5 days of receiving the notice to commence to state interest review	25/11/2019	28/02/2020
Step 8		Chief Executive advises of changes required	The Chief Executive may give notice to the local government advising of any changes—  a) to the proposed planning scheme required to address state interests  b) to the proposed communications strategy as a result of the state interest review.		Chief Executive	During the state interest review period (60 business days from commencement of the state interest review)	25/11/2019	28/02/2020

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

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

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

#### Tailored Process - New Planning Scheme - Gantt Chart



Dated this 30 day of January 2019

Rachel Hunter

**Director-General** 

Department of State Development, Manufacturing, Infrastructure and Planning

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

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

Step	Type of action	Summary of action	Specific actions	Commentary	Entity responsible for task	Recommended timeframe (business days)	Estimated- Start-Date	Estimated-End- Date
			A written statement about how the key elements of a planning scheme mentioned in section 16(1) of the Planning Act have been addressed and if the planning scheme is consistent with the regulated requirements.					
			<ol> <li>A proposed communications strategy if one has not been given with the notice under section 18(2) of the Planning Act.</li> </ol>					
			<ol> <li>Any background studies or reports that informed the preparation of the planning scheme, including any strategic study or report, or review required under section 25(1) of the Planning Act.</li> </ol>					
			<ol> <li>Any natural hazards, risk and resilience evaluation report prepared having regard to the SPP.</li> </ol>					
			<ol> <li>Any draft feasible alternatives report prepared for a planning change made to reduce the risk of natural hazards, including details of the potentially affected premises and any relevant supporting information.</li> </ol>					
			Shapefiles of any mapping.					
			<ol> <li>A summary of consultation with state agencies and the outcome of the consultation.</li> </ol>					
			Any other information considered relevant by the local government.					
Step 6		Chief Executive undertakes the state interest review	The Chief Executive must undertake a state interest review.		Chief Executive	To commence within 5 days of receiving the notice to commence the state interest review	25/11/2019	28/02/2020
Step 7		Chief Executive considers key Act & Regulation matters	As part of the state interest review, the Chief Executive must consider if the proposed planning scheme—  a) advances the purpose of the Planning Act; b) is consistent with section 16(1) of the Planning Act; c) is consistent with the regulated requirements prescribed in the Planning Regulation; d) is well drafted and clearly articulated; and e) accords with the result of any strategic study or report, or review required under section 25(1) of the Planning Act. The Chief Executive may also consider the information given with the notice to commence the state interest review.		Chief Executive	Concurrent with state interest review, to commence within 5 days of receiving the notice to commence to state interest review	<del>25/11/2019</del>	28/02/2020
Step 8		Chief Executive advises of changes required	The Chief Executive may give notice to the local government advising of any changes—  a) to the proposed planning scheme required to address state interests  b) to the proposed communications strategy as a result of the state interest review.		Chief Executive	During the state interest review period (60 business days from commencement of the state interest review)	<del>25/11/2019</del>	28/02/2020

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

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

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

# **Communications Strategy**

New Ipswich Planning Scheme (including a New Local Government Infrastructure Plan)

#### 1.0 Introduction and Context

Section 18 of the *Planning Act 2016* and Chapter 1 Part 1 of the *Minister's Guidelines and Rules* (MGR) provide the legislative and statutory guidance framework for preparing a new planning scheme including the key points in the process where community engagement needs to be carried out by Council and associated minimum timeframes. Critically, whereas the previous legislation and statutory guidance prescribed a set process, the new legislation and guidance require that the plan making process to be used is agreed between the Council and State government (a 'tailored process').

The draft planning scheme will be prepared in three stages. The initial focus of stage 1 will be the preparation and public consultation of a Statement of Proposals/draft Strategic Framework. The Statement of Proposals/draft Strategic Framework provides the overall policy and strategy direction for the City. Stage 2 will involve the drafting of the new Ipswich Planning Scheme, in consultation with state agencies, of detailed zoning and operational provisions to implement these strategies in the form of the new draft Ipswich Planning Scheme. Stage 3 will include the formal State interest review, statutory public consultation and post consultation review of the draft new Ipswich Planning Scheme.

To agree and establish the process for preparing the planning scheme the Council must give a Notice to the chief executive and other information including a:

- statement about the nature and objectives of the proposed planning scheme;
- statement of likely state interests affected by the proposed planning scheme;
- statement that Chapter 4 of the MGR will apply (relating to Natural Hazards and Risk Assessments);
- · preferred (plan making) process and indicative timeline for the process; and
- communications strategy.

This communications strategy has been prepared as part of the requirements for giving an amended notice for the preparation of the new Ipswich Planning Scheme under section 18 of the *Planning Act 2016* (the Act). The amended notice is to be prepared by the chief executive of the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) setting out the plan making process ('tailored' process) for preparing the new Ipswich Planning Scheme, with this communications strategy setting out how communication and consultation will be undertaken in accordance with the plan making process.

A copy of the amended chief executive's Notice and this communications strategy will be published on Council's website.

The Department of State Development, Infrastructure, Local Government and Planning's (DSDILGP) non-statutory *Community Engagement Toolkit for Planning* (2017) has been referred to in preparing, and supports the elements of this communications strategy.

#### 2.0 Statutory Requirements for the Public Consultation of a draft Planning Scheme

#### 2.1 Overarching Legislation and Policy

The key overarching legislation and policy that informs the approach to consultation and matters to be considered in the preparation of the new Ipswich Planning Scheme includes the:

- Planning Act 2016 and Planning Regulations 2017;
- Minister's Guidelines and Rules (MGR) (Version 1.1, September 2020);
- State Planning Policy (SPP) and State interest guidance material which detail state interests to be applied and met in preparing the planning scheme; and
- South East Queensland Regional Plan (ShapingSEQ) that sets out the regional land use plan and policies.

# 2.2 <u>Consultation with the State government (early State interests review and integration of ShapingSEQ)</u>

Consultation with the State agencies will occur during:

- preparation of and consultation on the Statement of Proposals/draft Strategic Framework;
   and
- the planning scheme drafting phase, prior to formal comment through the statutory State interest review;

to confirm State interests (i.e. an early State interest review) to ensure that State interests as set out in the State Planning Policy and the South East Queensland Regional Plan (*ShapingSEQ*) are considered and properly integrated during the early stages of drafting the planning scheme.

Further formal comment will be sought from all relevant State government agencies as part of the statutory State interest review of the whole of the draft new Ipswich Planning Scheme that will be co-ordinated by DSDILGP.

## 2.3 <u>'Properly made' submissions and consultation report</u>

Feedback from the community and stakeholders (including State agencies) will be encouraged through 'properly made' submissions (electronically and in writing) on the proposed land use zoning, policies and operational provisions in the draft planning scheme as part of the statutory public consultation of the draft new Ipswich Planning Scheme in accordance with section 18 of the Act. Under the Act, Council must consider and respond to all 'properly made' submissions to the draft planning scheme.

In accordance with the Act and the MGR, Council must consider every 'properly made' submission about the draft planning scheme and must prepare a consultation report about how Council has dealt with 'properly made' submissions that will be made available on Council's website. The consultation report is a written report that outlines, as a minimum, consultation undertaken with the public, any issues raised in 'properly made' submissions and the outcomes reached. The consultation report is to be:

- a) provided to each person who made a 'properly made' submission (which may be given electronically or by providing a link to the location of the consultation report on the Council's website); and
- b) available to view and download on the Council's website; or
- c) available to inspect and purchase in each of the Council's offices.

In accordance with the Act, Council must respond to each submitter advising how their submission has been dealt with and all submissions and the associated responses must be provided to DSDILGP in support of Council's request to the Minister to adopt the planning scheme.

# 2.4 <u>'Significantly Different' changes to the Draft Planning Scheme and Potential for Further</u> Consultation

Through the assessment of submissions made to the draft planning scheme some changes may need to occur to the planning scheme. If changes are proposed to be made to the draft planning scheme that was available for public consultation, the Act requires Council to determine whether those changes are 'significantly different' to the consultation draft. If changes are significantly different to the consultation draft additional public consultation will be warranted as per the Act requirements.

#### 2.5 Adverse Planning Change s30(4)(e) of the Act

If, as part of the making of a planning scheme, the local government in meeting the requirements of the SPP for the state interest – natural hazards, risk and resilience makes a change that it considers an Adverse Planning Change (for the purposes of s30 of the Act) the local government must prepare a Feasible Alternatives Assessment Report (FAAR). In addition to the public notice requirements prescribed for the public notification of the planning scheme, the local government must give notice to every property owner affected by the proposed change (the Adverse Planning Change). In accordance with the process and requirements set out in the MGR, contemporaneous notification of the draft planning scheme and of the proposed change will occur.

A consultation report is to be provided which includes the consideration of all properly made submissions about the proposed planning change. The matters prescribed in 2.3 must be included and provided to the Minister with an amended FAAR as part of Council's request to the Minister to adopt the planning scheme. Every property owner provided with a notice of the proposed change will be provided with notice of the final decision about the planning scheme in accordance with the MGR requirements.

# 2.6 Adoption of the Planning Scheme

In accordance with the Act requirements, once all submissions have been reviewed and the draft planning scheme amended as determined necessary, Council must decide whether to write to the Minister for DSDILGP seeking approval to adopt the proposed planning scheme. Council must provide the Minister of DSDILGP with the consultation report, a copy of all 'properly made' submissions and Council's response to the submissions, and details of any changes made to the draft planning scheme.

#### 3.0 The Plan Making Process

The plan making process to be followed in preparing the new Ipswich Planning Scheme is set out in Attachment 1 - Appendix Notice of the chief executive's Notice. The plan making process includes the order and timing of steps in the process and indicative timelines. The minimum statutory timeframe for the consultation of the draft planning scheme is 40 business days. The commencement of the public consultation is dependent on approval from the Minister for State Development, Infrastructure, Local Government and Planning.

This communications strategy should be read in conjunction with the approved process for preparing the new Ipswich Planning Scheme and indicates the approach to communication with stakeholders relative to particular milestones in the plan making process. The strategy provides an overview of:

- the statutory requirements for the consultation of a new draft planning scheme;
- the proposed framework for Council's consultation which involves a three stage process Stage 1 - a Statement of Proposals/draft Strategic Framework, Stage 2 - early State agency engagement on state interests and Stage 3 - formal (statutory) public consultation of the detailed draft zoning and operational provisions including:
  - setting out the purpose, principles and proposed consultation activities with stakeholders and the community relative to the various stages of preparing the new Ipswich Planning Scheme as set out in the chief executive's Notice; and
  - a framework for receiving, reviewing, reporting and responding to comments and submissions received during non-statutory consultation periods and 'properly made' submissions received during the statutory consultation period.

A key element of the plan making process and approach to consultation is to adopt the long established plan making process (e.g. as prescribed by the previous Statutory Guideline *Making and Amending Local Planning Instruments* (MALPI)) as this process is understood, particularly by the key stakeholders, but taking the opportunity to front-load engagement when setting the overall policy and strategy direction.

The draft planning scheme will therefore be prepared in three stages. The initial focus of stage 1 will be the preparation and public consultation of a Statement of Proposals/draft Strategic Framework. The Statement of Proposals/draft Strategic Framework provides the overall policy and strategy direction for the City. Stage 2 will involve the drafting, including early engagement with State agencies of state interest matters, of detailed zoning and operational provisions to implement these strategies in the form of the new draft Ipswich Planning Scheme. Stage 3 will involve the statutory state interest review, subsequent formal (statutory) public consultation and post consultation review..

Stage 1 - The Statement of Proposals/draft Strategic Framework:

- will include whole of city and local area strategies and policies;
- will be prepared to align with the vision for the future of the City stated in Advance Ipswich;<sup>1</sup>

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

Stage 2 – Zoning, Overlay and other operational provisions of the planning scheme:

- will be prepared after the Strategic Framework is progressed to align zoning, operational policies, codes etc. with the Strategic Framework (clear 'line of sight');
- once prepared, draft planning scheme components are to be submitted to the state agencies for early feedback on state interest matters prior to formal state interest check; and

Stage 3 – Formal State Interest Review and Public Consultation

once finalised will be submitted (along with the draft Strategic Framework) for formal state
interest review and then, subject to the Minister's approval, formal statutory public
consultation on the whole draft new Ipswich Planning Scheme will be undertaken.

## 4.0 Purpose and Objectives of Public Consultation

The communications strategy is considered and comprehensive, recognising the Ipswich Local Government Area as a socially, culturally, demographically and geographically diverse place. At the time of the 2016 ABS Census:

- whilst having an average age lower than that for Queensland, the number of older people is growing;
- 21% of residents were born overseas, with 12.4% speaking a language other than English at home; and
- 4.6% of residents identifying as Aboriginal and/or Torres Strait Islanders.

Residents live in geographically diverse and dispersed areas including in:

- Established urban areas;
- Emerging communities including large master-planned developments; and
- Rural townships and rural areas.

The diversity of the community and geography means that a variety of approaches to engagement will need to be provided to maximise the opportunity for people to be involved.

The consultation activities and associated timing proposed within the context of the approved plan making process aim to engage with key stakeholder groups, State government and the broader community in an effective way so as they are informed and given the opportunity to meaningfully engage and provide valuable input to the preparation of the new Ipswich Planning Scheme.

In carrying out consultation throughout preparation of the new Ipswich Planning Scheme, the key objectives are to:

- undertake consultation activities in a meaningful, open, transparent, authentic, and respectful way.
- engage as early as possible ('front-loading');
- provide timely, accurate and easy-to-understand and accessible information;
- be inclusive, equitable and reach the broadest number of interested stakeholders through the use of a variety of engagement mechanisms/media and activities;
- comply with the consultation period requirements in section 18(5)(b) of the Act;
- engage with the State government as statutorily required by the Act;
- encourage and communicate the requirements for stakeholders to be able to make 'properly made' submissions based on enough information to enable them to engage properly and to make submissions based on proper planning considerations in terms of setting out issues, concerns and support in accordance with the Act;
- provide beyond the minimum statutory requirements of the Act with regard to notification to land owners of properties affected by significant changes proposed to the zoning of their land and to overlay mapping affecting their land; and
- notify other local governments neighbouring the Ipswich local government area as part of the formal draft planning scheme consultation.

#### 5.0 Consultation with the Indigenous Community

Section 5(2)(d) of the *Planning Act 2016* expresses as a purpose of the Act the valuing, protecting and promoting of Aboriginal and Torres Strait Islander knowledge, culture and tradition. The new Ipswich Planning Scheme must demonstrate how it advances this purpose.

The South East Queensland Regional Plan – ShapingSEQ – was prepared with significant amounts of time and effort being contributed by Aboriginal and Torres Strait Islander people. It recognises that the Traditional Owners in South East Queensland have an ongoing and unique connection to their ancestral lands and have responsibilities to the land and sea under their traditional customs and laws and that both Traditional Owners and historical and contemporary residents are important stakeholders with differing needs and aspirations. This acknowledgement will be advanced in ShapingSEQ by ongoing engagement with representatives of Traditional Owners and Aboriginal and Torres Strait Islander people living in South East Queensland including through regular Aboriginal and Torres Strait Islander Planning Forums.

The City of Ipswich has a long history of engagement with Traditional Owners, including through its Indigenous Land Use Agreement (ILUA), one of the first to be entered into. Despite this, engagement with the Traditional Owners at this time is complex owing to competing Native Title claims under the *Native Title Act 1993* that are yet to be determined, and as a consequence the ILUA not being able to be used.

It is proposed that during the preparation of the new planning scheme, that the progress of the Native Title Claims is monitored and opportunities are identified if/as they arise to engage with the Traditional Owners in addition to the other consultation methods and activities as set out in this communications strategy.

#### 6.0 Proposed Consultation Activities

The communications strategy for the public consultation of the Statement of Proposals/draft Strategic Framework and the formal (statutory) public consultation of the draft planning scheme proposes to use multiple communication methods to inform the community and stakeholders during development of the land use policy for the City and to provide the opportunity to have input and make a 'properly made' submission on any aspect of the draft planning scheme.

The strategy recognises the benefits of on-line engagement whilst retaining the best use of print and face-to-face consultation, with the intent that no sector of the community is disadvantaged (e.g. provision will be made for electronic and paper lodgement of submissions). The proposed consultation activities are intended to maximise the potential for meaningful engagement with the community and opportunity for 'properly made' submissions to inform the finalisation of the planning scheme and support transparent decision-making.

The key scope and elements of the communications strategy include:

- Stage 1 Statement of Proposals/draft Strategic Framework:
  - o a state agency briefing;
  - o notification to every property owner in the Ipswich Local Government Area;
  - a development industry briefing;
  - o a display in Council's Administration Building; and
  - publication of information on Council's website and contact information with the opportunity to talk directly to a Council strategic planner.

Following informal public consultation on the Statement of Proposals/draft Strategic Framework, a summary report will be prepared and made available on Council's website of issues raised and how these are proposed to be addressed to inform the draft planning scheme.

- Stage 2 Drafting of new Ipswich Planning Scheme:
  - early feedback on state interests in the new planning scheme with State agencies prior to formal state interest review; and
  - publication of information through Council's websites and media resources to raise community awareness.
- Stage 3 Formal Public Consultation on new draft Ipswich Planning Scheme:
  - a statutory notification in accordance with section 18 of the *Planning Act 2016* and Schedule 4 of the *Minister's Guidelines and Rules*;
  - a direct mail / notification to the owners of properties affected by significant changes or an Adverse Planning Change proposed to the zoning of their land or to overlay mapping affecting their land;
  - o government agency and development industry updates;
  - o a display in Council's Administration Building; and
  - o publication of information on Council's website and contact information with the opportunity to talk directly to a Council strategic planner.

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It is proposed to undertake public consultation in accordance with the requirements of the Act, with additional notification actions above and beyond the minimum mandatory requirements such as sending letters to the rateable address of property owners directly affected by proposed changes in zoning and overlay mapping (including natural hazards), issuing a Planning and Development eAlert, posting on Council's media resources and providing submitter acknowledgement letters. The proposed minimum consultation activities are outlined in Table 1 – Communication Activities – new Ipswich Planning Scheme.

#### 7.0 New Local Government Infrastructure Plan Consultation

As part of preparing the new Ipswich Planning Scheme, a new Local Government Infrastructure Plan (New LGIP) will also be prepared to align land use planning with infrastructure planning. The New LGIP will be prepared in parallel with the new Ipswich Planning Scheme (to generally align with Stages 2 and 3) in accordance with the statutory requirements of the Queensland planning legislation, particularly the Minister's rules for preparing a LGIP, the LGIP template, and the regulated requirements.

Specifically, public consultation will be undertaken in accordance with Chapter 5, Section 18, Section 21, and in accordance with Schedule 4 and Schedule 5 of the *Minister's Guidelines and Rules*.

Early distributor-retailer and State agency engagement, particularly with Urban Utilities and the Department of Transport and Main Roads, will be undertaken prior to the required formal consultation and state interest review.

It is proposed to undertake public consultation in accordance with the requirements of the Act as noted above, as well as issuing a Planning and Development eAlert and posting on Council's media resources.

The proposed *minimum* consultation activities are outlined in Table 2 – *Communication Activities* – *new Local Government Infrastructure Plan*.

Table 1: Communication Activities – new Ipswich Planning Scheme

Activity	Description	Stakeholder Group	Stage 1 – Statement of Proposals/ draft Strategic Framework	Stage 2 — Planning Scheme Drafting	Stage 3 – Whole of Planning Scheme
<b>Public Consultation</b>					
Public notice in newspaper	Publish public notices in newspaper/s circulating in the local government area in accordance with the requirements of the Act and MGR.	Broader community	<b>√</b>		<b>√</b>
Public notice in Council building	Display a copy of the public notice in an obvious place in the Council building in accordance with the requirements of the Act and MGR.	Broader community	<b>√</b>		<b>√</b>
Information in Council building	Static display at Council's Administration Building including provision of copies of the draft planning scheme for viewing and information on how to prepare a submission in accordance with the Act.	Broader community	<b>√</b>		✓
Notification to property owners	Notification to all property owners in the City providing general details about the Statement of Proposals/draft Strategic Framework, how to provide input and how to find out further information.	All property owners	<b>√</b>		
	Direct mail/notification to all owners of properties affected by a proposed 'Adverse Planning	All affected property owners			<b>√</b>

Activity	Description	Stakeholder Group	Stage 1 – Statement of Proposals/ draft Strategic Framework	Stage 2 – Planning Scheme Drafting	Stage 3 – Whole of Planning Scheme
	Change' including changes proposed to the zoning of their land and to overlay mapping affecting their land.				
Letters to neighbouring Local Governments	Correspondence to neighbouring local governments seeking their feedback	Neighbouring local governments	<b>√</b>		<b>✓</b>
State agency briefing	State government agency briefing on Statement of Proposals/draft Strategic Framework.	State government agencies	<b>√</b>		<b>✓</b>
Early state agency engagement	Early engagement with state agencies for feedback of state interest matters prior to formal state interests review.		<b>√</b>	<b>√</b>	
Development industry briefing	Development industry briefing on Statement of Proposals/draft Strategic Framework.	Development industry	<b>√</b>		<b>✓</b>
Media releases/advertisements	Issue of media releases/advertisements to raise awareness of new planning scheme.	Broader community	<b>✓</b>	<b>√</b>	~

Activity	Description	Stakeholder Group	Stage 1 – Statement of Proposals/ draft Strategic Framework	Stage 2 — Planning Scheme Drafting	Stage 3 – Whole of Planning Scheme
Council's webpage	Publish the public notice, copy of the proposed Statement of Proposals/draft Strategic Framework, new draft planning scheme, how to prepare and lodge a submission and the process and timing for preparation of the draft planning scheme on Council's website available to view and download in accordance with the Act and MGR.	Broader community	✓		✓
	Publish information on the new planning scheme's status and subject matter to raise community awareness.			~	
eAlert	Issue a Planning and Development eAlert to all subscribers with a hyperlink to Council's established Planning and Development website.	Subscribers of the Ipswich City Council's Planning and Development eAlert service	<b>✓</b>		<b>✓</b>
Social media posts	Post notice of the draft planning scheme on Council's established social media pages (ie Facebook and Twitter) with a hyperlink to Council's new planning scheme website.	Broader community	<b>√</b>	<b>√</b>	<b>✓</b>
Phone hotline	Maintain a phone hotline staffed by a professional planner during business hours.	Broader community	✓		<b>√</b>

Activity	Description	Stakeholder Group	Stage 1 – Statement of Proposals/ draft Strategic Framework	Stage 2 – Planning Scheme Drafting	Stage 3 – Whole of Planning Scheme
Email enquiry address	Provide an email mailbox service for a professional planner to respond to email enquiries.	Broader community	<b>√</b>	<b>√</b>	<b>✓</b>
Enquiry counter	Provide for a professional planner to be available to answer queries and how to make a submission during business hours.	Broader community	<b>√</b>	<b>√</b>	✓
Submission acknowledgement letters	Issue an acknowledgement letter to submitters of all submissions in the format the submission was receipted (ie. email or hardcopy).	Submitters of submissions	<b>√</b>		<b>√</b>
Meetings with interested parties/groups/individuals	Meetings with interested parties/groups/individuals as required and appropriate based on issue.	Broader community	<b>√</b>		<b>✓</b>
Post-Consultation Reportir	ng and Response				
Statement of Proposals / draft Strategic Framework (Stage 1)	Summary report prepared that sets out issues raised and how issues will be addressed. The report will be published on Council's Website. Following the summary report being prepared submitters will be advised about the outcome of their submission.	Broader community and stakeholders and members of the community who provided comment	<b>√</b>		

Activity	Description	Stakeholder Group	Stage 1 – Statement of Proposals/ draft Strategic Framework	Stage 2 – Planning Scheme Drafting	Stage 3 – Whole of Planning Scheme
Statutory Consultation	Council is to prepare a	Submitters of			
(Stage 3) - Submitter	consultation report about how it	'properly made'			
responses	has dealt with 'properly made'	submissions			
	submissions. Following the				
	consultation report being				
	presented at the Council meeting,				<b>v</b>
	the consultation report is to be provided to each person who				
	made a 'properly made'				
	submission in accordance with the				
	Act and MGR.				
Established webpage	Following the consultation report	Broader			
	being presented at the Council	community and			
	meeting, the report will be made	Submitters of	_		<b> </b>
	available to view and download on	'properly made'			
	the Council's website in	submissions			
	accordance with the Act and MGR.				

Table 2: Communication Activities – new Local Government Infrastructure Plan

Activity	Description	Stakeholder Group	Stage 2 – Planning Scheme Drafting (including New LGIP)	Stage 3 – Whole of Planning Scheme (including New LGIP)
Public Consultation				
Early state agency and distributor-retailer engagement	Early engagement with state agencies and the distributor-retailer for feedback on infrastructure or property matters prior to formal consultation and state review.	State government agencies and Urban Utilities	✓	
Public notice in newspaper	Publish public notices in newspaper/s circulating in the local government area in accordance with the requirements of the Act and MGR.	Broader community		<b>√</b>
Public notice in Council building	Display a copy of the public notice in an obvious place in the Council Administration Building in accordance with the requirements of the Act and MGR.	Broader community		✓
Information in Council building	Make available at Council's Administration Building the draft New LGIP, including the SOW model, extrinsic material referenced in the New LGIP and completed Review checklist and information on how to prepare a submission in accordance with the Act.	Broader community		✓

Activity	Description	Stakeholder Group	Stage 2 – Planning Scheme Drafting (including New LGIP)	Stage 3 – Whole of Planning Scheme (including New LGIP)
Council's webpage	Publish the public notice, copy of	Broader		
	the proposed LGIP, including the	community		
	SOW model, extrinsic material			
	referenced in the LGIP and			<b>√</b>
	completed Review checklist, how			
	to prepare and lodge a submission			
	available to view and download in			
	accordance with the Act and MGR.			
eAlert	Issue a Planning and Development	Subscribers of the		
	eAlert to all subscribers with a	Ipswich City		
	hyperlink to Council's established	Council's Planning		<b>√</b>
	Planning and Development	and Development		
	website.	eAlert service		
Social media posts	Post notice of the draft New LGIP	Broader		
	on Council's established social	community		
	media pages (ie Facebook and			<b>√</b>
	Twitter) with a hyperlink to			
	Council's website.			
Phone hotline	Maintain a phone hotline staffed	Broader		
	by a professional planner during	community		<b>√</b>
	business hours.			
Email enquiry address	Provide an email mailbox service	Broader		
	for a professional planner to	community		<b>√</b>
	respond to email enquiries.			
Enquiry counter	Provide for a professional planner	Broader		
	to be available to answer queries	community		<b>√</b>
	and how to make a submission			_
	during business hours.			

Activity	Description	Stakeholder Group	Stage 2 – Planning Scheme Drafting (including New LGIP)	Stage 3 – Whole of Planning Scheme (including New LGIP)
Submission	Issue an acknowledgement letter	Submitters of		
acknowledgement letters	to submitters of all submissions in	submissions		<b>√</b>
	the format the submission was			
	receipted (ie. email or hardcopy).			
Post-Consultation Reporting				
Statutory Consultation	Council is to prepare a	Submitters of		
(Stage 3) - Submitter	consultation report about how it	'properly made'		
responses	has dealt with 'properly made'	submissions		
	submissions. Following the			
	consultation report being			
	presented at the Council meeting,			<b>√</b>
	the consultation report is to be			
	provided to each person who			
	made a 'properly made'			
	submission in accordance with the			
	Act and MGR.			
Established webpage	Following the consultation report	Broader		
	being presented at the Council	community and		
	meeting, the report will be made	Submitters of		✓
	available to view and download on	'properly made'		
	the Council's website in	submissions		
5.11	accordance with the Act and MGR.			<b>✓</b>
Public notice	Publish public notices in the	Broader		v
	gazette and newspaper/s	community		
	circulating in the local government			
	area in accordance with the			
	requirements of the Act and MGR.			

Activity	Description	Stakeholder Group	Stage 2 – Planning Scheme Drafting (including New LGIP)	Stage 3 – Whole of Planning Scheme (including New LGIP)
Website information	The public notice and New LGIP,	Broader		
	including the SOW model, extrinsic material referenced in the LGIP and completed Review checklist will be made available on the Council's website in accordance with the Act and MGR.	community		<b>~</b>
Information in Council	Keep a copy of the New LGIP, including the SOW model, extrinsic material referenced in the LGIP and completed Review checklist at Council's Administration Building, available for inspection and purchase.	Broader community		<b>✓</b>

Doc ID No: A7479338

ITEM: 3

SUBJECT: FEES AND CHARGES - MINOR AMENDMENTS TO PLANNING AND REGULATORY

**SERVICES FEES** 

AUTHOR: BUSINESS SUPPORT MANAGER

DATE: 13 AUGUST 2021

#### **EXECUTIVE SUMMARY**

This is a report concerning minor amendments to Ipswich City Council's (Council's) cost recovery fees for planning and regulatory services.

# **RECOMMENDATION/S**

That the proposed amendments to the 2021-2022 Fees and Charges, as detailed in Attachment 1, be adopted.

#### **RELATED PARTIES**

This report deals with the adoption of the pricing of fees and charges and does not specifically reference any third party. There have been no conflicts of interest declared as at the date of this report.

# **IFUTURE THEME**

A Trusted and Leading Organisation

## PURPOSE OF REPORT/BACKGROUND

The Register of commercial and cost recovery fees and charges for 2021-2022 was approved by Council at its meeting of 29 April 2021. Several minor updates and additions to the Register are now proposed in relation to the Planning and Regulatory Services.

Health and Regulatory Services: Commercial Use of Cemeteries – Application Fee

An initial application fee of \$97.00 is proposed to cover the cost of Council accepting and reviewing applications for the commercial use of cemeteries (refer to Attachment 1, page 1). The new fee is intended to be a once-off charge payable at the time an application is lodged. The application fee will not be required where an annual permit is being renewed.

Planning and Development: Preparation/Perusal of Legal Documentation

The annual review of fees and charges recommended a reduction in the fee to obtain copies of Standard Legal Document prepared by Council, with the approved fee reducing from \$850.00 to \$700.00 with effect from 1 July 2021. A change in service provider was forecast

to result in a reduced cost of service, with the benefit of the efficiency savings being passed on to the customer. A second and related fee has subsequently also been identified as being subject to a potential reduction in service delivery costs. It is proposed that the Perusal fee for documentation prepared by the applicant's Solicitor fee also be reduced to \$700.00 accordingly (refer to Attachment 1, page 2).

 Planning and Development: Copy of Certificate of Classification where already issued by Council or Private Certifier

A review of this fee has recommended it be reduced from \$225.00 to \$125.00, consistent with current market charges (refer to Attachment 1, page 3).

# **LEGAL/POLICY BASIS**

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

#### RISK MANAGEMENT IMPLICATIONS

Risks associated with individual services and fees are managed by the respective administering sections.

#### **HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACT	S	
OTHER DECISION		
(a) What is the Act/Decision being made?	That the proposed amendments to the 2021-2022 Fees and Charges, as detailed in Attachment 1, be adopted.	
(b) What human rights are affected?	The required decision relates only to the pricing applied to selected Council services, which has been developed in accordance with legislative requirements.  The proposed decision does not adversely impact on, or limit human rights.	
(c) How are the human rights limited?	Not applicable	
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable	
(e) Conclusion	The decision is consistent with human rights.	

## FINANCIAL/RESOURCE IMPLICATIONS

The reduction in the Planning and Development fees result in savings for customers.

The proposed fee amendments outlined in this report will have a negligible financial and resourcing impact on Council, with minor potential variations in resourcing requirements and revenues able to be absorbed into existing budget allocations. The fees in question are not for high demand services and are subject to either the cost recovery requirements of section 97 of the *Local Government Act 2009*, or in the case of private certification fees, alignment to market rates.

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

The relevant sections of the Planning and Regulatory Services Department have undertaken internal and external consultation where required in order to inform this proposal.

## **CONCLUSION**

It is recommended that Council approve the proposed variations and additions to the Register of Fees and Charges.

#### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1. Draft of Proposed Amendments to the Fees and Charges Register - August 2021 &

Nicole Yiannou

#### **BUSINESS SUPPORT MANAGER**

I concur with the recommendations contained in this report.

Peter Tabulo

**GENERAL MANAGER, PLANNING AND REGULATORY SERVICES** 

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



# **HEALTH AND REGULATORY SERVICES**

# 10 Cemeteries

Application, amendment and inspection fees may apply in relation to or in addition to the services listed below. Refer to section 2 of the Health and Regulatory Services fees for further details.

## 10.1 Exhumation

Application/Assessment – Permit for Exhumation or Disturbance of human remains buried within or outside of a cemetery (per hour or part thereof)	\$293.00	Local Law 8	(a)
Supervision fee – Exhumation (per hour or part thereof)	\$322.00	-	#

## 10.2 Commercial Use of Cemeteries

Commercial Use of Cemetery – Permit Application Fee	\$97.00	Local Law 8	(a)
Commercial Use of Cemetery – Single Use Permit	\$122.00	Local Law 8	(a)
Commercial Use of Cemetery – Annual Permit or Annual Permit Renewal (Multiple Use) – Per Cemetery	\$960.00	Local Law 8	(a)



# PLANNING AND DEVELOPMENT

# 4. Development Planning Application Fees

## 4.5 Plan of Subdivision

# 4.5.1 Request for Approval of Plan of Subdivision Schedule 18 of the Planning Regulation 2017

Assessment of Standard, Building Format and Volumetric Format plans.

#### (b) Preparation/Perusal of Legal Documents

Standard Legal Document prepared by Council – per document (Transfer Document/Trust/Easement Document)	\$700.00	-	#
Complex Legal Document – other than a Standard Legal Document	By quote	-	#
Perusal fee where prepared by the applicant's Solicitor – per document (including where a document is required as a condition of approval and Council is not a party to the document)	<del>-\$870.00</del> - \$700.00		#



# PLANNING AND DEVELOPMENT

# 4. Development Planning Application Fees

# 4.7 Other Fees

#### 4.7.2 Certificates/Searches

Note: Price on application for certificates involving multiple lots.

Note: Flood information is available via Council's Flood Map Information service on the Planning and Development website at www.ipswichplanning.com.au

Note: Where an applicant has submitted a search or Planning Certificate request and then no longer requires the requested documentation Council may consider a partial refund depending on the progression of the search or certificate.

Note: Where there are no or minimal records held for the search request for (a) and (b) below, the minimum fee shall be retained by Council with the balance of the fee paid refunded to the payee.

Limited Planning and Development Property Search Certificate	\$417.00	Planning Act 2016 (Qld) s 51; or Economic Development Act 2012 (Qld) s 129	(c)
Standard Planning and Development Property Search Certificate	\$1,255.00	Planning Act 2016 (Qld) s 51; or Economic Development Act 2012 (Qld) s 129	(c)
Full Planning and Development Property Search Certificate – Market Value up to \$500,000	\$3,650.00	Planning Act 2016 (Qld) s 51; or Economic Development Act 2012 (Qld) s 129	(c)
Full Planning and Development Property Search Certificate – Market Value \$500,000 to \$1,000,000	\$4,690.00	Planning Act 2016 (Qld) s 51; or Economic Development Act 2012 (Qld) s 129	(c)
Full Planning and Development Property Search Certificate – Market Value greater than \$1,000,000	\$6,680.00	Planning Act 2016 (Qld) s 51; or Economic Development Act 2012 (Qld) s 129	(c)

#### (a) Copies of Approved Plans and Documents

Residential Building Approval Documentation – All approved structures	\$272.00	Planning Act 2016 (Qld) s 264	(c)
Residential Building Approval Documentation – Single structure	\$204.00	Planning Act 2016 (Qld) s 264	(c)
Building Location Envelope Plan	\$63.00	Planning Act 2016 (Qld) s 264	(c)
Commercial Building Approval Documentation – Up to 3 approvals	\$496.00	Planning Act 2016 (Qld) s 264	(c)
Commercial Building Approval Documentation – 4-10 approvals	\$600.00	Planning Act 2016 (Qld) s 264	(c)
Commercial Building Approval Documentation – 10 or more approvals	\$590.00 plus \$26.00 for each approval over 10	Planning Act 2016 (Qld) s 264	(c)
» If hard copy is provided	Plus current Corporate Services print and photocopy costs	Planning Act 2016 (Qld) s 264	(c)
Copy of Certificate of Classification where already issued by Council or Private Certifier	<del>-\$225.00 -</del> \$125.00	Planning Act 2016 (Qld) s 264	(c)

# Indicates 10% GST included

Doc ID No: A7504741

ITEM: 4

SUBJECT: AMENDMENT TO CAPITAL INVESTMENT IN PROVISIONAL PROJECTS POLICY

AUTHOR: ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

DATE: 23 AUGUST 2021

# **EXECUTIVE SUMMARY**

This is a report concerning a proposed amendment to the Capital Investment in Provisional Projects Policy, initiated by the Infrastructure and Environment Department.

The Acting General Manager has conducted a review of this policy and has proposed amendments to streamline the assessment process so that it is less restrictive to provide better community outcomes.

# **RECOMMENDATION/S**

That the policy titled Capital Investment in Provisional Projects Policy be amended as detailed in Attachment 2.

#### **RELATED PARTIES**

There are no known conflicts of interest associated with this report.

#### **IFUTURE THEME**

Vibrant and Growing

# **PURPOSE OF REPORT/BACKGROUND**

In 2020 Council adopted the Capital Investment in Provisional Projects Policy.

In that policy, it specified that projects that would be classified under one of Council's capital programs or sub-programs could not be considered as a provisional project, even if they were not funded in the three-year capital program.

The Acting General Manager of Infrastructure and Environment has reviewed this policy in terms of the requests for provisional projects that have come in via the community and Councillors. This review has identified that the policy does not meet the needs of the Ipswich community and as such the Acting General Manager proposes that it should be amended.

The amendment will allow for projects that are assessed as being classified under one of Council's capital programs or sub-programs but not funded in the three-year capital program to be considered as a provisional project. These projects will then be assessed and costed by

the Infrastructure and Environment department and presented to the Council for consideration.

It is the Acting General Manager's view that this proposed policy amendment will produce better community outcomes for the people of Ipswich.

# **LEGAL/POLICY BASIS**

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

## **RISK MANAGEMENT IMPLICATIONS**

The amendments to this policy will not create any additional risks to Council that were not present with the original policy.

The risk of not amending the policy is that the needs of the community in relation to provisional projects will not be met.

#### **HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACTS			
OTHER DECISION	OTHER DECISION		
(a) What is the Act/Decision being made?	The recommendation proposes that Council amend the Capital Investment in Provisional Projects Policy.		
(b) What human rights are affected?	No human rights are affected by this decision.		
(c) Conclusion	The decision is consistent with human rights.		

# FINANCIAL/RESOURCE IMPLICATIONS

Council has already adopted its 2021-2022 Budget and have provided an allocation of \$500,000 for Provisional Projects. This proposed policy amendment does not have any further financial implications.

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

No community consultation has been conducted in relation to this report.

## **CONCLUSION**

The proposed amendment to this policy is intended to better meet the needs of the community to allow Council to consider a broader range of provisional projects that are not funded within the Council endorsed three-year capital program.

# ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- 1. Capital Investment in Provisional Projects Policy (Original) 🗓 🖼
- 2. Capital Investment in Provisional Projects Policy (Markup) 🗓 🖺
- 3. Capital Investment in Provisional Projects (Clean Copy) 4.

# Sean Madigan

# **ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT**

I concur with the recommendations contained in this report.

Sean Madigan

**ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT** 

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

#### IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Policy



#### 1. Statement

Council identifies and delivers a large number of projects as part of its capital portfolio of works. These projects (General Projects) are consistent with Council's strategic objectives, relevant strategies and align with the intent of Council's program and sub-program of works. However, occasionally some project proposals come to Council that are unique. These may not conform to Council's standard drawings or desired standard of service. In addition, they are not readily able to be assessed and prioritised against projects in programs and sub-programs within the capital works portfolio. Projects of this nature are referred to as Provisional Projects.

Capital investment in provisional projects need to be assessed in a consistent, coordinated and effective manner.

# 2. Purpose and Principles

This policy outlines Council's standards and expectation for the consideration of capital investment in provisional projects. This policy will form the basis of advice to enable an informed decision on whether to invest in capital provisional projects. In this regard, requests for capital provisional projects will be reviewed, evaluated, scoped and estimated using effective processes.

## 3. Strategic Plan Links

This policy relates to:

- Managing growth and delivering key infrastructure
- · Listening, Leading and Financial Management

## 4. Regulatory Authority

Local Government Act (2009)

#### 5. Scope

This policy applies to all Council employees that may be involved in assessing requests for a capital project.

Requests for a project to be considered within the capital works portfolio may be generated in any of the following ways:

# IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Policy

- From the community, community groups and organisations;
- By resolution of Council;
- From an individual Councillor;
- From a Council officer.

Requests for projects are to be reviewed to establish whether the proposal is consistent with Council's strategic objectives, relevant strategies, and there is alignment with Council's current program and sub-program of works.

Once a project proposal is reviewed by officers, it will determine if the project is considered general or provisional in nature.

# 6. Roles and Responsibilities

- The Chief Executive Office approves and issues this Policy to all staff.
- The General Manager (Infrastructure and Environment) is the custodian of this policy and is responsible for maintaining its currency.
- The Infrastructure Strategy Branch is responsible to coordinate and facilitate the
  assessment of any projects that are to be considered within the capital works portfolio,
  and to liaise with other business areas as needed to determine if the project is
  considered as general or provisional.
- The Assets and Portfolio Management, Works and Field Services, and Environment and Sustainability branches will all be responsible to provide input as required into any assessment of projects as requested by the Infrastructure Strategy Branch.
- The elected representatives will be responsible to consider, deliberate and debate any
  of the provisional projects that have been identified. These will be submitted to the
  relevant Council committee on a quarterly basis for consideration.

#### 7. Key Stakeholders

The following will be consulted during the review process:

- Infrastructure Strategy Branch;
- Assets and Portfolio Management Branch;
- Works and Field Services Branch;
- Environment and Sustainability Branch.

## 8. Monitoring and Evaluation

This policy will be reviewed annually. However, the successful implementation and effectiveness of this policy can be monitored through the quarterly council committee presentation and the monthly reports on the capital works program.

#### 9. Definitions

The following are the definitions of key terms in this Policy:

Council means Ipswich City Council.

**General Projects** are those that are built on a regular basis and generally form part if Council's suite of standard drawings. A general project is consistent with Council's strategic

# IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Policy

objectives, relevant strategies and aligns with the intent of Council's program and subprogram of works.

**Provisional Projects** are those that would be considered unique to Council, and they may not form part of Council's standard drawings or desired standard of service. In addition, they are not readily able to be assessed and prioritised against projects in programs and sub-programs within the capital works portfolio.

# 10. Policy Owner

The General Manager (Infrastructure and Environment) is the policy owner and the Manager, Infrastructure Strategy is responsible for authoring and reviewing this policy.

#### IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Policy



#### 1. Statement

Council identifies and delivers a large number of projects as part of its capital portfolio of works that is approved by Council as part of the annual budget process. These projects (General Projects) are consistent with Council's strategic objectives, relevant strategies and align with the intent of Council's program and sub-program of works as adopted by the Council in its budget process. However, occasionally some project proposals come to Council that are uniquenot included in the 3 year capital program but have merit in being delivered. These may not conform to Council's standard drawings or desired standard of service. In addition, they are not readily able to be assessed and prioritised against projects in programs and sub-programs within the capital works portfolio. Projects of this nature are referred to as Provisional Projects.

Capital investment in provisional projects need to be assessed in a consistent, coordinated and effective manner.

#### 2. Purpose and Principles

This policy outlines Council's standards and expectation for the consideration of capital investment in provisional projects. This policy will form the basis of advice to enable an informed decision on whether to invest in capital provisional projects. In this regard, requests for capital provisional projects will be reviewed, evaluated, scoped and estimated using effective processes.

#### 3. Strategic Plan Links

This policy relates to:

- Managing growth and delivering key infrastructure
- Listening, Leading and Financial Management

## 4. Regulatory Authority

Local Government Act (2009)

#### Scope

This policy applies to all Council employees that may be involved in assessing requests for a capital project.

# IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Policy

Requests for a project to be considered within the capital works portfolio may be generated in any of the following ways:

- From the community, community groups and organisations;
- · By resolution of Council;
- · From an individual Councillor;
- · From a Council officer.

Requests for projects are to be reviewed to establish whether the proposal is consistent with Council's strategic objectives, relevant strategies, and there is alignment with Council's current program and sub-program of works.

Once a project proposal is reviewed by officers, it will determine if the project is considered general or provisional in nature.

#### 7.6. Roles and Responsibilities

- The Chief Executive Office approves and issues this Policy to all staff.
- The General Manager (Infrastructure and Environment) is the custodian of this policy and is responsible for maintaining its currency.
- The Infrastructure Strategy Branch is responsible to coordinate and facilitate the
  assessment of any projects that are to be considered within the capital works portfolio,
  and to liaise with other business areas as needed, to determine if the project is
  considered as general or provisional.
- The Infrastructure StrategyAssets and Portfolio Management, Capital Delivery, Works
  and Field Services, and Environment and Sustainability branches will all be responsible to
  provide input as required into any assessment of projects as requested by the
  Infrastructure Strategy Branch.
- The elected representatives will be responsible to consider, deliberate and debate any of the provisional projects that have been identified. These will be submitted to the relevant Council committee on a quarterly basis for consideration.

#### 8.7. Key Stakeholders

The following will be consulted during the review process:

- Infrastructure Strategy Branch;
- Capital Delivery Branch Assets and Portfolio Management Branch;
- •
- · Works and Field Services Branch;
- Environment and Sustainability Branch.

# IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Policy

#### 9.8. Monitoring and Evaluation

This policy will be reviewed annually. However, the successful implementation and effectiveness of this policy can be monitored through the quarterly council committee presentation and the monthly reports on the capital works program.

## 10.9. Definitions

The following are the definitions of key terms in this Policy:

Council means Ipswich City Council.

**General Projects** are those that are built on a regular basis and generally form part if Council's suite of standard drawings and 3 year capital program. A general project is consistent with Council's strategic

objectives, relevant strategies and aligns with the intent of Council's program and subprogram of works.

**Provisional Projects** are those that would be considered unique to Council, and they may not form part of Council's standard drawings, or desired standard of service or be within the adopted 3 year capital program. In addition, they are not readily able to be assessed and prioritised against projects in programs and sub-programs within the capital works portfolio.

#### 11.10. Policy Owner

The General Manager (Infrastructure and Environment) is the policy owner and the Manager, Infrastructure Strategy is responsible for authoring and reviewing this policy.

## IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Policy

, Gi	Capital Investment in Provisional Projects Policy IPSWICH CITY COUNCIL							
lps	Version Control and Objective ID	Version No: 1	Objective ID: A6693275					
	Approved by Council -on	10 December 2020						
Ì	Date of Review	10 December 2021						

#### 1. Statement

Council identifies and delivers a large number of projects as part of its capital portfolio of works that is approved by Council as part of the annual budget process. These projects (General Projects) are consistent with Council's strategic objectives, relevant strategies and align with the intent of Council's program and sub-program of works as adopted by the Council in its budget process. However, occasionally some project proposals come to Council that are not included in the 3 year capital program but have merit in being delivered. These may not conform to Council's standard drawings or desired standard of service. Projects of this nature are referred to as Provisional Projects.

Capital investment in provisional projects need to be assessed in a consistent, coordinated and effective manner.

# 2. Purpose and Principles

This policy outlines Council's standards and expectation for the consideration of capital investment in provisional projects. This policy will form the basis of advice to enable an informed decision on whether to invest in capital provisional projects. In this regard, requests for capital provisional projects will be reviewed, evaluated, scoped and estimated using effective processes.

## 3. Strategic Plan Links

This policy relates to:

- Managing growth and delivering key infrastructure
- · Listening, Leading and Financial Management

# 4. Regulatory Authority

Local Government Act (2009)

# 5. Scope

This policy applies to all Council employees that may be involved in assessing requests for a capital project.

Requests for a project to be considered within the capital works portfolio may be generated in any of the following ways:

# IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Policy

- From the community, community groups and organisations;
- By resolution of Council;
- From an individual Councillor;
- From a Council officer.

Requests for projects are to be reviewed to establish whether the proposal is consistent with Council's strategic objectives, relevant strategies, and there is alignment with Council's current program and sub-program of works.

#### 6. Roles and Responsibilities

- The Chief Executive Office approves and issues this Policy to all staff.
- The General Manager (Infrastructure and Environment) is the custodian of this policy and is responsible for maintaining its currency.
- The Infrastructure Strategy Branch is responsible to coordinate and facilitate the
  assessment of any projects that are to be considered within the capital works portfolio,
  and to liaise with other business areas as needed.
- The Infrastructure Strategy, Capital Delivery, Works and Field Services and Environment and Sustainability branches will all be responsible to provide input as required into any assessment of projects as requested by the Infrastructure Strategy Branch.
- The elected representatives will be responsible to consider, deliberate and debate any of the provisional projects that have been identified. These will be submitted to the relevant Council committee on a quarterly basis for consideration.

#### 7. Key Stakeholders

The following will be consulted during the review process:

- Infrastructure Strategy Branch;
- Capital Delivery Branch
- · Works and Field Services Branch;
- Environment and Sustainability Branch.

#### Monitoring and Evaluation

This policy will be reviewed annually. However, the successful implementation and effectiveness of this policy can be monitored through the quarterly council committee presentation and the monthly reports on the capital works program.

#### 9. Definitions

The following are the definitions of key terms in this Policy:

Council means Ipswich City Council.

**General Projects** are those that are built on a regular basis and generally form part if Council's suite of standard drawings and 3 year capital program. A general project is consistent with Council's strategic

objectives, relevant strategies and aligns with the intent of Council's program and subprogram of works.

# IPSWICH CITY COUNCIL | Capital Investment in Provisional Projects Policy

**Provisional Projects** are those that would be considered unique to Council and they may not form part of Council's standard drawings, desired standard of service or be within the adopted 3 year capital program.

# 10. Policy Owner

The General Manager (Infrastructure and Environment) is the policy owner and the Manager, Infrastructure Strategy is responsible for authoring and reviewing this policy.

Doc ID No: A7407993

ITEM: 5

SUBJECT: ACQUISITION OF LAND FOR INFO3144 EASTERN IPSWICH BIKEWAY LINK

AUTHOR: SENIOR PROPERTY OFFICER (ACQUISITIONS AND DISPOSALS)

DATE: 30 JULY 2021

# **EXECUTIVE SUMMARY**

This is a report concerning the acquisition of land for road purposes for the delivery of the Eastern Ipswich Bikeway link.

#### **RECOMMENDATION**

- A. That Council resolve to purchase or acquire part of land located at 40 Thorn Street IPSWICH, more particularly described as part of Lot 10 on SP242824 ("the land") (Council file reference 5378), for road purposes.
- B. That in the first instance the method of acquisition will be as a purchase by agreement with the affected persons pursuant to the *Property Law Act 1974*.
- C. That should Council fail to purchase the land by agreement with the affected persons (as outlined in recommendation B above), Council as a "constructing authority" pursuant to Section 5(1)(b)(i) of the Acquisition of Land Act 1967 will proceed to acquire the subject land.
- D. That Council be kept informed as to the progress and outcome of the acquisition.

#### **RELATED PARTIES**

There are no related parties arising as a direct result of this report.

#### **IFUTURE THEME**

Vibrant and Growing

# PURPOSE OF REPORT/BACKGROUND

The objective of the project is to establish the Eastern Ipswich Bikeway Link connecting Queens Park on Milford Street, Ipswich to the Deebing Creek Bikeway at Thorn Street, Ipswich. This will form part of the iGO Active Transport Action Plan and Department of Transport and Main Roads (DTMR) Principal Cycle Network in Ipswich.

This portion of the Eastern Ipswich Bikeway Link starts at the intersection of Thorn and South Street and continues east before turning north onto Milford Street and connecting to an existing shared pathway on Limestone Street, Ipswich.

Multiple potential routes were investigated for this link though many were ruled out due to either the indirectness of the route, consideration of topography, the impact of State Heritage, the impact to drainage infrastructure, the presence of significant services or space availability.

The proposed acquisition of land is considered unavoidable due to the requirements this project must meet to receive grant funding, and restrictions imposed on alignment and road crossing points of the bikeway. More specifically, the acquisition is required due to:

- Positioning of the 3m wide kerb ramp on Thorn Street and alignment to the proposed kerb ramp on the western side of Thorn Street (part of Deebing Creek Bikeway Project)
- The width of the kerb ramp a minimum 3.0m wide and confined verge width
- The alignment of the 3.0m wide shared path to the kerb ramp and the confined existing verge width
- Manoeuvrability of cyclists from the raised road crossing to kerb ramp and visibility at the intersection to provide a safe crossing.

# **LEGAL/POLICY BASIS**

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

Acquisition of Land Act 1967

Property Law Act 1974

# **RISK MANAGEMENT IMPLICATIONS**

Not resolving to acquire the land will create a risk to Council not completing the planned Eastern Ipswich Bikeway Link project and failing to meet grant funding requirements.

#### **HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS I	MPACTS
OTHER DECISION	
(a) What is the	Local Government Act 2009
Act/Decision	Acquisition of Land Act 1967
being made?	Property Law Act 1974
(b) What	Freedom to property
human	
rights are	
affected?	
(c) How are the	Section 24 – Property Rights
human	

rights limited?	
(d) Is there a good reason for limiting the relevant	The land is required to support road infrastructure improvements which council is required to undertake as the manager of local roads and an effective transport network.
rights? Is the limitation fair and reasonable?	Outcome by a negotiated process outside of the provisions of the <i>Acquisition of Land Act 1967</i> allow for a more neutral approach with owners rather than automatically triggering a compulsory process to secure the land under the provisions of the legislation.
(e) Conclusion	The decision is consistent with human rights.

# FINANCIAL/RESOURCE IMPLICATIONS

Expenses relating to the acquisition will form part of the project budget from the Eastern Link Bikeway project.

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

IED and Property Services representatives have met with the owner affected to discuss the project proposal.

The property owners' representative has indicated they are supportive of the project, scope of works and are open to progressing a negotiated outcome.

Consultation with the directly affected residents has been completed via doorknocking or mailout to the owners who do not occupy their property. The information provided has outlined the project intent, timeframes and providing a factsheet (shown in Attachment 2) by Council's Stakeholder Management Infrastructure and Environment Branch.

#### **CONCLUSION**

It is recommended that Council proceed with the acquisition of land for road purposes over part of Lot 10 on SP242824, 40 Thorn Street, Ipswich.

The Council will make all reasonable attempts to negotiate by agreement. However, if unsuccessful the Council can exercise its powers under the *Acquisition of Land Act 1967* to secure the land via compulsory process.

# ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1. 2.	Acquisition Plan 🗓 🖺 Affected resident mailout and factsheet 🗓 🖺
3.	CONFIDENTIAL Title search

Alicia Rieck

# SENIOR PROPERTY OFFICER (ACQUISITIONS AND DISPOSALS)

I concur with the recommendations contained in this report.

**Brett McGrath** 

# **PROPERTY SERVICES MANAGER**

I concur with the recommendations contained in this report.

**Anthony Dunleavy** 

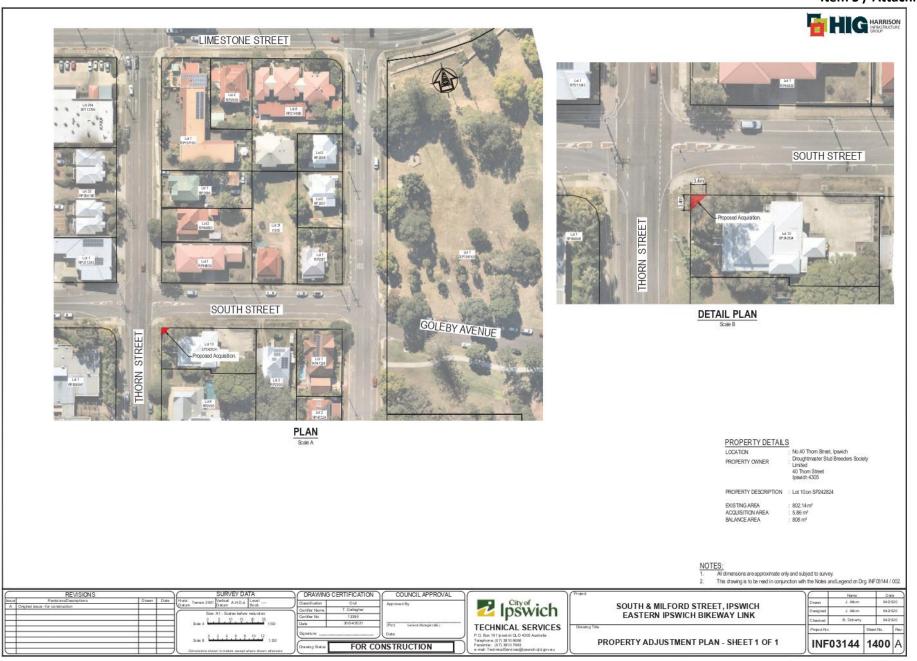
# MANAGER, LEGAL AND GOVERNANCE (GENERAL COUNSEL)

I concur with the recommendations contained in this report.

Sylvia Swalling

**ACTING GENERAL MANAGER CORPORATE SERVICES** 

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# What's being planned

# Eastern Ipswich Link Bikeway (Stage One - Shared Pathway)

To the Resident Street Address Suburb QLD Postcode

23 June 2021

Dear Resident,

Re: What's being planned - Eastern Ipswich Link Bikeway (Stage One - Shared Pathway)

On behalf of the Infrastructure and Environment Department, I am writing to advise of Ipswich City Council's plans to construct the first stage of what will become known as the Eastern Ipswich Link Bikeway (Shared Pathway).

This work forms part of council's broader iGO Active Transport Action Plan and the Queensland Government Principal Cycle Network, which seeks to increase safety and connectivity for pedestrians and cyclists across the city.

#### What is the Eastern Ipswich Link Bikeway?

The Eastern Ipswich Link Bikeway will be a mix of separated and shared pedestrian and cycle facilities that will eventually connect the Ipswich CBD to the Ipswich Motorway Bikeway at Dinmore via the suburbs of Newtown and Silkstone. A future connection from the Eastern Ipswich Link Bikeway to Springfield via Redbank Plains Road is also being considered.

An overview map of this link and how it fits in with other existing and planned new networks across Ipswich is included for your reference.

# What is Stage One?

Stage One will provide a short, shared pathway connection along South Street and Milford Street from Thorn Street, to Limestone Street.

Staging for the remainder of the bikeway link from Queens Park, along Glebe Road, Silkstone and to Dinmore is still in planning. Further detail will be released as it becomes available in coming years.

# What is the timing?

Design for Stage One is almost complete. There are several service relocations that will be undertaken prior to construction, which are planned to commence from September 2021. Construction will then follow after.

#### What changes can be expected?

- Milford Street will become a one lane, one-way (southbound) street for vehicular traffic, travelling between Limestone and South Street
- Traffic will still be able to turn left into Milford Street from Limestone Street
- South Street will remain open to two way traffic
- Eleven on street parking spots will be removed on Milford and South Streets
- A raised priority crossing for pedestrians and cyclists, with additional lighting, will be constructed on South Street.
- Improved connection to the existing pathways along Queens Park.

Council is working with those who may be directly impacted by these future works. If you feel that you may be impacted or would like further information about this project, please contact Erin Goetz on 07 38100 6666 during office hours (8am to 430pm Monday to Friday) or send an email to IED.Projects@ipswich.gld.gov.au

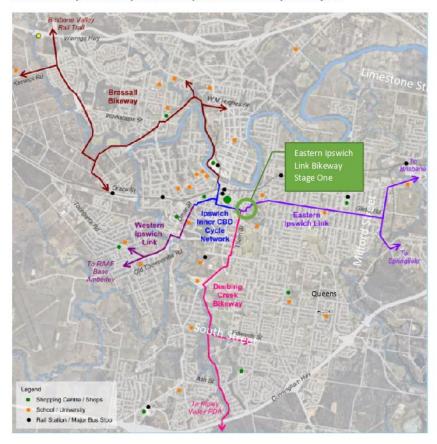
This initiative is supported by the Queensland Government's Cycle Network Local Government Grants Program.

Yours faithfully

Angelo Casagrande

Technical Services and Coordination Manager
INFRASTRUCTURE AND ENVIRONMENT DEPARTMENT

Reference: Ipswich City Council's Ipswich Central Cycle Projects











Site Context Plan
May 2021

Not to Scale

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EASTERN IPSWICH LINK BIKEWAY | STAGE ONE
Milford and South Street, Ipswich - SHARED PATHWAY

This intiative is supported by the Queensland Government's Cycle Network Local Government Grants Program



Doc ID No: A7458638

ITEM: 6

SUBJECT: ACQUITITION OF DRAINAGE EASEMENT - INFO4082 - 97 MOORES POCKET

ROAD, MOORES POCKET

AUTHOR: SENIOR PROPERTY OFFICER (ACQUISITIONS AND DISPOSALS)

DATE: 5 AUGUST 2021

#### **EXECUTIVE SUMMARY**

This is a report by the Senior Property Officer (Acquisitions and Disposals) dated 5 August 2021 concerning the acquisition of a drainage easement from a property located at 97 Moores Pocket Road, Moores Pocket and described as Lot 7 on RP108170.

#### RECOMMENDATIONS

- A. That Council resolve to purchase an easement over part of land located at 97 Moores Pocket Road, Moores Pocket and described as Lot 7 on RP108170, for drainage purposes.
- B. That in the first instance the method of acquisition will be by agreement with the affected person/s pursuant to the *Property Law Act 1974* and the *Land Title Act 1994*.
- C. That should Council fail to purchase the land by agreement with the affected person/s, Council, as "constructing authority" pursuant to Section 5(1)(b)(i) of the Acquisition of Land Act 1967, will proceed to acquire part of the land located at 97 Moores Pocket Road, Moores Pocket and described as Lot 7 on RP108170.
- D. That Council be kept informed as to the progress and outcome of the acquisition.

#### **RELATED PARTIES**

There have been no conflicts of interest declared in relation to the matter addressed in this report.

#### **IFUTURE THEME**

Vibrant and Growing

# PURPOSE OF REPORT/BACKGROUND

Council is proposing to extend the existing stormwater drain within the private residence located at 97 Moores Pocket Road, Moores Pocket and described as Lot 7 on RP108170. Currently, the stormwater drains off Moores Pocket Road into a council underground drain

that runs along the property's western side boundary. In approximately the middle of the property, the drain ends and water discharges overland along the side boundary and into the Bremer River, which defines the property's southern rear boundary. This has resulted in significant scour and erosion within the subject property.

The intent of the project is to extend the pipe from the end of the existing drain and provide a new outlet at the riverbank which will prevent erosion on the property. The new pipe has been designed to accommodate the conveyance of major stormwater flows.

Additionally, there is no existing Council drainage easement currently over the drainage infrastructure. The proposed easement will facilitate the existing underground drainage infrastructure along the western side boundary then follow the new section of drain continuing diagonally to an area near the centre of the rear boundary. It will allow Council legal access to maintain the infrastructure into the future. The easement has a proposed width of 4 metres. Refer Attachment 1.

The completed drainage line will allow discharge to the river in a controlled manner within a formalised easement. It is also intended to rehabilitate the existing scour as part of the works. With detailed design now complete, finalisation of the easement within the current 2021-2022 financial year (FY) will allow the construction phase to commence as early as possible within the 2022-2023 FY.

# **LEGAL/POLICY BASIS**

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

Local Government Act 2009

Acquisition of Land Act 1967

Property Law Act 1974

Land Title Act 1994

#### **RISK MANAGEMENT IMPLICATIONS**

The risk of not completing the works and establishing an easement will leave existing underground infrastructure unsecured in private land and cease the completion of the pipeline through to the Bremer River leaving Council with an erosion liability on private property.

#### **HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACT	S
OTHER DECISION	
(a) What is the Act/Decision being made?	Local Government Act 2009 Acquisition of Land Act 1967 Property Law Act 1974 Land Title Act 1994
(b) What human rights are affected?	Section 24 – Property Rights

(c) How are the human rights limited?	Reduced Rights over a section of the property
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair	The land is required to improve drainage infrastructure flows for the larger catchment and allow legal access for its ongoing maintenance.
and reasonable?	Outcome by a negotiated process outside of the provisions of the <i>Acquisition of Land Act 1967</i> allows for a considered approach with owners rather than a compulsory process under the provisions of legislation.
(e) Conclusion	The decision is consistent with human rights.

# FINANCIAL/RESOURCE IMPLICATIONS

Expenses relating to the purchase of the easement at 97 Moores Pocket Road, Moores Pocket will form part of the project budget. If an agreement cannot be reached with the property owner and the property is resumed by Gazettal Notice, expenses relating to Land Court proceedings will also form part of the project budget.

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

IED officers, on the 22 November 2019, had initial discussions with the property owner regarding the intended project scope and preferred alignment. The owner was made aware of Councils preference to secure any infrastructure with an easement.

Property Services and the Project Officer from IED held an onsite meeting with the property owner on the 23 July 2021 to discuss the project and required easement. Overall, the owner was supportive of both the project and easement over the land. Issues that were raised were fair compensation for the easement and that monetary compensation is based on an independent valuation. Also, the owner understands that the completion of the drain to the river will rectify the erosion issue caused by the incomplete drain.

#### **CONCLUSION**

It is recommended that Council proceed with acquisition of the easement for drainage purposes over part of 97 Moores Pocket Road, Moores Pocket and described as Lot 7 on RP108170.

The Council will make all reasonable attempts to negotiate by agreement. However, if unsuccessful Council can exercise its powers under the *Acquisition of Land Act 1967* to secure the land via a compulsory process.

# ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1. Proposed Drainage Easement Plan 🗓 🖺

	CONFIDENTIAL	
2.	Title Search	

#### Paul Lee

# SENIOR PROPERTY OFFICER (ACQUISITIONS AND DISPOSALS)

I concur with the recommendations contained in this report.

**Brett McGrath** 

# **PROPERTY SERVICES MANAGER**

I concur with the recommendations contained in this report.

**Anthony Dunleavy** 

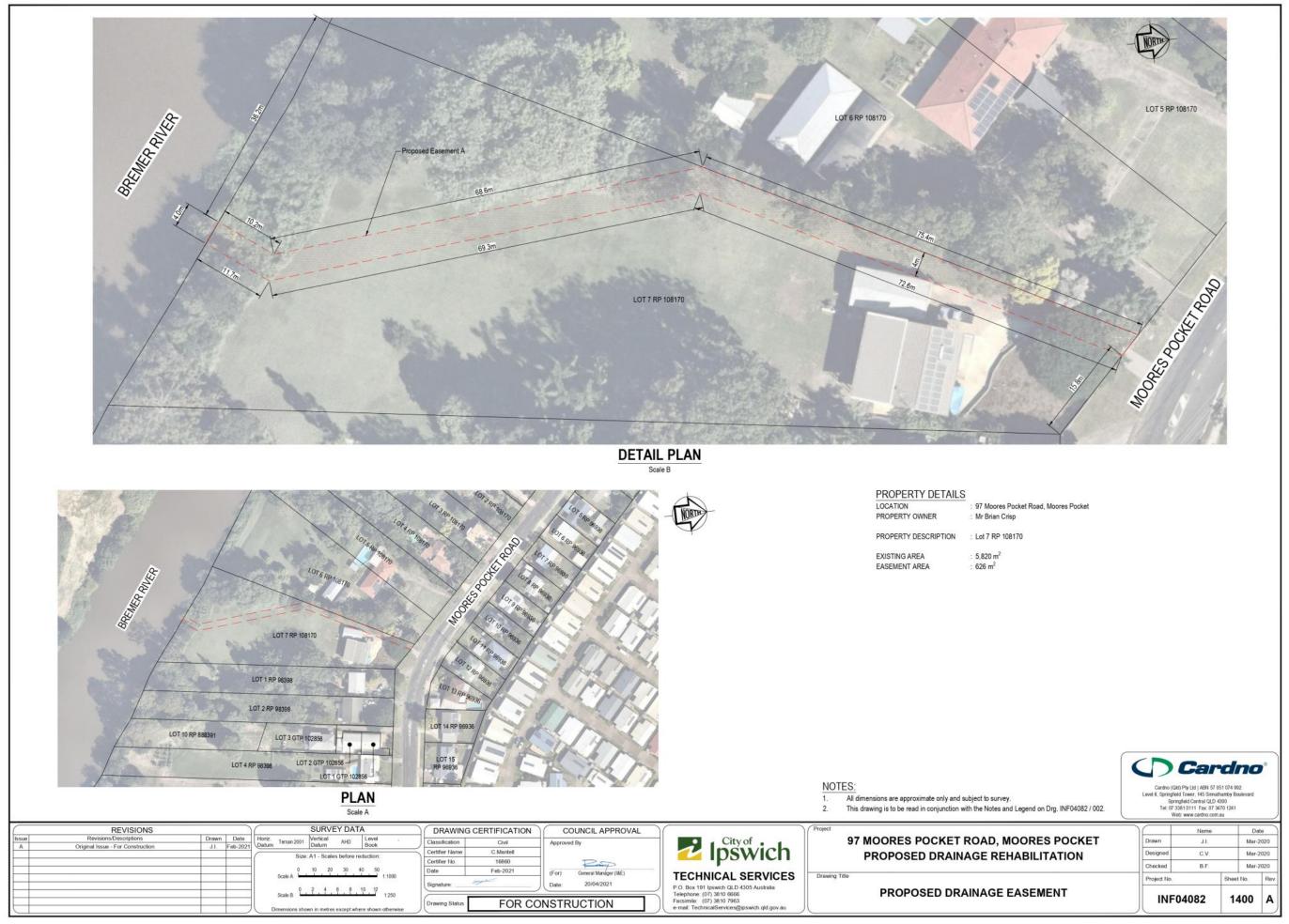
# MANAGER, LEGAL AND GOVERNANCE (GENERAL COUNSEL)

I concur with the recommendations contained in this report.

Sylvia Swalling

**ACTING GENERAL MANAGER CORPORATE SERVICES** 

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Doc ID No: A7437875

ITEM: 7

SUBJECT: PETITION REGARDING FRANCE STREET, EASTERN HEIGHTS

AUTHOR: SENIOR ENGINEER (TRAFFIC SYSTEMS)

DATE: 27 JULY 2021

# **EXECUTIVE SUMMARY**

This is a report concerning a petition received by Councillor Doyle from the community requesting consideration for the implementation of a cul-de-sac at the end of France Street, Eastern Heights at its intersection with Robertson Road.

#### RECOMMENDATIONS

- A. That the intersection at France Street and Robertson Road, Eastern Heights remain open.
- B. That the petitioners be advised of the outcome of this report.

#### **RELATED PARTIES**

Nil conflicts of interest have been identified.

## **IFUTURE THEME**

Vibrant and Growing

## PURPOSE OF REPORT/BACKGROUND

At the Council Ordinary Meeting on 29 April 2021, Councillor Marnie Doyle presented to Council a petition from the local community to consider the closure of France Street, Eastern Heights.

#### The Petition

The petition has requested that Council consider closing the intersection of France Street with Robertson Road by converting the France Street approach to this intersection into a culde-sac. This closure would restrict vehicular access into and out from France Street via Robertson Road. A copy of the petition presented to Council can be found in Attachment 1 of this report. The submitted petition has 11 signatures from 9 different households in the area. The petition advises that the traffic coming in and out of France Street will be severely hampered as a result of the recent traffic signal installation at the intersection of Robertson Road and Grange Road.

# France Street, Eastern Heights

Attachment 2 provides a map showing the location of the France Street and Robertson Road intersection, Eastern Heights within the context of the broader Eastern Heights suburb and surrounding road network. France Street has 11 properties addressed on it. France Street also provides a connection to two other streets being Edgar Street and Phyllis Street. Both of these connecting road networks facilitate more than 100 additional properties.

A review of available crash data for the intersection of France Street and Robertson Road indicates that there have been no recorded crashes in the past five-year period.

# Review of Requested Cul-De-Sac of France Street

A review of the requested cul-de-sac proposal for France Street has been undertaken. Based on current road design standards, to meet the minimum requirements at France Street, a cul-de-sac will require several full property resumptions as well as minor impacts to other properties. With the recent intersection upgrade at the Robertson Road and Grange Road intersection, there were stormwater works undertaken within France Street and during these works it was noted that there are significant underground services. Any further work at this intersection would have significant impacts to these existing services.

In addition, once prioritised against other transport related projects, the proposal would be considered a low priority within Council's Capital Works Program. Given the above, the proposed cul-de-sac in France Street is not supported.

# Long-Term Strategic Planning for Robertson Road

Council's long-term strategic transport planning for the area indicates that Robertson Road will need to be upgraded to four lanes in the future. Part of this ultimate planning will require the review of intersection treatments along Robertson Road. Minnis Street, Whitehill Road and France Street are likely to be converted into a left-in-left-out configuration as part of the future transport upgrades along Robertson Road.

# **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions: *Not Applicable* 

#### RISK MANAGEMENT IMPLICATIONS

Nil risks identified.

#### **HUMAN RIGHTS IMPLICATIONS**

OTHER DECISION

(a) What is the Act/Decision being made?	That the intersection at France Street and Robertson Road, Eastern Heights remain open.
(b) What human rights are affected?	No human rights are affected by this decision.
(c) How are the human rights limited?	Nil.
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	N/A
(e) Conclusion	The decision is consistent with human rights.

# FINANCIAL/RESOURCE IMPLICATIONS

Given the recommendations for the intersection of France Street and Robertson Road to remain open, there are no financial or resource implications for Council.

# **COMMUNITY AND OTHER CONSULTATION**

Council officers have not undertaken any direct consultation with the local community regarding this report.

It is suggested that the petitioners be advised of the outcomes of this report.

# **CONCLUSION**

A petition regarding France Street, Eastern Heights was presented to Council at the Ordinary Meeting on 29 April 2021. Following investigations into the request to cul-de-sac France Street, it is considered appropriate for the road network to remain open.

#### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

Petition regarding France Street, Eastern Heights 
 France Street Intersection Location Map

# Joshua Ellis

## **SENIOR ENGINEER (TRAFFIC SYSTEMS)**

I concur with the recommendations contained in this report.

# **Mary Torres**

# **INFRASTRUCTURE STRATEGY AND PLANNING MANAGER**

I concur with the recommendations contained in this report.

#### Tony Dileo

# MANAGER, INFRASTRUCTURE STRATEGY

I concur with the recommendations contained in this report.

Sean Madigan

**ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT** 

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rec'd 7/4/2021.

31-3-2021

Cr Marnie Doyle Ipswich City Council P.O. Box 191 Ipswich Qld 4305

Dear Marnie Doyle,

Following up to my conversation with yourself, requesting consideration be given to a cul-de-sac at the end of France Street.

Enclosed is petition from members of our street. Discussion on this matter would be greatly appreciated.

I thank you for your attention to this request.

Yours faithfully,

Colin Walle

Phone 0466-587505

1 France Street, Eastern Heights.

# PETITION FOR IPSWICH CITY COUNCIL Request for cul-de-sac France Street (bottom end) where it

# meets Robertson Road

Traffic coming in/out of France Street will be severely hampered now that new lights have been installed on the corner Grange Rd. France Street is 120metres to another set of lights on Raceview Street entering busy Robertson Road. We have endured many months of roadworks at the bottom of our street and would welcome France Street being closed to being a culde–sac

NAME.	ADDRESS	
Leanne Juny	4 France Street	funty
COLIN WALK	I FAGNEE 9T	Chall
Janice Parkinson	3 France St.	Sport
B RUSSELLA	11 FRANCE ST	B.R. S.
DLofgren	13 France St	Dropper
	43 EDGAR ST EASTERN HEIGHTS	Stentham.
Leonard Hagens	43 Edgar St Eastern Heights	
HEATHER WILLETT		A Company of the Comp
STIPPED WILLIST	7 FRANCE ST	19/1
BRULE SCOPS	9 FRANCE ST.	Bleth.
Rebecca Spencer	46 Edgar St	9
,		



LEGEND

France Street / Robertson Road Intersection

Doc ID No: A7484453

ITEM: 8

SUBJECT: EXERCISE OF DELEGATION REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 17 AUGUST 2021

## **EXECUTIVE SUMMARY**

This is a report concerning applications that have been determined by delegated authority for the period 18 July 2021 to 18 August 2021.

# **RECOMMENDATION/S**

That the report be received and the contents noted.

#### **RELATED PARTIES**

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

#### **IFUTURE THEME**

Vibrant and Growing
Safe, Inclusive and Creative
Natural and Sustainable
A Trusted and Leading Organisation

## PURPOSE OF REPORT/BACKGROUND

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

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

## **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions: Local Government Act 2009 Planning Act 2016
Economic Development Act 2012

#### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

#### **HUMAN RIGHTS IMPLICATIONS**

## **HUMAN RIGHTS IMPACTS**

## **RECEIVE AND NOTE REPORT**

The recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

# FINANCIAL/RESOURCE IMPLICATIONS

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

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

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

# **CONCLUSION**

The Planning and Regulatory Services Department is responsible for the assessment and determination of development applications. Attachment 1 to this report provides a list of development applications that were determined by delegated authority for the period 18 July 2021 to 18 August 2021.

# ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1. Exercise Of Delegation Report 🗓 🛗

**Anthony Bowles** 

# MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Peter Tabulo

## **GENERAL MANAGER, PLANNING AND REGULATORY SERVICES**

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Ipswich

# PLANNING AND REGULATORY SERVICES

# **Development Applications Determined by Authority**

Below is a list of Development Applications determined between 18 July 2021 and 18 August 2021

Total number of applications determined - 416

DIVISION 1						
No Authority Assign	ed: 1 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
1293/2021/PDACA	Satterley Property Group Pty Ltd	7001 Rhea De Wit Drive, Ripley	Priority Development Area Compliance Assessment - Amended Sewer, Water Supply, Stormwater and Earthworks IMP	27/07/2021	Approved	
Delegated Authority	: 162 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
8066/2021/BR	Mr James John Notaras and Mrs Kathleen Maree Notaras	123 Cascade Street, Raceview	Amenity and Aesthetics - Shed	04/08/2021	Approved	Building Regulatory Officer
.0850/2021/BR	Integrated Building Certification	89 Raceview Street, Raceview	Siting Variation - Shed and Carport	21/07/2021	Approved	Building Regulatory Officer
1128/2021/BR	Project BA (Consultant)	35 Gloucester Drive, Deebing Heights	Amenity and Aesthetics - Shed on Vacant Land	22/07/2021	Approved	Building Regulatory Officer
1229/2021/BR	Integrated Building Certification	2 Shiralee Court, Raceview	Siting Variation - Carport	26/07/2021	Approved	Building Regulatory Officer
.1578/2021/BR	Fastrack Building Certification	28 Wattle Crescent, Raceview	Siting Variation - Carport	12/08/2021	Approved	Building Regulatory Officer
1899/2021/BR	Project BA	29 Alawoona Street, Redbank Plains	Siting Variation/Amenity and Aesthetics - Demolion of existing Shed & construction of new shed	02/08/2021	Approved	Building Regulatory Officer
.2313/2021/BR	Pronto Building Approvals	7 Mcness Court, Flinders View	Siting Variation - Carport	20/07/2021	Approved	Building Regulatory Officer
12404/2021/BR	Mr Garry William Ward and Mrs Robyn Elizabeth Ward	18 Cross Street, Raceview	Siting Variation - Carport	21/07/2021	Approved	Building Regulatory Officer
12372/2021/BR	Gallery Homes Pty Ltd	20 Trevis Court, Blackstone	Demolition - Dwelling and Shed	21/07/2021	Approved	Building Regulatory Officer
12373/2021/BR	Pacific Approvals Pty Ltd	5 Castle Way, Flinders View	Siting Variation - Dwelling	21/07/2021	Approved	Building Regulatory Officer
12456/2021/BR	Brighton Homes Queensland	39 Highbury Drive, Redbank Plains	Siting Variation - Dwelling	05/08/2021	Approved	Building Regulatory Officer
2587/2021/BR	Fluid Approvals	195 Alawoona Street, Redbank Plains	Siting Variation - Dwelling	09/08/2021	Approved	Building Regulatory Officer
12713/2021/BR	Mrs Chitralekha Sundergopal Avudainayagam	348 South Station Road, Raceview	Siting Variation - Carport	23/07/2021	Approved	Building Regulatory Officer
12737/2021/BR	Construct 81	20 Kentia Circuit, Flinders View	Siting Variation - Carport	03/08/2021	Approved	Building Regulatory Officer
12941/2021/BR	Dynamic Building Approvals	115 Willowbank Drive, Willowbank	Amenity and Aesthetics - Shed	09/08/2021	Approved	Building Regulatory Officer
3026/2021/BR	Mr Peter William	154-156 Cedar Road, Redbank Plains	Amenity and Aesthetics - Removal of a Dwelling	09/08/2021	Approved	Building Regulatory Officer
13417/2021/BR	Capital Building Approvals	177 Whitehill Road, Raceview	Amenity and Aesthetics - Demolition of a Dwelling	09/08/2021	Approved	Building Regulatory Officer
13529/2021/BR	Precision Building Certification	12 Harding Street, Raceview	Siting Variation - Patio	17/08/2021	Approved	Building Regulatory Officer
9820/2019/MAEXT	AW Bidco 6 Pty Limited	817-843 Ripley Road, South Ripley	Extension to Currency Period Application - PDA Development Permit for Reconfiguring a Lot (with plan of development) for 296 lots including 295 residential lots, 1 balance lot, new road, and open space	23/07/2021	Approved	Development Assessment West Manager
363/2013/MAEXT/B	Fabcot Pty Ltd	171-193 School Road, Redbank Plains	Extension to Currency Period Application - Shopping Centre	20/07/2021	Approved	Senior Planner (Development)
3931/2017/MAMC/A	Benchmark Commercial Building Services Pty Ltd	113 Cascade Street, Raceview	Minor Change - MCU - Business Use (Medical Centre) and Dual Occupancies (two dual occupancy developments) RAL - Three (3) lots into four (4) lots	16/08/2021	Approved	Development Assessment West Manager
363/2013/MAMC/C	Fabcot Pty Ltd	171-193 School Road, Redbank Plains	Minor Change - Shopping Centre	05/08/2021	Approved	Development Assessment East Manager
21/2017/MAMC/A	Mr Sean Robert Wilson	25 Philip Street, Redbank Plains	Minor Change - One (1) lot into Two (2) lots	02/08/2021	Approved	Development Assessment East Manager
385/2021/MAPDA	Satterley Property Group Pty Ltd	7-103 Binnies Road, Ripley	Amendment to Context Plan (5/2012/ILUP)	19/07/2021	Approved	Development Assessment West Manager
3736/2017/MAPDA/D	Goldfields Northern Pty Ltd	7001 Trigona Drive, Ripley	Amendment Application - Reconfiguring a Lot - 1 Lot into 277 Lots including 275 Residential Lots, 1 Child Care Centre Lot, 1 Balance Lot plus parks and new roads with a Plan of Development		Approved	Development Assessment West Manager
7293/2021/MCU	Mettle Projects	389 Redbank Plains Road, Redbank Plains	Material Change of Use - Service Trades Use	27/07/2021	Approved	Development Assessment Central Manager
249/2007/NAME/C	Baycrown Pty Ltd	7001 Soho Drive, Deebing Heights	Highgrove Estate Stages 2-6 Street Naming	11/08/2021	Approved	Senior Development Planning Compliance Offic
249/2007/NAME/D	Baycrown Property Group	7001 Soho Drive, Deebing Heights	Park Naming - Highgrove Estate Stages 2-6	12/08/2021	Approved	Senior Development Planning Compliance Offic
13254/2021/OD	Titan Enterprises	9 Eric Drive, Blackstone	Carrying out building work not associated with a material change of use - Shed	06/08/2021	Approved	Senior Planner (Development)

Printed: 18 August 2021

Delegated Authority	: 162 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
514/2020/OW	Arcadis Australia Pacific Pty Ltd	197 Cumner Road, White Rock	Operational Works - Trunk Sewer vegetation clearing and earthworks	23/07/2021	Approved	Engineering Delivery West Manager
2585/2020/OW	CWD Group	6 Rice Road, Redbank Plains	Road Work, Stormwater and Earthworks	28/07/2021	Approved	Engineering Delivery East Manager
312/2021/OW	KN Group Pty Ltd	Lot 89 Unnamed Road, Redbank Plains	Road Work, Stormwater & Earthworks	26/07/2021	Approved	Engineering Delivery West Manager
880/2021/OW	AV Jennings Properties Limited	7001 Binnies Road, Ripley	Rate 3 Streetlighting - Cadence Stage 2A	21/07/2021	Approved	Engineering Delivery West Manager
111/2021/OW	CV Infrastructure Services Pty Ltd	7001 Sunbird Drive, Redbank Plains	Rate 3 Streetlighting - Eden's Crossing Stage 19	27/07/2021	Approved	Engineering Delivery East Manager
343/2021/OW	Intrapac Property Pty Ltd	197 Cumner Road, White Rock	Rate 3 Streetlighting - White Rock Stage 1	10/08/2021	Approved	Engineering Delivery West Manager
0274/2021/OW	CV Infrastructure Services Pty Ltd	459-489 Ripley Road, Ripley	Rate 3 Streetlighting - Ripley Valley Stage 6 (Internal Works)	06/08/2021	Approved	Engineering Delivery West Manager
0357/2021/OW	Tvisha Property Trust	283-285 Henty Drive, Redbank Plains	Drainage work, Stormwater and Earthworks	03/08/2021	Approved	Engineering Delivery West Manager
0922/2021/OW	Peet No. 119 Pty Ltd	7000 Sunbird Drive, Redbank Plains	Landscaping - Edens Crossing Stage 19	06/08/2021	Approved	Engineering Delivery West Manager
0920/2021/OW	Peet No. 119 Pty Ltd	7001 Sunbird Drive, Redbank Plains	Landscaping - Edens Crossing Stage 20	06/08/2021	Approved	Engineering Delivery West Manager
1107/2021/OW	Peet No 119 Pty Ltd	7000 Sunbird Drive, Redbank Plains	OPW for Bushland Management Plan	05/08/2021	Approved	Environment Assessment Manager
10529/2019/PDA	CLAG Pty Ltd	33-37 Fischer Road, Flinders View	Reconfiguring a Lot - Five (5) Lots into Five Hundred and Twenty (520) Lots (consisting of 511 Residential lots, 1 future Child Care Centre lot, 1 Neighbourhood Recreation Park lot, 1 Linear Park lot and 6 Drainage Reserve lots) and New Roads  Material Change of use - Plan of Development (POD) for a House over Four Hundred and Seventy-Seven (477) Residential Lots and Multiple Residential over Thirty–Four (34) Residential Lots	11/08/2021	Approved	Development Assessment West Manager
254/2021/PDA	Satterley Property Group Pty Ltd	7-103 Binnies Road, Ripley	Reconfiguring a Lot - Two (2) Lots into Two (2) Lots plus creation of new road	30/07/2021	Approved	Development Assessment West Manager
1263/2021/PDACA	Satterley Property Group Pty Ltd	7001 Rhea De Wit Drive, Ripley	Priority Development Area Compliance Assessment - Amended Community Facilities IMP	23/07/2021	Approved	Development Assessment West Manager
1282/2021/PDACA	Satterley Property Group Pty Ltd	7001 Rhea De Wit Drive, Ripley	Priority Development Area Compliance Assessment - Amended Natural Environment OSS	23/07/2021	Approved	Acting Development Assessment West Manag
1279/2021/PDACA	Satterley Property Group Pty Ltd	7001 Rhea De Wit Drive, Ripley	Priority Development Area Compliance Assessment - Amended Movement Network IMP	23/07/2021	Approved	Development Assessment West Manager
1274/2021/PDACA	Satterley Property Group Pty Ltd	7001 Rhea De Wit Drive, Ripley	Priority Development Area Compliance Assessment - Amended Community Greenspace IMP	23/07/2021	Approved	Development Assessment West Manager
775/2021/PDAEE	Arcadis	31-93 Cumner Road, White Rock	Whiterock Stage 1 – Roadworks and Stormwater Drainage Works	05/08/2021	Approved	Senior Development Engineer
0926/2021/PDAEE	AVJennings Properties Limited	7001 Binnies Road, Ripley	Compliance Assessment – Cadence Stage 2B Condition 12 and Condition 42(a) Streetscape and Landscape Works	19/07/2021	Approved	Engineering Delivery West Manager
0924/2021/PDAEE	AVJennings Properties Limited	7001 Binnies Road, Ripley	Compliance Assessment – Cadence Stage 2A Condition 12 and Condition 42(a) Streetscape and Landscape Works	19/07/2021	Approved	Engineering Delivery West Manager
L911/2021/PDAEE	Satterley Property Group Pty Ltd	459-489 Ripley Road, Ripley	Ripley Valley Stage 8 – Earthworks, Roadworks and Stormwater Drainage	23/07/2021	Approved	Senior Development Engineer
1908/2021/PDAEE	Satterley Property Group Pty Ltd	459-489 Ripley Road, Ripley	Ripley Valley Stage 7 - Earthworks, Roadworks and Stormwater Drainage	22/07/2021	Approved	Senior Development Engineer
1988/2021/PDAEE	Bornhorst and Ward Consulting Engineers	240 Monterea Road, Ripley	Monterea Ripley Stages 10-14 – Earthworks	06/08/2021	Approved	Senior Development Engineer
2663/2021/PDAEE	HB Doncaster Pty Ltd	323-395 Ripley Road, Ripley	Bellevue Ripley Stage 1 External Works (Ripley Road) – Earthworks, Roadworks and Stormwater	23/07/2021	Approved	Senior Development Engineer
2808/2021/PDAEE	Bornhorst and Ward Consulting Engineers	240 Monterea Road, Ripley	Monterea Ripley Precinct 2 Stage 4 External Works (Monterea Road) – Earthworks, Roadworks and Stormwater Drainage	06/08/2021	Approved	Senior Development Engineer
2858/2021/PDAEE	HB Doncaster Pty Ltd	323-395 Ripley Road, Ripley	Compliance Assessment – Bellevue Ripley Stage 2 – Condition 28(a) and 28(b) Retaining Walls	06/08/2021	Approved	Senior Development Engineer
2963/2021/PDAEE	HB Doncaster PTY LTD	323-395 Ripley Road, Ripley	Compliance Assessment – Bellevue Ripley Stage 3 – Condition 28(a) and 28(b) Retaining Walls	06/08/2021	Approved	Senior Development Engineer
973/2015/PDAEXT/A	Stockland Development Pty Limited	Lot 10 Unnamed Road, Deebing Heights	Extension to Currency Period Application - Advertising Devices – 2 Double-sided Billboards	05/08/2021	Approved	Senior Planner (Development)
718/2021/PFT	Clarendon Homes QLD Pty Ltd	9 Opera Street, Ripley	Single Dwelling	04/08/2021	Approved	Plumbing Inspector
2412/2021/PFT	Privium Pty Ltd	29 Tempo Drive, Ripley	Single Dwelling	21/07/2021	Approved	Plumbing Inspector
2510/2021/PFT	Bold Properties	13 Chatswood Court, Deebing Heights	Single Dwelling	19/07/2021	Approved	Plumbing Inspector
2608/2021/PFT	Total Building Consult	24 Echidna Street, Deebing Heights	Single Dwelling	27/07/2021	Approved	Plumbing Inspector
12617/2021/PFT	Total Building Consult	6 Derwent Street, South Ripley	Single Dwelling	20/07/2021	Approved	Plumbing Inspector

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Application No.	Applicant	Address	Description		on Date Decision	Determining Authority
12584/2021/PFT	Hallmark Homes Pty Ltd	50 Atherton Drive, Redbank Plains	Single Dwelling		/2021 Approved	Plumbing Inspector
L2593/2021/PFT	Escape Homes	3 Resin Street, Ripley	Single Dwelling		/2021 Approved	Plumbing Inspector
.2581/2021/PFT	Brighton Homes Queensland	10 Severn Street, South Ripley	Single Dwelling		/2021 Approved	Plumbing Inspector
12654/2021/PFT	Fortitude Homes Pty Ltd	94 Andy Way, Deebing Heights	Single Dwelling	28/07		Plumbing Inspector
L2632/2021/PFT	Fortitude Homes Pty Ltd	82 Blackberry Way, Ripley	Single Dwelling	20/07	/2021 Approved	Plumbing Inspector
2637/2021/PFT	Fortitude Homes Pty Ltd	17 Mcdermott Way, Ripley	Single Dwelling	20/07	/2021 Approved	Plumbing Inspector
.2638/2021/PFT	Fortitude Homes Pty Ltd	19 Mcdermott Way, Ripley	Single Dwelling	20/07	/2021 Approved	Plumbing Inspector
2631/2021/PFT	Fortitude Homes Pty Ltd	24 Red Gum Street, Ripley	Single Dwelling	20/07	/2021 Approved	Plumbing Inspector
.2624/2021/PFT	GMA Certification	67 Caladenia Street, Deebing Heights	Single Dwelling	22/07	/2021 Approved	Plumbing Inspector
.2633/2021/PFT	Fortitude Homes Pty Ltd	15 Mcdermott Way, Ripley	Single Dwelling	20/07	/2021 Approved	Plumbing Inspector
L2667/2021/PFT	NCL Group Pty Ltd	13 Resin Street, Ripley	Single Dwelling	20/07	/2021 Approved	Plumbing Inspector
L2640/2021/PFT	Privium Homes	70 Leafcutter Circuit, Ripley	Single Dwelling	20/07	/2021 Approved	Plumbing Inspector
12628/2021/PFT	Coral Homes QLD Pty Ltd	13 Yarra Street, South Ripley	Single Dwelling	20/07	/2021 Approved	Plumbing Inspector
12666/2021/PFT	Ingenious Homes	106 Sunbird Drive, Redbank Plains	Single Dwelling	21/07	/2021 Approved	Plumbing Inspector
2726/2021/PFT	Sandsky Developments Pty Ltd	4 Georgia Street, Flinders View	Single Dwelling	22/07	/2021 Approved	Plumbing Inspector
.2727/2021/PFT	Bold Properties	93 Carbeen Circuit, Springfield	Single Dwelling	22/07	/2021 Approved	Plumbing Inspector
.2743/2021/PFT	Sandsky Developments Pty Ltd	8 Georgia Street, Flinders View	Single Dwelling	22/07	/2021 Approved	Plumbing Inspector
2759/2021/PFT	Total Building Consult	11 Mia Street, Flinders View	Single Dwelling	22/07	/2021 Approved	Plumbing Inspector
.2760/2021/PFT	Sekisui House Services QLD Pty Ltd	8 Archibald Street, Ripley	Single Dwelling	22/07	/2021 Approved	Plumbing Inspector
.2739/2021/PFT	Sekisui House Services QLD Pty Ltd	12 Shearer Court, Ripley	Single Dwelling	22/07	/2021 Approved	Plumbing Inspector
2740/2021/PFT	GMA Certification Group	7 Beat Street, Ripley	Single Dwelling	22/07	/2021 Approved	Plumbing Inspector
.2766/2021/PFT	Australian Building Approvals	63 Caladenia Street, Deebing Heights	Single Dwelling	26/07	/2021 Approved	Plumbing Inspector
.2757/2021/PFT	Ingenious Homes	108 Sunbird Drive, Redbank Plains	Single Dwelling	22/07	/2021 Approved	Plumbing Inspector
2812/2021/PFT	Plantation Homes	15 Parkway Avenue, South Ripley	Single Dwelling	26/07	/2021 Approved	Plumbing Inspector
2783/2021/PFT	FRD Homes	39 Harvest Street, Redbank Plains	Single Dwelling	26/07	/2021 Approved	Plumbing Inspector
2793/2021/PFT	Sekisui House Services QLD Pty Ltd	7 Keary Place, Ripley	Single Dwelling	26/07	/2021 Approved	Plumbing Inspector
2792/2021/PFT	Sekisui House Services QLD Pty Ltd	40 Brigginshaw Way, Ripley	Single Dwelling	26/07	/2021 Approved	Plumbing Inspector
2794/2021/PFT	Clarendon Homes QLD Pty Ltd	3 Resin Street, Ripley	Single Dwelling	26/07		Plumbing Inspector
2847/2021/PFT	Plantation Homes	19 Parkway Avenue, South Ripley	Single Dwelling	26/07	/2021 Approved	Plumbing Inspector
.2843/2021/PFT	Plantation Homes	21 Parkway Avenue, South Ripley	Single Dwelling		/2021 Approved	Plumbing Inspector
2840/2021/PFT	Plantation Homes	23 Parkway Avenue, South Ripley	Single Dwelling	26/07		Plumbing Inspector
2878/2021/PFT	Fortitude Homes Pty Ltd	52 Parkview Parade, Ripley	Single Dwelling	27/07		Plumbing Inspector
2852/2021/PFT	Checkpoint Building Surveyors	44 Atherton Drive, Redbank Plains	Single Dwelling		/2021 Approved	Plumbing Inspector
.2859/2021/PFT	Australian Building Approvals	64 Caladenia Street, Deebing Heights	Single Dwelling		/2021 Approved	Plumbing Inspector
2849/2021/PFT	Checkpoint Building Surveyors	39 Leafcutter Circuit, Ripley	Single Dwelling		/2021 Approved	Plumbing Inspector
.2879/2021/PFT	Fortitude Homes Pty Ltd	25 Mcdermott Way, Ripley	Single Dwelling		/2021 Approved	Plumbing Inspector
2884/2021/PFT	Plantation Homes	13 Parkway Avenue, South Ripley	Single Dwelling		/2021 Approved	Plumbing Inspector
2893/2021/PFT	Plantation Homes	27 Parkway Avenue, South Ripley	Single Dwelling		/2021 Approved	Plumbing Inspector
2890/2021/PFT 2890/2021/PFT	Metricon Homes Pty Ltd	104 Sunbird Drive, Redbank Plains	Single Dwelling	· · · · · · · · · · · · · · · · · · ·	/2021 Approved	Plumbing Inspector
2910/2021/PFT	Brighton Homes Queensland	24 Yarra Street, South Ripley	Single Dwelling			Plumbing Inspector
L2957/2021/PFT L2945/2021/PFT	Fortitude Homes Pty Ltd  TJB Building Certifiers	8 Bladensburg Street, South Ripley	Single Dwelling		/2021 Approved	Plumbing Inspector
		59 Parkview Parade, Ripley	Single Dwelling		/2021 Approved	Plumbing Inspector
2985/2021/PFT	Hallmark Homes Pty Ltd	52 Atherton Drive, Redbank Plains	Single Dwelling	29/07		Plumbing Inspector
12986/2021/PFT Printed: 18 August 2	Bold Properties	21 Yarra Street, South Ripley	Single Dwelling	28/07	/2021 Approved	Plumbing Inspector

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DIVISION 1								
Delegated Authority	Delegated Authority: 162 Application/s							
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority		
12955/2021/PFT	Fortitude Homes Pty Ltd	12 Jaguar Lane, Ripley	Single Dwelling	28/07/2021	Approved	Plumbing Inspector		
12961/2021/PFT	Fortitude Homes Pty Ltd	10 Jaguar Lane, Ripley	Single Dwelling	28/07/2021	Approved	Plumbing Inspector		
12959/2021/PFT	Fortitude Homes Pty Ltd	8 Jaguar Lane, Ripley	Single Dwelling	28/07/2021	Approved	Plumbing Inspector		
12956/2021/PFT	Fortitude Homes Pty Ltd	6 Jaguar Lane, Ripley	Single Dwelling	28/07/2021	Approved	Plumbing Inspector		
13032/2021/PFT	Oracle Building Corporation Pty Ltd	28 Simpatico Street, Ripley	Single Dwelling	29/07/2021	Approved	Plumbing Inspector		
13034/2021/PFT	Brighton Homes Queensland	18 Leafcutter Circuit, Ripley	Single Dwelling	30/07/2021	Approved	Plumbing Inspector		
13039/2021/PFT	Brighton Homes Queensland	8 Severn Street, South Ripley	Single Dwelling	30/07/2021	Approved	Plumbing Inspector		
13287/2021/PFT	Australian Building Company Qld Pty Ltd	12A Mcgill Street, Raceview	Single Dwelling	03/08/2021	Approved	Plumbing Inspector		
13335/2021/PFT	Australian Building Approvals	62 Caladenia Street, Deebing Heights	Single Dwelling	03/08/2021	Approved	Plumbing Inspector		
13318/2021/PFT	Checkpoint Building Surveyors	20 Yarra Street, South Ripley	Single Dwelling	03/08/2021	Approved	Plumbing Inspector		
13361/2021/PFT	Plantation Homes	17 Parkway Avenue, South Ripley	Single Dwelling	03/08/2021	Approved	Plumbing Inspector		
13360/2021/PFT	Fortitude Homes Pty Ltd	54 Blackberry Way, Ripley	Single Dwelling	10/08/2021	Approved	Plumbing Inspector		
13353/2021/PFT	Fortitude Homes Pty Ltd	58 Parkview Parade, Ripley	Single Dwelling	03/08/2021	Approved	Plumbing Inspector		
13356/2021/PFT	Fortitude Homes Pty Ltd	21 Mcdermott Way, Ripley	Single Dwelling	03/08/2021	Approved	Plumbing Inspector		
13380/2021/PFT	FRD Homes	97 Sunbird Drive, Redbank Plains	Single Dwelling	04/08/2021	Approved	Plumbing Inspector		
13358/2021/PFT	Platinum Building Approvals	57 Leafcutter Circuit, Ripley	Single Dwelling	03/08/2021	Approved	Plumbing Inspector		
13354/2021/PFT	Fortitude Homes	23 Mcdermott Way, Ripley	Single Dwelling	04/08/2021	Approved	Plumbing Inspector		
13421/2021/PFT	Plantation Homes	25 Parkway Avenue, South Ripley	Single Dwelling	04/08/2021	Approved	Plumbing Inspector		
13410/2021/PFT	Sandsky Developments Pty Ltd	24 Mia Street, Flinders View	Single Dwelling	04/08/2021	Approved	Plumbing Inspector		
13431/2021/PFT	TJB Building Certifiers	109 Sunbird Drive, Redbank Plains	Single Dwelling	04/08/2021	Approved	Plumbing Inspector		
13753/2021/PFT	Icertified Pty Ltd	2 Opera Street, Ripley	Single Dwelling	11/08/2021	Approved	Plumbing Inspector		
13717/2021/PFT	Ingenious Homes	16 Mcdermott Way, Ripley	Single Dwelling	10/08/2021	Approved	Plumbing Inspector		
13671/2021/PFT	Platinum Building Approvals	68 Caladenia Street, Deebing Heights	Single Dwelling	10/08/2021	Approved	Plumbing Inspector		
13784/2021/PFT	Equityin Property Group	8 Lietzow Street, Redbank Plains	Single Dwelling	11/08/2021	Approved	Plumbing Inspector		
13772/2021/PFT	Fortitude Homes Pty Ltd	13 Emma Street, Deebing Heights	Single Dwelling	11/08/2021	Approved	Plumbing Inspector		
13823/2021/PFT	Creation Homes (QLD) Pty Ltd	9 Wedmaier Court, Ripley	Single Dwelling	12/08/2021	Approved	Plumbing Inspector		
13766/2021/PFT	Sekisui House Services QLD Pty Ltd	30 Brigginshaw Way, Ripley	Single Dwelling	11/08/2021	Approved	Plumbing Inspector		
13773/2021/PFT	Maybach QLD Pty Ltd	52 Leafcutter Circuit, Ripley	Single Dwelling	11/08/2021	Approved	Plumbing Inspector		
13769/2021/PFT	Fortitude Homes Pty Ltd	14 Jaguar Lane, Ripley	Single Dwelling	11/08/2021	Approved	Plumbing Inspector		
13829/2021/PFT	Privium Pty Ltd	27 Cambridge Way, Ripley	Single Dwelling	12/08/2021	Approved	Plumbing Inspector		
13836/2021/PFT	Pivotal Homes Pty Ltd	39 Cressbrook Circuit, Deebing Heights	Single Dwelling	12/08/2021	Approved	Plumbing Inspector		
13892/2021/PFT	Clarendon Homes QLD Pty Ltd	63 Parkview Parade, Ripley	Single Dwelling	13/08/2021	Approved	Plumbing Inspector		
13994/2021/PFT	Burbank Homes	9 Beat Street, Ripley	Single Dwelling	16/08/2021	Approved	Plumbing Inspector		
12552/2021/PPC	DMA Engineers	200 Mount Juillerat Drive, Redbank Plains	Tenancy Fitout - Seven Eleven	26/07/2021	Approved	Plumbing Inspector		
13412/2021/PPC	Interior Engineering	389 Redbank Plains Road, Redbank Plains	Carwash - Redbanks Plains Shopping Centre	17/08/2021	Approved	Plumbing Inspector		
11521/2021/PPR	Mr Carl Robert Mullins and Mrs Leonie Susan Mullins	26 Wilkie Avenue, Redbank Plains	New Toilet Behind Shed	05/08/2021	Approved	Plumbing Inspector		
12491/2021/PPR	Aushomes Pty Ltd	97 Panorama Circuit, Ripley	Single Dwelling and Secondary Dwelling	19/07/2021	Approved	Plumbing Inspector		
12535/2021/PPR	Torsion Pty Ltd	24 Blair Street, Ripley	Single Dwelling with Secondary Dwelling	20/07/2021	Approved	Plumbing Inspector		
12580/2021/PPR	Craig Litzow Constructions	200 Mary Street, Blackstone	Single Dwelling - Site 53	03/08/2021	Approved	Plumbing Inspector		
12583/2021/PPR	Craig Litzow Constructions	200 Mary Street, Blackstone	Single Dwelling - Site 23	20/07/2021	Approved	Plumbing Inspector		
12620/2021/PPR	Pacific Approvals Pty Ltd	50 Kevin Mulroney Drive, Flinders View	Single Dwelling and Secondary Dwelling	27/07/2021	Approved	Plumbing Inspector		
12621/2021/PPR	Silkwood Homes Pty Ltd	107 Sunbird Drive, Redbank Plains	Community Residence	27/07/2021	Approved	Plumbing Inspector		

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DIVISION 1								
Delegated Authority: 162 Application/s								
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority		
12769/2021/PPR	TJB Building Certifiers	41 Gloucester Drive, Deebing Heights	Non-Sewered Single Dwelling	30/07/2021	Approved	Plumbing Inspector		
12866/2021/PPR	G&P Builders Pty Ltd	35 Gloucester Drive, Deebing Heights	Non-Sewered Single Dwelling	30/07/2021	Approved	Plumbing Inspector		
13103/2021/PPR	GMA Certification Group	9 Mia Street, Flinders View	Single Dwelling and Secondary Dwelling	04/08/2021	Approved	Plumbing Inspector		
13407/2021/PPR	FRD Homes Pty Ltd	16 Blair Street, Ripley	Duplex	09/08/2021	Approved	Plumbing Inspector		
13568/2021/PPR	Craig Litzow Constructions	200 Mary Street, Blackstone	Single Dwelling - Site 46	12/08/2021	Approved	Plumbing Inspector		
13563/2021/PPR	Pacific Approvals Pty Ltd	58 Kevin Mulroney Drive, Flinders View	Single Dwelling and Auxiliary Unit	11/08/2021	Approved	Plumbing Inspector		
13552/2021/PPR	Pacific Approvals Pty Ltd	54 Kevin Mulroney Drive, Flinders View	Single Dwelling with Auxiliary Unit	11/08/2021	Approved	Plumbing Inspector		
13538/2021/PPR	Devcon Building Co Pty Ltd	5 Opera Street, Ripley	Single Dwelling & Secondary Dwelling	10/08/2021	Approved	Plumbing Inspector		
13616/2021/PPR	Craig Litzow Constructions	200 Mary Street, Blackstone	Single Dwelling - Site 58	11/08/2021	Approved	Plumbing Inspector		
1528/2021/RAL	Mrs Rashmi Gaikaiwari and Mr Vaidyanathan Rajamani	6-8 Halletts Road, Redbank Plains	Reconfiguring a Lot - One (1) Lot into Six (6) Lots and Removal of Access Restriction Strip	26/07/2021	Approved	Senior Planner (Development)		
6937/2021/RAL	Ms Joann Bucknall	206-248 Stevens Road, Purga	Boundary Realignment Two (2) lots into Two (2) lots	13/08/2021	Approved	Senior Planner (Development)		
9119/2021/SSP	Mr Craig Edgar Harbour	29 Cemetery Road, Raceview	Lots 10, 11 & Common Property on SP325746	03/08/2021	Approved	Senior Development Planning Compliance Officer		
22/2017/SSP/A	Mr Andrew Gregory Merritt and Ms Annece Marie Dickens	2 Mclean Street, Redbank Plains	Lots 48 and 86 on SP324004	29/07/2021	Approved	Senior Development Planning Compliance Officer		
6254/2021/SSPRV/A	JFP Urban Consultants Pty Ltd	7-103 Binnies Road, Ripley	Lots 1 & 2 on SP308518	16/08/2021	Approved	Senior Development Planning Compliance Officer		

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lo Authority Assigned: 1 Application/s								
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority		
632/2021/BW	Mr Zacc-James Clifford Tamati Warren	38 Lacey Street, Camira	Detached Shed and Demolition of Existing Shed	11/08/2021	Approved			
Delegated Authority	: 104 Application/s							
application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority		
387/2021/ADP	Springfield City Group Pty Ltd	24 Technology Drive, Augustine Heights	Area Development Plan - Restaurant, Warehouse, Retail Warehouse, Service Industry, Light Industry, Local Shops, Commercial Premises, Professional Office, Medical Centre, and Indoor Recreation and Material Change of Use for Restaurant, Warehouse, Retail Warehouse, Service Industry, Light Industry, Local Shops, Commercial Premises, Professional Office, Medical Centre, and Indoor Recreation	20/07/2021	Approved	Development Assessment East Manager		
743/2019/ADP/A	Mr/Ms Frances Cassaniti	7008 Gateway Drive, Augustine Heights	Area Development Plan - Amendment to MADP 6B	12/08/2021	Approved	Development Assessment East Manager		
156/2021/BR	Fluid Approvals	61 Mckerrow Crescent, Goodna	Amenity and Aesthetics/Siting Variation - Carport and Shed	28/07/2021	Approved	Building Regulatory Officer		
424/2021/BR	Dynamic Building Approvals	11 Siesta Street, Camira	Amenity and Aesthetics - Shed	04/08/2021	Approved	Building Regulatory Officer		
1056/2021/BR	Integrated Building Certification	9 Tudor Street, Camira	Siting Variation - Carport	22/07/2021	Approved	Building Regulatory Officer		
1305/2021/BR	Wallis Building Approvals Pty Ltd	33 Newman Street, Gailes	Siting Variation - Front Stairs	26/07/2021	Approved	Building Regulatory Officer		
1403/2021/BR	Asset Outdoor Additions	33 Moresby Avenue, Springfield	Siting Variation - Patio	27/07/2021	Approved	Building Regulatory Officer		
1665/2021/BR	Pronto Building Approvals	8 Glenview Terrace, Springfield	Siting Variation - Carport	28/07/2021	Approved	Building Regulatory Officer		
.2033/2021/BR	Construct 81	4 Hallow Crescent, Augustine Heights	Amenity and aesthetics - Shed Siting variation - Shed	28/07/2021	Approved	Building Regulatory Officer		
2476/2021/BR	Mr Stewart Magill	2-4 Stella Street, Camira	Demolition of Dwelling	28/07/2021	Approved	Building Regulatory Officer		
2585/2021/BR	The Certifier Pty Ltd	3 Renehan Place, Augustine Heights	Siting Variation - Dwelling	09/08/2021	Approved	Building Regulatory Officer		
174/2004/MAEXT/D	United Land Co Pty Ltd	108-132 Kruger Parade, Redbank	Extension Application - Material Change of Use - Service/Trades Use (Self Storage Facility)	27/07/2021	Approved	Senior Planner (Development)		
586/2016/MAEXT/A	Mr/Ms Ka Kit Chan	32-34 Springfield Parkway, Springfield	Extension to Currency Period Application - Area Development Plan (Apartment Building and Restaurant)	26/07/2021	Approved	Senior Planner (Development)		
086/2019/MCU	DPA Architects	33 Albert Street, Goodna	Multiple Residential (12 Units)	20/07/2021	Approved	Development Assessment East Manager		
557/2020/MCU	Christian Outreach Centre	151-161 Redbank Plains Road, Bellbird Park	Material Change of Use - Extension to Community Use (Place of Worship)	30/07/2021	Approved	Principal Planner		
128/2021/MCU	Red Hill Hire	17 Railway Terrace, Goodna	Material Change of Use - General Industry (Truck Depot)	05/08/2021	Approved	Senior Planner (Development)		
3420/2021/MCU	Mr Samuel James Long	19 Bertha Street, Goodna	Material Change of Use - Single Residential affected by development constraint overlays (flooding)	10/08/2021	Approved	Senior Planner (Development)		
808/2018/NAME/A	Lendlease Communities (Springfield) Pty Ltd	7010 Grande Avenue, Spring Mountain	Springfield Rise Estate - Village 12 District Park - Park Naming	19/07/2021	Approved	Senior Development Planning Compliance Office		
1789/2021/NAME	Ipswich City Council Program 31	7008 Eden Station Drive, Springfield Central	Place Naming (Northern Sports Fields)	23/07/2021	Approved	Manager, Compliance		
727/2015/NAME/A	Springfield City Group	7004 Eden Station Drive, Springfield Central	Road Naming and Renaming (Trackstar Drive)	17/08/2021	Approved	Senior Development Planning Compliance Office		
0402/2020/OD	West Moreton Migrant Resource Service Inc.	33 Queen Street, Goodna	Advertising Device - One (1) Digital LED Pole Sign	19/07/2021	Approved	Development Assessment East Manager		
705/2021/OW	J & H Bagheri Pty Ltd	12 Hayes Avenue, Camira	Earthworks	12/08/2021	Approved	Engineering Delivery East Manager		
109/2021/OW	Cardno (Qld) Pty Ltd	7004 Eden Station Drive, Springfield Central	Rate 3 Streetlighting - Road 11 Stage 1	02/08/2021	Approved	Engineering Delivery East Manager		
760/2021/OW	AVID Property Group Pty Ltd	7000 Jones Road, Bellbird Park	Road Work, Stormwater & Drainage Work - Brentwood Forest Estate Stage 11	02/08/2021	Approved	Engineering Delivery East Manager		
902/2021/OW	Stockland Development Pty Ltd	7012 Panorama Drive, Springfield	Road Work, Stormwater, Drainage Work & Earthworks - Kalina Stages 15, 16 & 17	02/08/2021	Approved	Engineering Delivery East Manager		
939/2021/OW	AVID Property Group Pty Ltd	7000 Jones Road, Bellbird Park	Road Work, Stormwater, Drainage Work & Earthworks - Brentwood Forest Estate Stage 12	11/08/2021	Approved	Engineering Delivery East Manager		
0123/2021/OW	Douglas Construction and Engineering	7001 Success Circuit, Augustine Heights	Road Work, Stormwater & Earthworks	03/08/2021	Approved	Engineering Delivery East Manager		
1398/2021/OW	O2 Landscaping Architecture	7001 Success Circuit, Augustine Heights	Landscaping	05/08/2021	Approved	Engineering Delivery East Manager		
1557/2021/OW	McVeigh Consultants	121 Mica Street, Carole Park	Landscaping	03/08/2021	Approved	Engineering Delivery East Manager		
1232/2021/PFT	Metricon Homes Pty Ltd	60 Twilight Drive, Spring Mountain	Single Dwelling	22/07/2021	Approved	Plumbing Inspector		
2502/2021/PFT	Coral Homes QLD Pty Ltd	14 Cradle Place, Spring Mountain	Single Dwelling	19/07/2021	Approved	Plumbing Inspector		
2496/2021/PFT	Checkpoint Building Surveyors	26 Latrobe Court, Spring Mountain	Single Dwelling	19/07/2021	Approved	Plumbing Inspector		

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DIVISION 2							
Delegated Authority: 104 Application/s							
oplication No.	Applicant	Address	Description		Decision Date	Decision	Determining Authority
2589/2021/PFT	Brighton Homes Queensland	10 Bathgate Close, Spring Mountain	Single Dwelling		19/07/2021	Approved	Plumbing Inspector
2616/2021/PFT	Metricon Homes Pty Ltd	4 Helena Street, Spring Mountain	Single Dwelling		20/07/2021	Approved	Plumbing Inspector
2629/2021/PFT	Checkpoint Building Surveyors	12 Latrobe Court, Spring Mountain	Single Dwelling		20/07/2021	Approved	Plumbing Inspector
2672/2021/PFT	The Certifier Pty Ltd	3 Renehan Place, Augustine Heights	Single Dwelling		21/07/2021	Approved	Plumbing Inspector
2738/2021/PFT	Australian Building Approvals	68 Twilight Drive, Spring Mountain	Single Dwelling		22/07/2021	Approved	Plumbing Inspector
2780/2021/PFT	Ingenious Homes	9 Cradle Place, Spring Mountain	Single Dwelling		26/07/2021	Approved	Plumbing Inspector
799/2021/PFT	Ingenious Homes	11 Helena Street, Spring Mountain	Single Dwelling		26/07/2021	Approved	Plumbing Inspector
2773/2021/PFT	Ingenious Homes	15 Helena Street, Spring Mountain	Single Dwelling		28/07/2021	Approved	Plumbing Inspector
2797/2021/PFT	Ingenious Homes	5 Latrobe Court, Spring Mountain	Single Dwelling		26/07/2021	Approved	Plumbing Inspector
2772/2021/PFT	Australian Building Company Pty Ltd	156 Eric Street, Goodna	Single Dwelling		26/07/2021	Approved	Plumbing Inspector
2865/2021/PFT	Brighton Homes Queensland	16 Lockyer Street, Spring Mountain	Single Dwelling		26/07/2021	Approved	Plumbing Inspector
2876/2021/PFT	Brighton Homes Queensland	17 Helena Street, Spring Mountain	Single Dwelling		27/07/2021	Approved	Plumbing Inspector
2850/2021/PFT	Stroud Homes Brisbane West	22 Barossa Way, Spring Mountain	Single Dwelling		26/07/2021	Approved	Plumbing Inspector
2894/2021/PFT	REII Building Certification	35 Aquinas Street, Augustine Heights	Single Dwelling		29/07/2021	Approved	Plumbing Inspector
2912/2021/PFT	Brighton Homes Queensland	17 Cradle Place, Spring Mountain	Single Dwelling		28/07/2021	Approved	Plumbing Inspector
916/2021/PFT	GMA Certification Group	61 Twilight Drive, Spring Mountain	Single Dwelling		04/08/2021	Approved	Plumbing Inspector
919/2021/PFT	Brighton Homes Queensland	10 Barossa Way, Spring Mountain	Single Dwelling		28/07/2021	Approved	Plumbing Inspector
966/2021/PFT	Ingenious Homes	3 Latrobe Court, Spring Mountain	Single Dwelling		28/07/2021	Approved	Plumbing Inspector
987/2021/PFT	Clarendon Homes QLD Pty Ltd	29 Thornbill Crescent, Springfield	Single Dwelling		29/07/2021	Approved	Plumbing Inspector
2997/2021/PFT	Palladio Homes Pty Ltd	112 Roberts Crescent, Bellbird Park	Single Dwelling		29/07/2021	Approved	Plumbing Inspector
009/2021/PFT	Insignia Homes	9 Catherine Street, Augustine Heights	Single Dwelling		29/07/2021	Approved	Plumbing Inspector
038/2021/PFT	Plantation Homes	5 Peter Harbeck Street, Spring Mountain	Single Dwelling		02/08/2021	Approved	Plumbing Inspector
251/2021/PFT	Clarendon Homes (Qld) Pty Ltd	24 Helena Street, Spring Mountain	Single Dwelling		02/08/2021	Approved	Plumbing Inspector
3279/2021/PFT	Checkpoint Building Surveyors	5 Indigo Lane, Spring Mountain	Single Dwelling		02/08/2021	Approved	Plumbing Inspector
341/2021/PFT	GMA Certification Group Pty Ltd	69 Twilight Drive, Spring Mountain	Single Dwelling		03/08/2021	Approved	Plumbing Inspector
331/2021/PFT	GMA Certification Group Pty Ltd	65 Twilight Drive, Spring Mountain	Single Dwelling		03/08/2021	Approved	Plumbing Inspector
322/2021/PFT	Coral Homes	38 Thornbill Crescent, Springfield	Single Dwelling		03/08/2021	Approved	Plumbing Inspector
291/2021/PFT	Checkpoint Building Surveyors	31 Banksia Way, Springfield	Single Dwelling		02/08/2021	Approved	Plumbing Inspector
3442/2021/PFT	GMA Certification Group	7 Aurora Street, Spring Mountain	Single Dwelling		05/08/2021	Approved	Plumbing Inspector
3406/2021/PFT	Metricon Homes Pty Ltd	31 Thornbill Crescent, Springfield	Single Dwelling		04/08/2021	Approved	Plumbing Inspector
513/2021/PFT	Coral Homes QLD Pty Ltd	18 Helena Street, Spring Mountain	Single Dwelling		06/08/2021	Approved	Plumbing Inspector
523/2021/PFT	Clarendon Homes QLD Pty Ltd	16 Latrobe Court, Spring Mountain	Single Dwelling		06/08/2021	Approved	Plumbing Inspector
3519/2021/PFT	Sandsky Developments Pty Ltd	3 Aurora Street, Spring Mountain	Single Dwelling		06/08/2021	Approved	Plumbing Inspector
3485/2021/PFT	Hallmark Homes Pty Ltd	24 Thornbill Crescent, Springfield	Single Dwelling		05/08/2021	Approved	Plumbing Inspector
473/2021/PFT	Aushomes Pty Ltd	8 Banksia Way, Springfield	Single Dwelling		05/08/2021	Approved	Plumbing Inspector
680/2021/PFT	GMA Certification Group	19 Peter Harbeck Street, Spring Mountain	Single Dwelling		10/08/2021	Approved	Plumbing Inspector
738/2021/PFT	Checkpoint Biulding Surveyors	18 Barossa Way, Spring Mountain	Single Dwelling		10/08/2021	Approved	Plumbing Inspector
794/2021/PFT	GMA Certification Group	185 Happy Jack Drive, Bellbird Park	Single Dwelling		12/08/2021	Approved	Plumbing Inspector
803/2021/PFT	Ingenious Homes	7 Helena Street, Spring Mountain	Single Dwelling		11/08/2021	Approved	Plumbing Inspector
8800/2021/PFT	Coral Homes QLD Pty Ltd	39 Barossa Way, Spring Mountain	Single Dwelling		11/08/2021	Approved	Plumbing Inspector
3787/2021/PFT	GMA Certification Group	4 Barossa Way, Spring Mountain	Single Dwelling		11/08/2021	Approved	Plumbing Inspector
3785/2021/PFT	Coral Homes	25 Thornbill Crescent, Springfield	Single Dwelling		11/08/2021	Approved	Plumbing Inspector
3764/2021/PFT	Coral Homes QLD Pty Ltd	36 Thornbill Crescent, Springfield	Single Dwelling		11/08/2021	Approved	Plumbing Inspector
8804/2021/PFT	Mancorp Quality Homes Pty Ltd	27 Banksia Way, Springfield	Single Dwelling		11/08/2021	Approved	Plumbing Inspector

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DIVISION 2								
Delegated Authority: 104 Application/s								
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority		
13828/2021/PFT	Pivotal Homes Pty Ltd	24 Aiken Street, Bellbird Park	Single Dwelling	12/08/2021	Approved	Plumbing Inspector		
13890/2021/PFT	Bartley Burns	48 Twilight Drive, Spring Mountain	Single Dwelling	13/08/2021	Approved	Plumbing Inspector		
.3948/2021/PFT	TJB Building Certifiers	28 Champions Crescent, Brookwater	Single Dwelling	13/08/2021	Approved	Plumbing Inspector		
3951/2021/PFT	Total Building Consult	72 Twilight Drive, Spring Mountain	Single Dwelling	16/08/2021	Approved	Plumbing Inspector		
3931/2021/PFT	Checkpoint Biulding Surveyors	13 Cradle Place, Spring Mountain	Single Dwelling	13/08/2021	Approved	Plumbing Inspector		
3932/2021/PFT	Checkpoint Biulding Surveyors	15 Cradle Place, Spring Mountain	Single Dwelling	13/08/2021	Approved	Plumbing Inspector		
3921/2021/PFT	Certifiers QLD Pty Ltd	10 Latrobe Court, Spring Mountain	Single Dwelling	13/08/2021	Approved	Plumbing Inspector		
3982/2021/PFT	Bella QLD Properties Pty Ltd	30 Barossa Way, Spring Mountain	Single Dwelling	16/08/2021	Approved	Plumbing Inspector		
.3989/2021/PFT	Bella QLD Properties Pty Ltd	56 Twilight Drive, Spring Mountain	Single Dwelling	16/08/2021	Approved	Plumbing Inspector		
3997/2021/PFT	Coral Homes QLD Pty Ltd	10 Banksia Way, Springfield	Single Dwelling	16/08/2021	Approved	Plumbing Inspector		
4058/2021/PFT	Privium Pty Ltd	26/99 Brookwater Drive, Brookwater	Single Dwelling	17/08/2021	Approved	Plumbing Inspector		
4060/2021/PFT	Invision Homes Pty Ltd	159 Happy Jack Drive, Bellbird Park	Single Dwelling	17/08/2021	Approved	Plumbing Inspector		
4056/2021/PFT	Vermeer Building Certification	62 Twilight Drive, Spring Mountain	Single Dwelling	17/08/2021	Approved	Plumbing Inspector		
4067/2021/PFT	Vermeer Building Certification	64 Twilight Drive, Spring Mountain	Single Dwelling	17/08/2021	Approved	Plumbing Inspector		
2610/2021/PPC	Arcadis Australia Pacific Pty Ltd	7010 Grande Avenue, Spring Mountain	Future Amenities Building Springfield Rise - Village 12 District Park	12/08/2021	Approved	Plumbing Inspector		
2671/2021/PPC	Triple L Consultants	1 Main Street, Springfield Central	Tenancy 16 Shop Fitout - Ozi Yeros	04/08/2021	Approved	Plumbing Inspector		
2745/2021/PPC	Platinum Hydraulic Design	28 Technology Drive, Augustine Heights	Gym - Tenancy Fitout	05/08/2021	Approved	Plumbing Inspector		
2886/2021/PPC	BRW Hydraulics Pty Ltd	7008 Eden Station Drive, Springfield Central	Proposed Stage 2 Temporary Services	12/08/2021	Approved	Plumbing Inspector		
3347/2021/PPC	DMA Engineers	16-30 Springfield Parkway, Springfield	Tenancy 21 Additional Fixture - Sam's Indian Springfield Fair	05/08/2021	Approved	Plumbing Inspector		
.3383/2021/PPC	BRW Hydraulics Pty Ltd	95 Southern Cross Circuit, Springfield Central	Tenancy Fitout - T2 - Doctors & Co	09/08/2021	Approved	Plumbing Inspector		
3514/2021/PPC	Hage Hydraulic Design Consultants	2 Tournament Drive, Brookwater	Tenancy 1 & 3 Fitout - Brookwater Village - Chemist Warehouse	10/08/2021	Approved	Plumbing Inspector		
1920/2021/PPR	Mr Dominic Michael Greene	9-11 Hayes Avenue, Camira	Replacement of Existing Septic System with HSTP System	22/07/2021	Approved	Plumbing Inspector		
2351/2021/PPR	All Australian Property Services Pty Ltd	7 Lower William Street, Goodna	Proposed Installation of a Transportable Bathroom	20/07/2021	Approved	Plumbing Inspector		
2396/2021/PPR	Prostart Plumbing Pty Ltd	8 Barker Close, Goodna	Secondary Dwelling	20/07/2021	Approved	Plumbing Inspector		
2677/2021/PPR	Atlantis Plumbing And Drainage	19 Waterford Road, Gailes	Sewer Connection Works to Existing Dwelling	02/08/2021	Approved	Plumbing Inspector		
2917/2021/PPR	TJB Building Certifiers	10-12 Boscawan Crescent, Bellbird Park	Secondary Dwelling	02/08/2021	Approved	Plumbing Inspector		
3556/2021/PPR	Insignia Homes	4 Ignatius Street, Augustine Heights	Single Dwelling with Auxiliary Dwelling	11/08/2021	Approved	Plumbing Inspector		

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No Authority Assigned: 1 Application/s								
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority		
245/2019/SSP/A	JDA Consultants Pty Ltd	1 Church Street North, Redbank	Lots 3 & 4 on SP318907	12/08/2021	Refused	Determining Authority		
Delegated Authority								
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority		
	DG Certifiers Pty Ltd	263 Eagle Street, Collingwood Park	Amenity and Aesthetics - Shed and Deck Extension (No Roof) & Retaining wall	11/08/2021	Approved	Building Regulatory Officer		
1157/2021/BR	Project BA	11 Doyle Street, Silkstone	Amenity and Aesthetics - Reinstatement of a Dwelling	26/07/2021	Approved	Building Regulatory Officer		
.1618/2021/BR	Dynamic Building Approvals	9 Shapcott Street, Eastern Heights	Siting Variation - Carport	28/07/2021	Approved	Building Regulatory Officer		
1670/2021/BR	Chris Gratton Sheds	2 Dawn Parade, Riverview	Siting Variation - Carport	20/07/2021	Approved	Building Regulatory Officer		
2034/2021/BR	Fastrack Building Certification	8 Stuart Street, Eastern Heights	Siting Variation and Amenity and Aesthetics - Carport	04/08/2021	Approved	Building Regulatory Officer		
2112/2021/BR	Integrated Building Certification	35 Blackall Street, East Ipswich	Siting Variation - Deck	10/08/2021	Approved	Building Regulatory Officer		
2103/2021/BR	Pronto Building Approvals	6 Buckland Court, Collingwood Park	Siting Variation - Caport	06/08/2021	Approved	Building Regulatory Officer		
2402/2021/BR	Ms Deborah Kay Jong	17 Jackson Street, Eastern Heights	Siting Variation - Carport	23/07/2021	Approved	Building Regulatory Officer		
2929/2021/BR	Mrs Laney May McQueen and Mr Heath Julian McQueen	53 Waghorn Street, Ipswich	Amenity and Aesthetics - Removal of Dwelling	03/08/2021	Approved	Building Regulatory Officer		
0150/2021/BW	Mr David Johnson	13A Campbell Street, Woodend	Fibreglass Pool and Barrier	05/08/2021	Approved	Building Certifier		
7002/2021/CA	Hill Crew Investments Pty Ltd	3 Clay Street, West Ipswich	Material Change of Use – Service/ Trades Use (Warehouse or Storage); Reconfiguring a Lot – Creation of an Access Easement; and Advertising Devices – One (1) Pylon Sign and Two (2) Wall Signs	11/08/2021	Approved	Development Assessment Central Manager		
	Canberra Estates Consortium No. 36 Pty Ltd	7001 Collingwood Drive, Collingwood Park	Review of Legal Documentation - Lots 334-340 on SP323153	26/07/2021	Approved	Senior Development Planning Compliance Office		
;760/2015/MAEXT/B	Walker Corporation Pty Ltd	35 Bognuda Street, Bundamba	Extension to Currency Period Application - RAL - One (1) Lot into One Hundred and twenty three (123) Lots RAL - One (1) Lot into Three (3) Lots Preliminary approval to override the planning scheme for development in accordance with the Residential Low Density Zone (RL2), Local Retail and Commercial Zone (LC2) and Regional Business and Industry Buffer Zone - Smart eDA	22/07/2021	Approved	Development Assessment Central Manager		
265/2010/MAEXT/B	Edwards Property Pty Ltd	72 East Street, Ipswich	Extension Application - Business Use (Office & Shops)	28/07/2021	Approved	Development Assessment Central Manager		
270/2017/MAEXT/A	Mr Peter Nicholas King and Mrs Mary-Ann Jean King	29 Law Street South, Redbank	Extension to Currency Period Application - Multiple residential (14 units)	21/07/2021	Approved	Senior Planner (Development)		
2083/2013/MAEXT/D	Canberra Estates Consortium No. 36 Pty Ltd	7001 Collingwood Drive, Collingwood Park	Extension to Currency Period Application - Clearing vegetation under preliminary approval - Corymbia Woods	06/08/2021	Approved	Environment Assessment Manager		
595/2021/MCU	Mr James Scott	6 Barclay Street, Bundamba	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Flooding)	21/07/2021	Approved	Senior Planner (Development)		
)523/2021/MCU	Mr Simon Andrew Leslie Ingram and Mrs Janet Lyn Ingram	11 Byrne Street, Bundamba	Material Change of Use - Dual Occupancy	16/08/2021	Approved	Senior Planner (Development)		
1346/2021/MCU	Ms Sarah Adelle Snelson and Mr Jason Benjamin Morgan	6 Gladys Lane, Eastern Heights	Material Change of Use - Single Residential within a Character Zone	29/07/2021	Approved	Senior Planner (Development)		
1811/2021/MCU	Mr/Ms Shyam Chintala and Mr/Ms Bhanu Chintala	25 Parsons Street, Collingwood Park	Material Change of Use - Dual Occupancy	06/08/2021	Approved	Senior Planner (Development)		
1180/2021/OD	Mr Paul Arthur Allan Iles	30 River Road, Dinmore	Carrying out building work not associated with a material change of use - Extension to Existing Dwelling	22/07/2021	Approved	Senior Planner (Development)		
1516/2021/OD	Mrs Felicity Parker and Mr Michael Parker	22 Herbert Street, Sadliers Crossing	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (Partial Demolition and Extensions to Dwelling)	03/08/2021	Approved	Senior Planner (Development)		
1607/2021/OD	Mr Andrew James McCann	28 Blackstone Road, Newtown	Carrying out building work not associated with a material change of use - Shed	29/07/2021	Approved	Senior Planner (Development)		
3066/2021/OD	Mr Michael VAN Dyck	64 Brentwood Drive, Ebbw Vale	Carrying out building work not associated with a material change of use - Extension to a Single Residential Dwelling (Patio)	04/08/2021	Approved	Senior Planner (Development)		
2666/2020/OW	Ipswich Catholic Community	33A Robertson Road, Eastern Heights	Earthworks, Private Stormwater and Carpark	03/08/2021	Approved	Engineering Delivery West Manager		
997/2021/OW	HB QLD Pty Ltd	Lot 2 Collingwood Drive, Collingwood Park	Earthworks & Clearing Vegetation	29/07/2021	Approved	Engineering Delivery West Manager		
397/2021/OW	HB QLD Pty Ltd	186 Collingwood Drive, Collingwood Park	Road work, Stormwater, Drainage work and Earthworks	04/08/2021	Approved	Engineering Delivery West Manager		
771/2021/OW	The Corporation Of The Trustees Of The Roman Catho	10 Old Ipswich Road, Riverview	Stormwater, Earthworks, Clearing Vegetation and Internal Works to Access Roads & Carparking	05/08/2021	Approved	Engineering Delivery East Manager		

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DIVISION 3						
Delegated Authority	: 58 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
8833/2021/OW	Phillip Usher Constructions	7003 Collingwood Drive, Collingwood Park	Road Work, Stormwater Drainage Work & Earthworks	04/08/2021	Approved	Engineering Delivery East Manager
107/2021/OW	Ipswich City Council	24 Pettigrew Street, Woodend	Prescribed Tidal Works and Removal of Marine Plants	10/08/2021	Approved	Engineering Delivery West Manager
9887/2021/OW	Aurecon Australasia Pty Ltd	20-32 Cairns Street, Collingwood Park	Earthworks, Landscaping & Vegetation Rehabilitation in the form of Landscaping	29/07/2021	Approved	Senior Development Engineer
0081/2021/OW	Walker Corporation Pty Ltd	83 River Road, Bundamba	Road Work, Stormwater & Drainage Work - Citiswich Stage 4	29/07/2021	Approved	Engineering Delivery East Manager
0518/2021/OW	MM Auto Pty Ltd	18 Ashburn Road, Bundamba	Road work, Stormwater and Earthworks	26/07/2021	Approved	Senior Development Engineer
0567/2021/OW	Pristine Homes & Inspection Pty Ltd	Lot 1 Law Street, Bundamba	Stormwater	04/08/2021	Approved	Engineering Delivery West Manager
0594/2021/OW	Canberra Estates Consortium No. 36 Pty Ltd	7001 Collingwood Drive, Collingwood Park	Civil Works Only - Woodlinks Village Stage 22	04/08/2021	Approved	Engineering Delivery East Manager
2626/2021/PFT	TJB Building Certifiers	10 Banksia Street, Collingwood Park	Single Dwelling	20/07/2021	Approved	Plumbing Inspector
2764/2021/PFT	DTZ Building Design Pty Ltd	25 Gloria Street, Collingwood Park	Single Dwelling	23/07/2021	Approved	Plumbing Inspector
3465/2021/PFT	Sekisui House Services QLD Pty Ltd	105 Honeysuckle Drive, Ripley	Single Dwelling	05/08/2021	Approved	Plumbing Inspector
3492/2021/PFT	Apex Certification & Consulting	87 Honeysuckle Drive, Ripley	Single Dwelling	06/08/2021	Approved	Plumbing Inspector
3818/2021/PFT	OJ Pippin Homes Pty Ltd	23 Soe Street, Redbank	Single Dwelling	16/08/2021	Approved	Plumbing Inspector
1343/2021/PPC	H Design Pty Ltd	10 Old Ipswich Road, Riverview	New Performing Arts Building	19/07/2021	Approved	Plumbing Inspector
1680/2021/PPC	H Design Pty Ltd	3 Butter Factory Road, North Booval	Booval Retail and Medical Centre	19/07/2021	Approved	Plumbing Inspector
2403/2021/PPC	Performance Construction Hydraulics	40 Masterpanel Lane, Bundamba	Temporary Construction Compound	05/08/2021	Approved	Plumbing Inspector
2426/2021/PPC	Performance Construction Hydraulics	40 Masterpanel Lane, Bundamba	Proposed Industrial Building	02/08/2021	Approved	Plumbing Inspector
2536/2021/PPC	DMA Engineers	29 Brisbane Road, Dinmore	Commercial Building - Seven Eleven Store	26/07/2021	Approved	Plumbing Inspector
2709/2021/PPC	Russell Jones Hydraulic Services Pty Ltd	10 Churchill Street, Ipswich	Tenancy 5 Fitout - Cafe	28/07/2021	Approved	Plumbing Inspector
3370/2021/PPC	H Design Pty Ltd	14 Hume Drive, Bundamba	Temporary Builder's Amenities	05/08/2021	Approved	Plumbing Inspector
2549/2021/PPR	Indigo Homes Pty Ltd	5 Morris Street, Bundamba	Community Residence Dwelling	30/07/2021	Approved	Plumbing Inspector
2619/2021/PPR	GMA Certification Group	55 Essington Mews, Leichhardt	Community Residence	05/08/2021	Approved	Plumbing Inspector
3329/2021/PPR	Silkwood Homes	5 Highfield Street, Bundamba	Community residence	10/08/2021	Approved	Plumbing Inspector
3451/2021/PPR	Mark Wilson Design and Build	3 Countess Street, East Ipswich	Secondary Dwelling	09/08/2021	Approved	Plumbing Inspector
991/2021/RAL	The Certifier	25 Woodford Street, One Mile	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	19/07/2021	Approved	Senior Planner (Development)
176/2019/SSP/A	Mr Lincoln Rothwell	6 Roderick Street, Ipswich	Lot 1 on SP313668	13/08/2021	Refused	Senior Development Planning Compliance Officer
306/2016/SSP/A	Mr Kenneth James Packer	2C Joyce Street, East Ipswich	Lots 301 & 302 on SP320176	28/07/2021	Approved	Senior Development Planning Compliance Officer
0103/2019/SSP/C	Walker Corporation Pty Ltd	40 Masterpanel Lane, Bundamba	Lots 301, 520, 530, 1003 & 3001 on SP319612	22/07/2021	Approved	Development Compliance Manager
0103/2019/SSP/D	Walker Corporation Pty Ltd	1C Carberry Street, Bundamba	Lots 306, 3031-3033 & 3042 on SP322298	22/07/2021	Approved	Development Compliance Manager
229/2017/SSP/B	Mr Alistair Byrom	11 Nicholas Street, Ipswich	Lots 1 and 3 on SP307972	30/07/2021	Approved	Development Compliance Manager
2368/2021/SSP	Mrs Natalie Alekseevna Berry	13 William Street, Bundamba	Resigning of Survey Plan - Lots 1 & 2 on SP299884	23/07/2021	Approved	Senior Development Planning Compliance Officer

Delegated Authority	y: 89 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
371/2021/BR	Mrs Melody Anne Rose and Mr Warren Neville Rose	33 Lansdowne Way, Chuwar	Amenity and Aesthetics & Siting Variation - Shed	09/08/2021	Approved	Building Regulatory Officer
207/2021/BR	Fluid Building Approvals	10 Angela Place, Yamanto	Siting Variation/ Amenity & Aesthetics - Carport	30/07/2021	Approved	Building Regulatory Officer
)808/2021/BR	Project BA (Consultant)	21/31 Haig Street, Brassall	Siting Variation - Patio	19/07/2021	Approved	Building Regulatory Officer
1292/2021/BR	Construct 81	138 Aspect Way, Karalee	Amenity and Aesthetics - Shed	26/07/2021	Approved	Building Regulatory Officer
1327/2021/BR	Chris Gratton Sheds	15 Birru Place, Rosewood	Siting Variation - Carport	28/07/2021	Approved	Building Regulatory Officer
L460/2021/BR	Checkpoint Building Surveyors	21 Juniper Court, Brassall	Siting Variation - Dwelling	27/07/2021	Approved	Building Regulatory Officer
L590/2021/BR	Construct 81	14 Leonard Street, Yamanto	Amenity and Aesthetics - Shed	28/07/2021	Approved	Building Regulatory Officer
1696/2021/BR	Mrs Linda Brown and Mr Gregory Scott Brown	3-9 Tasman Court, Barellan Point	Amenity and Aesthetics - Shed	22/07/2021	Approved	Building Regulatory Officer
1744/2021/BR	Mrs Donna Christine Fothergill	13 Rowning Court, Karalee	Siting Variation - Dwelling and Carport	22/07/2021	Approved	Building Regulatory Officer
1792/2021/BR	Development Certification	23 Philip Street, Rosewood	Siting Variation - Dwelling	26/07/2021	Approved	Building Regulatory Officer
2062/2021/BR	Pacific Approvals Pty Ltd	11 Juniper Court, Brassall	Siting Variation - Dwelling	20/07/2021	Approved	Building Regulatory Officer
2618/2021/BR	Mr Peter Frederick Heuke	626 Rosewood Marburg Road, Tallegalla	Demolition of Dwelling	28/07/2021	Approved	Building Regulatory Officer
2613/2021/BR	Leisemann Building	20 Holt Street, Brassall	Siting Variation - Dwelling	26/07/2021	Approved	Building Regulatory Officer
2762/2021/BR	Mr Darren John Harm	8 Swan Street, Brassall	Siting Variation - Carport	03/08/2021	Approved	Building Regulatory Officer
2770/2021/BR	Ms Tamitha Samantha Hammond	25 Bodley Road, Karrabin	Amenity and Aesthetics - Shed/Garage (Existing)	06/08/2021	Approved	Building Regulatory Officer
2777/2021/BR	DECC Credit Pty Ltd	413 Karrabin Rosewood Road, Walloon	Amenity and Aesthetics - Demolition of a Dwelling	02/08/2021	Approved	Building Regulatory Officer
2788/2021/BR	Building Certification Consulting Pty Ltd	1 Coulson Court, Haigslea	Amenity and Aesthetics - Shed	03/08/2021	Approved	Building Regulatory Officer
3263/2021/BR	CF & JE MILES BUILDING CONTRACTORS	2 Scott Street, Brassall	Siting Variation - Dwelling	17/08/2021	Approved	Building Regulatory Officer
31/2021/CA	Mr Linwood Errol Rae	54 Downs Street, North Ipswich	Reconfiguring a Lot - One (1) Lot into Two (2) Lots and a Material Change of Use - Two (2) Single Residential Dwellings within a Character Zone	05/08/2021	Approved	Senior Planner (Development)
989/2017/MAEXT/B	Mr Brian Desmond Attwood	157 Workshops Street, Brassall	Extension to Currency Period Application - Road Works, Stormwater & Earthworks	27/07/2021	Approved	Engineering Delivery West Manager
740/2018/MAMC/B	RBG Services Group Pty Ltd	673-675 Karrabin Rosewood Road, Walloon	Minor Change - Reconfiguring a Lot - Six (6) Lots into Eighty (80) Lots (consisting of 79 residential lots and a water booster pump station lot), Six (6) Balance Lots and New Roads Material Change of Use - Single Residential on Seventy-Nine (79) proposed Lots (proposed Lots 316-394)	10/08/2021	Approved	Development Assessment Central Manager
29/2009/MAMC/A	Tait Morton Johnston Pty Ltd	444 Warwick Road, Yamanto	Minor Change - Shopping Centre and Multiple Residential (Live/Work Units) in Three (3) Stages	22/07/2021	Approved	Senior Planner (Development)
.49/2021/MCU	Mr Nicholas Edwin Dunstan	40 Sealark Cove, Karalee	Material Change of Use - Single Residential affected by development constraint overlays (difficult topography and flooding)	09/08/2021	Approved	Development Assessment East Manager
914/2021/MCU	Willow And Lily Pty Ltd	141 Riverside Avenue, Barellan Point	Material Change of Use - Single Residential affected by a Development Constraints Overlay (OV5 – Adopted Flood Regulation Line)	12/08/2021	Approved	Development Assessment East Manager
763/2021/MCU	Andrews & Hansen Pty Ltd	85-103 Haigslea Malabar Road, Haigslea	Material Change of Use - Dual Occupancy	23/07/2021	Approved	Senior Planner (Development)
2303/2021/MCU	Mr Brian David Brockie and Ms Kristie Fay Godfrey	86A Linnings Road, Haigslea	Material Change of Use - Dual Occupancy (Relative's Accommodation)	22/07/2021	Approved	Senior Planner (Development)
312/2018/NAME/A	Planvista	27A Waterworks Road, North Ipswich	Road Naming	23/07/2021	Approved	Senior Development Planning Compliance Office
2627/2021/OD	Chris Gratton Sheds	18-20 Brisbane Crescent, Barellan Point	Carrying out building work not associated with a material change of use - Shed on a Vacant Lot	06/08/2021	Approved	Development Assessment East Manager
08/2021/OW	Leda Developments	25A North Street, North Ipswich	Road Work, Stormwater, Earthworks & Signage	06/08/2021	Approved	Engineering Delivery West Manager
11/2021/OW	Leda Developments	21A North Street, North Ipswich	Road Work, Stormwater, Drainage Work, Earthworks & Signage (Internal Works)	09/08/2021	Approved	Engineering Delivery West Manager
318/2021/OW	Multi Span Australia	6 Queen Street, Walloon	Stormwater, Earthworks and Landscaping	06/08/2021	Approved	Engineering Delivery West Manager
235/2021/OW	Homecorp Constructions Pty Ltd	55 Holt Street, Brassall	Stormwater	10/08/2021	Approved	Engineering Delivery West Manager
)343/2021/OW	Planit Consulting	25A North Street, North Ipswich	Streetscape Landscaping	06/08/2021	Approved	Engineering Delivery West Manager
2046/2021/OW	Peter Eustace & Associates	7001 Swallowtail Street, Rosewood	Rate 3 Streetlighting - Rosehaven Estate Stage 8	16/08/2021	Approved	Engineering Delivery West Manager
2670/2021/PFT	Pacific Approvals Pty Ltd	58 Lacewing Street, Rosewood	Single Dwelling	21/07/2021	Approved	Plumbing Inspector

DIVISION 4						
Delegated Authority	: 89 Application/s					
pplication No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
2742/2021/PFT	TJB Building Certifiers	29 Mary Crescent, Rosewood	Single Dwelling	22/07/2021	Approved	Plumbing Inspector
2795/2021/PFT	Privium Pty Ltd	15 Langland Circuit, Walloon	Single Dwelling	26/07/2021	Approved	Plumbing Inspector
2771/2021/PFT	Privium Pty Ltd	7 Langland Circuit, Walloon	Single Dwelling	26/07/2021	Approved	Plumbing Inspector
2887/2021/PFT	Coral Homes QLD Pty Ltd	68 Parkland Drive, Walloon	Single Dwelling	27/07/2021	Approved	Plumbing Inspector
2888/2021/PFT	Domaine Homes (Qld) Pty Ltd	42 Philip Street, Rosewood	Single Dwelling	27/07/2021	Approved	Plumbing Inspector
3460/2021/PFT	Australian Building Company Pty Ltd	8 Philip Street, Rosewood	Single Dwelling	05/08/2021	Approved	Plumbing Inspector
3561/2021/PFT	Apex Certification & Consulting	35 Sprite Way, Brassall	Single Dwelling	10/08/2021	Approved	Plumbing Inspector
3776/2021/PFT	GMA Certification Group	18 Sprite Way, Brassall	Single Dwelling	11/08/2021	Approved	Plumbing Inspector
3832/2021/PFT	Privium Pty Ltd	25 Sprite Way, Brassall	Single Dwelling	13/08/2021	Approved	Plumbing Inspector
3838/2021/PFT	Platinum Building Approvals	15 Reaside Road, Walloon	Single Dwelling	12/08/2021	Approved	Plumbing Inspector
1062/2021/PFT	Platinum Building Approvals	28 Janet Street, Walloon	Single Dwelling	17/08/2021	Approved	Plumbing Inspector
2306/2021/PPC	BRW Hydraulics Pty Ltd	488 Warwick Road, Yamanto	Tenancy Fitout - Prestige Meats - T13	29/07/2021	Approved	Plumbing Inspector
2513/2021/PPC	Chilton Woodward & Associates	490 Warwick Road, Yamanto	Tenancy Fitout - Tenancy 2 - Mama Macs	03/08/2021	Approved	Plumbing Inspector
2509/2021/PPC	Aqualogical	66 Hunter Street, Brassall	Tenancy Fitout - Shop 28-30 - Brassall Fruit Produce	04/08/2021	Approved	Plumbing Inspector
2545/2021/PPC	East Coast Hydraulics Pty Ltd	488 Warwick Road, Yamanto	Tenancy Fitout - Donut King	26/07/2021	Approved	Plumbing Inspector
2596/2021/PPC	Hatchman Construction	1 Rosewood Road, Amberley	Portable Buildings - Toilet Block x1 and Lunch Sheds x2 9 FSB Temporary Site Compound	27/07/2021	Approved	Plumbing Inspector
2761/2021/PPC	Aqualogical Pty Ltd	50 Coal Road, Chuwar	Tivoli drive in theatre renovations – Male Toilets	29/07/2021	Approved	Plumbing Inspector
2841/2021/PPC	Moreton Hydraulic Services	39 Junction Road, Chuwar	Tenancy Fitout - Indian - T12	04/08/2021	Approved	Plumbing Inspector
3021/2021/PPC	MRP Hydraulic & Fire Services Consultants	1 Railway Street, Rosewood	New amenities and Camp Kitchen - Rosewood Showgrounds	16/08/2021	Approved	Plumbing Inspector
3012/2021/PPC	Plumbing Design & Drafting	32 Langland Circuit, Walloon	Drinking Fountain	09/08/2021	Approved	Plumbing Inspector
014/2021/PPR	Mr Andrew David Woodford and Mrs Chloe Elizabeth Woodford	101 Owens Street, Marburg	Home Hair Dressing Salon	26/07/2021	Approved	Plumbing Inspector
1697/2021/PPR	BMS Gasfitting Pty Ltd	82 Blackwall Road, Chuwar	On-Site Sewerage Facility Upgrade	26/07/2021	Approved	Plumbing Inspector
1887/2021/PPR	Goldengrove Building Group	5 Kambu Close, Karalee	Single Dwelling and Secondary Dwelling	28/07/2021	Approved	Plumbing Inspector
L990/2021/PPR	Cornerstone Building Certification Pty Ltd	21 Blackwall Road, Chuwar	Non-Sewered Single Dwelling	19/07/2021	Approved	Plumbing Inspector
2366/2021/PPR	Dixon Homes	22 Spencer Street, Churchill	Single Dwelling and Secondary Dwelling	20/07/2021	Approved	Plumbing Inspector
442/2021/PPR	FRD Homes Pty Ltd	6 Sovereign Close, Brassall	Single Dwelling and Secondary Dwelling	19/07/2021	Approved	Plumbing Inspector
2553/2021/PPR	Oracle Building Corporation Pty Ltd	10 Eulalia Close, Chuwar	Single Dwelling - Onsite	28/07/2021	Approved	Plumbing Inspector
2680/2021/PPR	The Certifier Pty Ltd	53 Caffery Drive, Haigslea	Non-Sewered Single Dwelling	29/07/2021	Approved	Plumbing Inspector
2869/2021/PPR	Mr Troy McGinn	37 Seidels Road, Walloon	Detached Extension - Entertainment room with bathroom	30/07/2021	Approved	Plumbing Inspector
2853/2021/PPR	Building Certification Consultants Pty Ltd	1 Coulson Court, Haigslea	Single Dwelling - On-site	09/08/2021	Approved	Plumbing Inspector
2889/2021/PPR	Pacific Approvals Pty Ltd	10 Jezebel Street, Rosewood	Single Dwelling with Secondary Dwelling	29/07/2021	Approved	Plumbing Inspector
2897/2021/PPR	Hallmark Homes Pty Ltd	38 Tallegalla Road, Tallegalla	Non-Sewered Single Dwelling	02/08/2021	Approved	Plumbing Inspector
2989/2021/PPR	Pacific Approvals Pty Ltd	62 Lacewing Street, Rosewood	Single Dwelling and Secondary Dwelling	04/08/2021	Approved	Plumbing Inspector
935/2021/PPR	Till Family Builders Pty Ltd T/A Stroud Homes West	2 Coulson Court, Haigslea	Non-Sewered Single Dwelling	03/08/2021	Approved	Plumbing Inspector
126/2021/PPR	Pacific Approvals Pty Ltd	4 Jezebel Street, Rosewood	Single Dwelling and Secondary Dwelling	09/08/2021	Approved	Plumbing Inspector
340/2021/PPR	Pacific Approval Pty Ltd	16 Jezebel Street, Rosewood	Single Dwelling and Secondary Dwelling	03/08/2021	Approved	Plumbing Inspector
256/2021/PPR	Pacific Approval Pty Ltd	20 Jezebel Street, Rosewood	Single Dwelling and Secondary Dwelling	04/08/2021	Approved	Plumbing Inspector
3278/2021/PPR	Stroud Homes (Brisbane West)	42 Aspect Way, Karalee	Non-Sewered Secondary Dwelling	06/08/2021	Approved	Plumbing Inspector
639/2021/PPR	Pacific Approvals Pty Ltd	16 Perrys Crescent, Rosewood	Duplex	11/08/2021	Approved	Plumbing Inspector
289/2020/RAL	Resiprop Pty Ltd	213 Taylors Road, Walloon	Reconfiguring a Lot - One (1) Lot into 36 Lots, One (1) Balance lot and new	11/08/2021	Approved	Development Assessment Central Manager

DIVISION 4						
Delegated Authorit	y: 89 Application/s					
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
11376/2020/RAL	Mr Stephen Fleming	3A Trevlac Street, Rosewood	Reconfiguring a Lot - one (1) lot into two (2) lots	23/07/2021	Approved	Senior Planner (Development)
5582/2021/RAL	Mr Curtis James Winwood	45-85 Schubels Road, Marburg	Reconfiguring a Lot – One (1) Lot into Sixteen (16) Lots, Plus One (1) Drainage Lot and New Road	03/08/2021	Approved	Development Assessment West Manager
9633/2021/RAL	Urbicus	86 Yarrow Road, Rosewood	Reconfiguring a Lot - One (1) lot into Two (2) lots	29/07/2021	Approved	Senior Planner (Development)
11067/2021/RAL	Benchmark Group	246 Taylors Road, Walloon	Reconfiguring a Lot - Access Easement	10/08/2021	Approved	Development Assessment Central Manager
12805/2021/RAL	Mr/Ms A Christian	4 Ware Street, North Ipswich	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	02/08/2021	Approved	Senior Planner (Development)
10028/2019/SSP/A	Mr Peter Barbaro	33-135 Caledonian Road, Walloon	Lots 411-421, 465 & 814 on SP322385 - Stage 5A	23/07/2021	Approved	Senior Development Planning Compliance Officer
3105/2016/SSP/I	Mr Peter Barbaro	673-675 Karrabin Rosewood Road, Walloon	Lots 2002-2005 & 4005 on SP322429	26/07/2021	Approved	Senior Development Planning Compliance Officer
1740/2018/SSP/A	Mr Peter Barbaro	7001 Rohl Road, Walloon	Lots 316-320 & 815 on SP283529	21/07/2021	Approved	Senior Development Planning Compliance Officer
6413/2019/SSP/A	Miss Karen Ann Doolan	32-34 Stuart Street, Barellan Point	Lots 570 & 571 on SP317040	20/07/2021	Approved	Senior Development Planning Compliance Officer
1224/2020/SSP/A	Mr Christopher William Bennett and Mrs Kim Lee Bennett	132 Pindari Drive, Mount Marrow	Lots 201 & 202 on SP318198	20/07/2021	Approved	Senior Development Planning Compliance Officer
3153/2019/SSP/A	TAC Yamanto Pty Ltd	448 Warwick Road, Yamanto	Lot 1 on SP327844	29/07/2021	Approved	Senior Development Planning Compliance Officer
10642/2020/SSP/A	Mr Scott Robert Geelan and Mrs Debra Gai Geelan	98 Dan Street, Karalee	Lots 50 and 51 on SP323999	23/07/2021	Approved	Development Compliance Manager
502/2021/SSP/A	Mr Winter John Munro Hamon and Ms Allison Munro Hamon	30 Old Factory Road, Pine Mountain	Lots 40 and 42 on SP326670	16/08/2021	Approved	Development Compliance Manager
6380/2020/VA	Lipoma Pty Ltd	22 W M Hughes Street, North Ipswich	Variation Request – request to vary the planning scheme to make multiple residential (townhouses) code assessable and change the applicable assessment criteria	26/07/2021	Approved	Development Assessment Central Manager

Doc ID No: A7484542

ITEM: 9

SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 17 AUGUST 2021

# **EXECUTIVE SUMMARY**

This is a report concerning a status update with respect to current Planning and Environment Court actions associated with development planning applications.

#### **RECOMMENDATION/S**

That the report be received and the contents noted.

#### **RELATED PARTIES**

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

#### **IFUTURE THEME**

Vibrant and Growing
Safe, Inclusive and Creative
Natural and Sustainable
A Trusted and Leading Organisation

#### DISCUSSION

Whilst this report outlines a specific list of development application related court actions, from time to time, Council will be engaged in prosecutions relating to development offences and other matters. Owing to the nature of these prosecutions, these matters are not generally listed in the attached court action report. However substantial matters will be presented to the Growth, Infrastructure and Waste Committee using this report from time to time.

#### **Other Matters**

In relation to Appeals:

- 3473 of 2019 (Lantrak Property Holdings (Qld) Pty Ltd v Ipswich City Council),
- 4101 of 2019 (Cleanaway Solid Waste Pty Ltd v Ipswich City Council) and
- 912 of 2020 (Austin BMI Pty Ltd v Ipswich City Council).

Hearings for these waste appeals concluded on 13 August 2021 and we are currently awaiting judgement. It is not known how long it will take for the judgement to be handed down and it may take a considerable amount of time (up to a year for example).

# **LEGAL/POLICY BASIS**

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

# **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

#### **HUMAN RIGHTS IMPLICATIONS**

#### **HUMAN RIGHTS IMPACTS**

# **RECEIVE AND NOTE REPORT**

The recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

#### FINANCIAL/RESOURCE IMPLICATIONS

N/A

# **COMMUNITY AND OTHER CONSULTATION**

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

# **CONCLUSION**

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

# ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1. Court Action Status Report 🗓 🛣

**Anthony Bowles** 

# MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Peter Tabulo

# **GENERAL MANAGER, PLANNING AND REGULATORY SERVICES**

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



PLANNING AND REGULATORY SERVICES

# **Court Action Status Report**

Below is a list of Development Applications with open court appeals.

Total Number of Appeals - 10

(as at 17 August 2021)

#### **DIVISION 1**

#### Lantrak Property Holdings (Qld) Pty Ltd v Ipswich City Council

Register No: 153 Appeal Type: Applicant Appeal O: 3473 of 2019
Application No: 3343/2018/MCU Property: 460-482 Ipswich Rosewood Road, Jeebropilly Received Date: 25/9/2019

Applicant: Lantrak Property Holdings (QLD) Pty Ltd

Appeal Summary: This is an applicant initiated deemed refusal appeal. The development application was for a new construction and demolition (non-

putrescible) landfill facility.

The due date for Council to make a decision was 13 September 2019 and the due date to issue the decision notice to the applicant was 20 September 2019. On 13 September 2019 the applicant refused Council's request for an extension of time for the decision period and

subsequently lodged the deemed refusal appeal before Council was in a position to issue a decision.

Status: Hearing concluded on the 13 August 2021. Awaiting judgement.

#### Fabcot Pty Ltd v Ipswich City Council

Register No: 157 Appeal Type: Applicant Appeal Society Applicant Appeal No: 4301 of 2019

Application No: 2269/2019/MCU Property: 91 Raceview Street, Raceview Received Date: 28/11/2019

Applicant: Fabcot Pty Ltd

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

Status: Without prejudice discussions occurring. The next Court review is 6 September 2021.

#### R.J. Lang Nominees Pty Ltd v Ipswich City Council

 Register No:
 176
 Appeal Type:
 Applicant Appeal

 Application No:
 3749/2019/MCU
 Property:
 189 Briggs Road, Flinders View

 Received Date:
 8/3/2021

Applicant: RJ Lang Nominees Pty Ltd

Appeal Summary: This is an applicant appeal against Infrastructure Charges Notice (ICN) issued by Council as part of negotiated decision notice dated 8

February 2021.

The appellant claims that the ICN:

contains an error relating to the application of the relevant adopted charge and an offset or refund;

has no decision about an offset or refund; and

charges are unreasonable

Status: Listed for first review on 17 September 2021.

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#### **DIVISION 2**

#### Spring Lake Holdings Pty Ltd (ACN 156 492 885) As Trustee for Spring Lake Trust v ICC

Register No: 184 Appeal Type: Applicant Appeal O: 1428 of 2021

Application No: 9446/2017/ADP Property: 1 Springfield Lakes Boulevard, Springfield Lakes Received Date: 9/6/2021

Applicant: Spring Lake Holdings Pty Ltd

Appeal Summary: This is an applicant appeal against a deemed refusal of an application to:

(1) amend an existing approved Area Development Plan over the Spring Lake Metro site for:

(a) An additional Child Care Centre;

(b) A Motel (extension); and

(c) Additional ground floor tenancies (Shop, Restaurant, Service Industry, Medical Centre, Fast Food Premises, Commercial Premises and/or

Veterinary Clinic; and

(2) operational work for advertising structures (above awning signs, below awning signs and awning facia signs).

Status: Matter adjourned until 6 October 2021.

#### **DIVISION 3**

#### Cleanaway Solid Waste Pty Ltd v Ipswich City Council

 Register No:
 156
 Appeal Type:
 Applicant Appeal

 Application No:
 4502/2018/MCU
 Property:
 100 Chum Street, New Chum
 Received Date: 14/11/2019

Applicant: Cleanaway Solid Waste Pty Ltd

Appeal Summary: This is an applicant appeal against Council's decision to refuse a development application which sought to extend the life of an existing

landfill facility by increasing the landfill height from the approved RL72 to RL85.

Status: Hearing concluded on the 13 August 2021. Awaiting judgement.

#### Austin BMI Ltd CAN 164 204 308 v Ipswich City Council

 Register No:
 160
 Appeal Type:
 Applicant Appeal

 Application No:
 1149/2018/CA
 Property:
 191 Whitwood Road, New Chum
 Received Date: 23/3/2020

Applicant: Austin BMI Pty Ltd

Appeal Summary: This is an applicant initiated deemed refusal appeal. The development application was for a new construction and demolition (non-

putrescible) landfill facility.

The due date for Council to make a decision was 11 February 2020 and the due date to issue the decision notice to the applicant was 18

February 2020

On 4 February 2020 the applicant refused Council's request to extend the decision making period until 25 February 2020 and subsequently

lodged the deemed refusal appeal before Council was in a position to issue a decision.

Status: Hearing concluded on the 13 August 2021. Awaiting judgement.

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#### **DIVISION 3**

#### Royal Bayside Pty Ltd (ACN 082 137 013) ATF Royal Bayside Unit Trust No.2 v Ipswich City Council

 Register No:
 182
 Appeal Type:
 Applicant Appeal
 Applicant Appeal
 Applicant Appeal
 Appeal No: 1325 of 2021

 Application No:
 7546/2020/MCU
 Property:
 45 Monash Road, Redbank
 Received Date: 1/5/2021

Applicant: Royal Bayside Unit Trust No. 2

Appeal Summary: The is an applicant appeal against the conditions of Council's material change of use for a Service/Trade Use (Warehouse). The applicant is

seeking to remove the conditions that:

(a) require the removal of openings to the north-eastern building elevation that face onto the Brisbane River; and

(b) limits the location of truck unloading/loading and forklift activity between the hours of 10pm and 6am.

Status: Without prejudice discussions occuring. The matter is listed for review on the 20 August 2021.

#### **DIVISION 4**

#### L&P Bachmann Nominees Pty Ltd v Ipswich City Council

Register No:167Appeal Type:Applicant AppealApplicant AppealApplication No:9579/2019/MCUProperty:72-76 Junction Road, KaraleeReceived Date: 8/9/2020

Applicant: Plan A Town Planning Pty Ltd

Appeal Summary: This is an applicant appeal against Council's decision to refuse a development application for Business Use (Excluding Bulky Goods Sales,

Hotel, Produce/Craft Market, Service Station, Shop and predominate use of premises for a skin penetrating activity other than acupuncture) at

72-76 Junction Road, Karalee.

The application was refused primarily on the basis of traffic/access and noise related matters.

Status: Without prejudice discussions ongoing. The matter is listed for review on 20 August 2021.

#### Fabcot Pty Ltd (ACN 002 960 983) v Ipswich City Council

Register No: 177 Appeal Type: Notice of Appeal Appeal Oc. 652 of 2021

Application No: 2992/2008/MAEXT/B Property: 198-238 Fernvale Road, Brassall Received Date: 22/3/2021

Applicant: Fabcot Pty Ltd

Appeal Summary: This is an appeal against a refusal to an extension to the currency period application based on the aspects of the development are in conflict

with the current legislative framework that would apply to the development, if it were a new development. Specifically the State Planning Policy 2017 in relation to MSES – Wildlife Habitat for Koala classed as high value bushland and Schedule 10, Part 10, division 3 of the Planning

Regulation 2017 (core koala habitat areas mapped on the site).

Status: Without prejudice discussions ongoing. The matter is listed for review on 19 August 2021

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# **DIVISION 4**

#### N & S Dental Premises Pty Ltd v Ipswich City Council

Register No:181Appeal Type:Applicant AppealApplication No:6556/2020/MCUProperty:1 Powells Road, YamantoReceived Date: 27/5/2021

Applicant: N & S Dental Premises Pty Ltd

Appeal Summary: This is an applicant appeal against Council's decision to refuse a proposed Material Change of Use - Business Use (Medical Centre - Dental

Clinic). The primary grounds for refusal were that the development was contrary to the assessment benchmarks and planning principles

including the Planning Act 2016 and a number of relevant Ipswich Planning Scheme Codes.

Status: Notice of Discontinuance filed on 6 August 2021. Matter withdrawn.

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Doc ID No: A7499555

ITEM: 10

SUBJECT: INFRASTRUCTURE AND ENVRIONMENT DEPARTMENT CAPTIAL DELIVERY

**REPORT JULY 2021** 

AUTHOR: ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

DATE: 20 AUGUST 2021

#### **EXECUTIVE SUMMARY**

This is a report concerning the performance of the capital delivery by the Infrastructure and Environment Department for the month of July 2021.

The Department delivered a total of \$4.87 million of capital works against a budget of \$5.5 million with the underspend attributed to the timing of receiving invoices for works and the timing of components of the early works being conducted as part of the Springfield Greenbank Arterial duplication project.

This spend reflects the new departmental focus on delivering infrastructure projects throughout the year rather than delivering the majority in the last quarter of the financial year as per previous years.

Overall, the performance has been at high level with the department delivering on its commitment to the community in terms of delivering high quality infrastructure on time and within budget.

#### **RECOMMENDATION/S**

That the report be received and the contents noted.

#### **RELATED PARTIES**

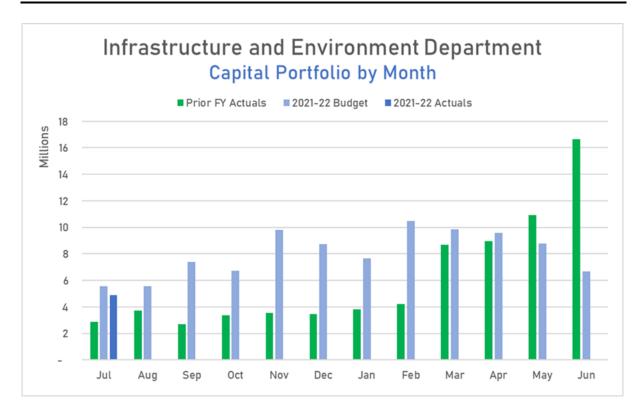
There are no known conflicts of interest in relation to this report.

#### **IFUTURE THEME**

Vibrant and Growing

# **PURPOSE OF REPORT/BACKGROUND**

A very pleasing result for the month of July, with a financial result of \$4.87mil expenditure versus a budget of \$5.55mil.



While there were a number of variances across all Branches within the Department, many of those were due to phasing discrepancies from the time of budget build.

IE Deliverable	MTD (Jul-21)			YTD (Jul-21)				2021-22 Financial Year				
Capital Program	Actuals	Budget	Variance (Budget - Actuals)	Forecast	Variance (Forecast - Actuals)	Actuals	Budget	Variance (Budget - Actuals)	Forecast Remaining FY	Forecast Final Cost (exc 2021-22 impact)	Adopted Budget	Variance (Budget - Forecast)
Asset Rehabilitation	3,097,089	2,961,862	- 135,227	2,934,712	- 162,377	3,097,089	2,961,862	- 135,227	46,806,142	49,903,231	48,609,000	- 1,294,231
Corporate Facilities	109,645	85,459	- 24,186	110,259	614	109,645	85,459	- 24,186	761,841	871,486	902,000	30,514
Local Amenity	13,480	148,441	134,961	306,626	293,146	13,480	148,441	134,961	4,602,796	4,616,276	4,629,000	12,724
Flood Mitigation & Drainage	40,613	3,500	- 37,113	20,500	- 20,113	40,613	3,500	- 37,113	791,971	832,584	513,000	- 319,584
Parks, Sports & Environment	221,595	227,758	6,163	170,512	- 51,083	221,595	227,758	6,163	5,624,794	5,846,388	4,820,000	- 1,026,388
Transport And Traffic	1,268,148	1,983,887	715,739	2,258,233	990,085	1,268,148	1,983,887	715,739	26,518,114	27,786,262	27,515,000	- 271,262
Project Overheads	66,075	-	- 66,075	-	- 66,075	66,075	-	- 66,075	- 66,075	-	-	-
Infrastructure Program	4,816,644	5,410,907	594,263	5,800,842	984,198	4,816,644	5,410,907	594,263	85,039,582	89,856,226	86,988,000	- 2,868,226
Fleet	15,827	-	- 15,827	110,000	94,173	15,827	-	- 15,827	8,206,500	8,222,327	8,311,000	88,673
Waste	34,421	138,620	104,199	138,620	104,199	34,421	138,620	104,199	2,051,863	2,086,284	1,273,000	- 813,284
Others (Specialist Equipment)	3,881	3,000	- 881	3,000	- 881	3,881	3,000	- 881	202,119	206,000	206,000	0
Total	4,870,772	5,552,527	681,755	6,052,462	1,181,690	4,870,772	5,552,527	681,755	95,500,064	100,370,837	96,778,000	- 3,592,837

# Monthly Program Variances Greater than \$100k (Actual vs Budget)

**Asset Rehabilitation** achieved above budget and forecast results as a result of carry-over costs from previous FY and completion of Roseberry Pde pavement reconstruction. This was partially offset by late claim for works on Brisbane Rd that will be costed in August.

The main areas of negative variance within the **Transport & Traffic** Program were related to the phasing of major project works on the Springfield-Greenbank Arterial Road to the amount of approximately -\$1.1mill and late invoicing for two road projects (Brisbane Rd & Springall St) to the value of approximately -\$679k.

**Local Amenity** was below budget predominantly on the back of late receipt of the monthly claim for Springall St. Works are continuing on-site as per plan with the July claim to be included in the August reporting period.

**Fleet** had no budget allocated in July however did forecast the receival of light vehicles to the value of \$110k being carry over from FY21. Due to a processing error this value was not realised within July but will be corrected within the month of August 2021. August forecast has been adjusted accordingly

**Resource Recovery** was under budget and forecast for the month of July.

Domestic bin acquisitions continued in July, albeit slightly under expectation, but in line with customer demand.

Commercial bin acquisitions were below budget and forecast. Orders have been placed with supplier however forecast phasing needs to be reviewed to align with anticipated receival and invoicing of bins.

Compactor refurbishment delayed due to supplier concerns about site visits during COVID lockdown. Anticipated to occur in August.

Overall, the capital program has continued to be delivered effectively across all Branches of IED with no significant variations that are likely to impact full year budget or delivery commitments.

# **Major Projects**

# Springfield Parkway & Springfield-Greenbank Arterial Road Upgrades

Total forecast for July of \$1,643k versus actual of \$424k

The reason for the negative variance is primarily a phasing issue in the construction program. The main change has been the timing of the piling works for the bridge duplication over Opossum Creek. Originally scheduled for mid-July, this is now been scheduled to be undertaken in late August/early September. While important for the overall delivery of the project as a whole, the bridge works are not on critical path for other construction activities.

Relocation of Public Utilities remains on track to be completed before December 2021. Dates are yet to be confirmed from each of the Utilities, however access to site will be available from mid-September which is in line with original expectations. A major milestone for the project was achieved with the release to market of the main construction package. The next major milestone is to have the recommendation for award of contract ready for endorsement for the November round of Council meetings. Meeting this timeline will allow construction works to commence in Jan/Feb 2022.

# Redbank Plains Rd Stage 3

No significant expenditure was forecast for July 2021.

As per above, a significant milestone was achieved for Redbank Plains St 3 by also releasing the construction package to the market.

Similar timing to the above is scheduled, with recommendation to award the contract to be presented at the November round of Council meetings for construction to commence in Jan/Feb 2022.

Early works are set to commence on this project in August. This will entail tree & vegetation removal in advance of Energex relocation of power poles and overhead wiring.

# **Grant Funding**

Of the 18 projects with Grant Funding attached to them (as listed below), there are 13 x projects scheduled for construction works this FY.

# **Grant Projects Funding (includes Multiyear Funding)**

Name	Estimate	Funding	Completion Date
LRCIP Round 2			
Laurel St KR 20	\$663,702	\$241,721	27/08/2021
Mount Crosby Rd FR 21	\$306,058	\$146,439	8/09/2021
South Station Rd LR 20	\$1,029,395	\$296,819	13/12/2021
Trevor St Remedial Works	\$3,214,754	\$1,197,947	30/09/2021
North Station Rd Ret Wall 18	\$3,780,603	\$1,095,654	31/08/2021
URCSP			
Sutton Park Skate 19	\$816,822	\$1,180,450	14/04/2022
PTAIP			
PTAIP BU 21 - Bus Stops x 25	\$604,000	\$302,000*	31/05/2023
CNLGGP			
Eastern Ipswich BW 19	\$1,050,826	\$275,000	4/03/2022
Queen Victoria Pde BW 19	\$864,744	\$174,282	30/06/2023
Blackspot			
Old Logan Rd & Addison Rd TL 19	\$696,340	\$459,220	10/09/2021
Hill St Cyprus St TI 20	\$121,379	\$121,500	17/12/2021
Brisbane Rd Esther St TL 22	\$111,724	\$112,000	30/11/2021
Cemetery Rd Whitehill Rd TL 22	\$125,338	\$126,000	30/11/2021

LERP			
Hardings Paddock L 20	\$418,000	\$340,000	21/02/2022
Fire Station 101	\$284,357	\$58,540	9/08/2021
TIDS			
Redbank Plains Stage 3 RU 17	\$7,415,000	\$705,446	12/07/2023
SEQCSP			
Rosewood RRC Maj Upgrade	\$4,500,000	\$4,500,000	30/03/2024
Riverview RRC Upgrade Stage 1	\$2,170,000	\$2,170,000	30/06/2023

# **Multiyear Funded Grant Projects**

- PTAIP Bus Stops Funding from Translink is currently capped at \$302k, however discussions are underway for potential increase to funding amount
- Redbank Plains Road Upgrade Stage 3
- Rosewood Resource Recovery Centre Major Upgrade
- Riverview Resource Recovery Centre Upgrade Stage 1
- Queen Victoria Pde BW 19

# **Master Schedule Summary**

There are 101 construction projects planned to reach practical completion within the financial year. In month of July 5 of these construction projects reached Practical Completion milestone.

In addition to these 101 projects, there are 11 projects that are planned for start of construction in this financial year and to be completed in following financial years. These projects are planned to start in second half of the financial year.

Finally, there are currently 66 design only projects planned for completion in this financial year, in preparation for construction in future financial years.

# **Master Schedule Delivery Milestones for July**

Milestone	July Baseline	July Actual
Practical Completion	2	5

# Master Schedule Baseline Deliverables for 21-22 FY

Count of Project ID	
BL Deliverables	Total
Design	66
Construction	101
Multiyear Construction	11

# **LEGAL/POLICY BASIS**

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

# **RISK MANAGEMENT IMPLICATIONS**

The Infrastructure and Environment Department has a departmental risk register that includes delivery of the capital program. The leadership team of the department continues to monitor our risk in relation to this and takes mitigation action where necessary.

#### **HUMAN RIGHTS IMPLICATIONS**

#### **HUMAN RIGHTS IMPACTS**

#### **RECEIVE AND NOTE REPORT**

The recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

# FINANCIAL/RESOURCE IMPLICATIONS

The Infrastructure and Environment Department remains on target to meet the 2021-2022 capital budget.

## **COMMUNITY AND OTHER CONSULTATION**

No community consultation was required in relation to this report.

The Stakeholder Management Branch of the Infrastructure and Environment Department engages extensively with the community impacted by our works to ensure that they are informed in advance of works, communicated with during works and ensure that any issues that arise are managed effectively.

#### CONCLUSION

The Infrastructure and Environment Department is committed to delivering high quality infrastructure for the community and has done so successfully for the month of July.

#### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1. Infrastructure and Environment Capital Performance July 2021. 🗓 🖺

Sean Madigan

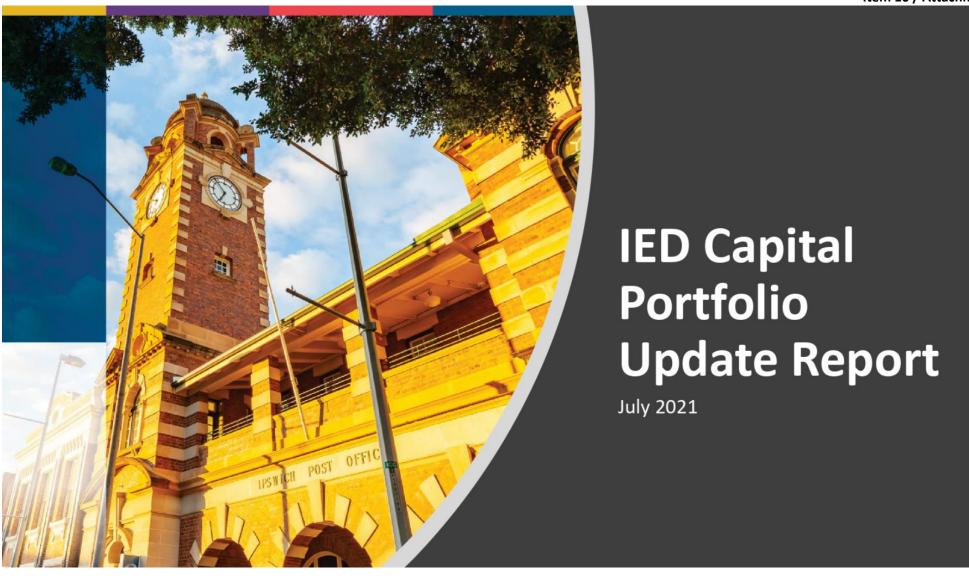
#### **ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT**

I concur with the recommendations contained in this report.

Sean Madigan

**ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT** 

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











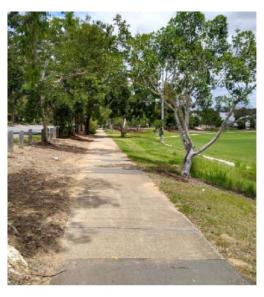
# IED Capital Portfolio Update Report

Stage 1 Springfield Parkway & Springfield Greenbank Arterial, between Centenary Hwy & Eden Station Drive

#### Package 1 - Early Works

- Total forecast for July of \$1,643m versus actual of \$424k
- The reason for the negative variance is primarily a phasing issue in the construction program. The main change has been the timing of the piling works for the bridge duplication over Opossum Creek. Originally scheduled for mid-July, this is now been scheduled to be undertaken in late August/early September
- BMD Contractors have established on site and have completed vegetation clearing and topsoil stripping
- Earthworks and excavation for the rock retaining wall is almost complete
- 3 x 3600mm Culvert inlet cleared and extensions ready to be placed.
   Internal jointing/welding to be resolved
- Some hard rock has been encountered at the base of the rock retaining wall and there has been a number of areas of unsuitable particularly near Opossum Creek underneath the embankment and at the 3 x 3600mm culvert extensions
- Current Completion is November 2021 including EOT for late IFC Drawings submitted







# IED Capital Portfolio Update Report

Stage 2 Springfield, between Springfield Greenbank Arterial & Topaz Road + Springfield Parkway Shared Path Upgrade between Topaz Road and Old Logan Road

- Total forecast for July of \$96k versus actual of \$35k (Design costs)
- Shared Pathway is complete apart from one section where a property acquisition is required to be finalized
- 40% Design reviewed by ICC and with Cardno for incorporation into 80% Design
- 80% design milestone submission approximately 6 weeks to progress Stage 2 design to 80% design milestone (it is anticipated that obtaining UU & APA approval on relocation designs will be critical path to this milestone submission) and aiming for August completion
- Amendment to the roadworks and drainage design will be required to minimize the extent of relocation required when the design is advanced to 80% complete and this design is underway







# IED Capital Portfolio Update Report

# Sealed Road Rehab Program (Reseals & AC Overlays)

- Total Approved Budget \$19.84m
- Total forecast for July of \$968k versus actual of \$1.32m
- Carry Over works from 20-21 FY is progressing in Area 1 & 3 with Coopers Road being awarded and Area 1 has commenced "preparation works with pavement failure works and pothole patching
- 21-22 FY works are progressing with scoping continuing, preparation works commenced in Area 2 and procurement already underway
- Reseal spraying is on track to commence in September through to end of April







# IED Capital Portfolio Update Report

# Redbank Plains Rd Stage 3 RU 17

- Total forecast for July of \$140k versus actual of \$431k
- Extra expenditure incurred in relation to service relocations
- Works to extend Jansen Street through to Johnson Street are complete
- Early works on existing service road and Telstra service relocations have commenced
- Tender for procurement of Principal Contractor is expected to be released by August 2021, with announcement of preferred Contractor scheduled for December 2021
- Road construction is scheduled to commence in the first quarter of 2022







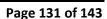
# IED Capital Portfolio Update Report

# Redbank Plains Rec Reserve . Playground Stage 2 (W4Q Grant)

- Total 20-21 FY completed costs of \$1.91m vs Budget of \$1.88m
- Construction was completed for the new toddler play area, extension of the existing car park and installation of a new amenities block within the Redbank Plains Recreation Reserve
- The completed works will be a huge benefit to residents and the local community

# Trevor St (LRCI 2 Grant)

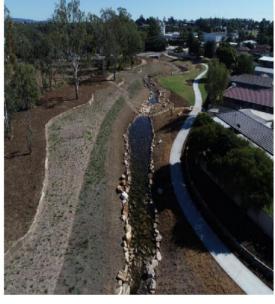
- Total forecast for July of \$814k versus actual of \$697k
- Works are continuing with the removal of the existing rock boulder retainer wall, installation of new kerb and channel and associated road infrastructure
- The existing rock boulder retainer wall is being removed as part of the project scope
- Completion of works is currently scheduled for mid-September.











# IED Capital Portfolio Update Report

#### Challinor Street DR 20

- Final Forecast Cost of \$1.225m versus actual of \$1.515m
- The project reached practical completion in early July
- It was delivered by external contract due to the scope complexity and depth of drainage trenches required
- The project scope saw new upsized drainage systems redirected along Challinor and Cribb Streets.
- The existing stormwater system through the properties was redesigned to capture roof water drainage only.

# Small Creek Stage 3 (URCSP Grant)

- Final Forecast Cost of \$1.099m versus actual of \$1.299m
- Works to naturalise Stage 3 of Small Creek have been completed
- Works were located within the drainage easement between Briggs Road and Poplar Street, the length of the project was approximately 320 lineal metres
- · Works were delayed at times due to wet weather









# IED Capital Portfolio Update Report

#### South Station Rd

- Works to rehabilitate the existing pavement and replacement of some sections of kerb and channel between Rodney and Auld Streets has been completed
- The road was closed during the construction period for safety and time effectiveness aspects and traffic was diverted around Grange Road
- The completed works have been received well by the local residents.

# North Station Rd Retainer Wall 18

- Works on rebuilding the existing 170m long crib wall along the Bremer River adjacent Beth and Winifred Streets is complete
- The scope included replacement of a section of the existing kerb and channel and additional stormwater drainage to minimise the risk of further surface water ingress. Works are scheduled for completion at the end of August.









# IED Capital Portfolio Update Report

# Bremer St FP 19 (LRCI 2 Grant)

- Works have been completed on the shared footpath / bikeway from the River walk through to the Bell Street roundabout
- Works included the installation of new coloured concrete pathway, retainer wall, guardrail and landscaping
- The completed pathway provides connectivity for pedestrians and cyclists to No 1 Nicholas Street.

#### Denmark Hill UG 19

- Works on installation of the pedestrian bridge are continuing with the bridge girders in place, decking being installed and fill to the abutments being placed
- Design for the pathways and other items is scheduled to be completed late July









# IED Capital Portfolio Update Report

# Cobalt St TL 18 (Blackspot)

- Works have been completed on the upgrade to the intersection with Johnston Street which included the installation of traffic signals, rehabilitation of the existing pavement, asphalt surfacing and line marking
- The project was funded under the TMR Blackspot Program due to the previous safety issues identified with the intersection.

#### LGGSP BU 19

- Works on construction of bus stops have been completed for the sites that were possible from last FY
- There were four sites not commenced due to watermain relocations required and one site due to a property acquisition not finalised
- These sites have been resubmitted under the PTAIP Bus Stop Program with TMR for the 21/22 FY

Doc ID No: A7498990

ITEM: 11

SUBJECT: WASTE AND CIRCULAR ECONOMY TRANSFORMATION DIRECTIVE - UPDATE 4

AUTHOR: WASTE AND CIRCULAR ECONOMY TRANSFORMATION MANAGER

DATE: 20 AUGUST 2021

#### **EXECUTIVE SUMMARY**

This is a report concerning an update on the implementation of the Waste and Circular Economy Transformation Directive.

# **RECOMMENDATION/S**

That the report be received and the contents noted.

# **RELATED PARTIES**

There are no specific related parties in respect to this report.

#### **IFUTURE THEME**

A Trusted and Leading Organisation

# **PURPOSE OF REPORT/BACKGROUND**

On 3 December 2020, Council resolved to adopt the 'Waste and Circular Economy Transformation Directive' (the Directive) which prioritises the protection of the health and wellbeing of our community and environment, liveability of our city, and future vibrancy of our economy.

A detailed project management plan is in train to assist in the execution of the Directive. This involves multiple projects across a range of branches and external parties. Attachment 1 is a summary of immediate past priorities and future actions proposed in order to address the Directive as well as the Strategy and Implementation Plan.

There are specific components of the directive that are planned for upcoming Councillor workshops, and it is expected that subsequent updates will address these aspects.

Attachment 1 is an update to the work on the program to date for the information of the Council.

# **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions: *Not Applicable* 

#### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management issues associated with this recommendation.

# **HUMAN RIGHTS IMPLICATIONS**

#### **HUMAN RIGHTS IMPACTS**

#### RECEIVE AND NOTE REPORT

The recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

# FINANCIAL/RESOURCE IMPLICATIONS

There are no budget or resourcing implications associated with this report. There are financial and resourcing implications associated with the implementation of the Directive. These will be considered as part of any implementation plans.

# **COMMUNITY AND OTHER CONSULTATION**

No consultation has been undertaken or required for this report.

#### **CONCLUSION**

The internal program of work, alongside the establishment of a joint taskforce with the Queensland Government, will begin to enable Council to more cohesively address the myriad of complex waste industry and management challenges and opportunities faced by the city today and in the future.

Current priority work is underway in respect to:

- the Joint Task Force;
- the Waste Code of Practice; and
- Stakeholder Engagement.

Further updates will be provided to the Council.

# ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1. Waste and Circular Economy Transformation Directive Update 4 🗓 🖺

**Brett Davey** 

#### WASTE AND CIRCULAR ECONOMY TRANSFORMATION MANAGER

I concur with the recommendations contained in this report.

Peter Tabulo

**GENERAL MANAGER, PLANNING AND REGULATORY SERVICES** 

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

# Waste Principles - High Level Strategy and Implementation Plan

	Principle	Policy		Actions		Current Actions	Next focus
Principle	Description (5-year	Lever / Action	Scope		Previous Reporting Period		
Fillicipie	corporate plan	Action	Соре				
	commitments)						
Establish a Waste Code of Practice	To achieve better outcomes for our community, we will guide best practice among waste producers and operators by creating and implementing an Ipswich Waste Code of Practice in partnership with key stakeholders.	Waste Code of Practice ICC Compliance Activity	Prepare a Waste Code of Practice which conveys the expectations of our community to guide both the operations and improvements of existing facilities and the development of new facilities such that impacts on our community are managed.	Prepare a Waste Code Engage Industry and community for comment Adopt Code of Practice Seek buy in from industry Pursue with compliance program	Draft content for discussion with WRIAQ  Finalise internal feedback for compliance discussion paper.  Continue to pursue selfaudit letters and existing compliance activity.	Waste Code of Practice Workshop cancelled owing to COVID Restrictions. Alternative shorter workshop held via MS Teams.  Compliance discussion paper to be converted to informing paper for input from Joint Task Force action plan.  Response to self-audit letters are being received, next round of letters to be prepared. Some reflection on content of correspondence and request to get a better response.	New date to be arranged for Code of Practice Worksop.  Joint Task Force action plan implementation internally.
Drive Industry Best Practice	We will create and adopt a diverse range of policies and measures which we will use to: advocate for other levels of Government to deliver legislative reform, drive industry transformation, and guide lpswich City Council to deliver best practice waste management services on behalf of our community.	Joint Waste Task Force with DES  Prepare instrument s to guide lobbying for governmen t reform  New Planning Scheme  Waste Levy  Waste Strategic Planning	Prepare a range of policy responses with identified areas of responsibility (including State Government) to address the issues being experienced by our community.  We can also consider our own contribution to industry best practice, including the ability to influence the industry through our own waste operations and contracts.	Undertake review of best practice opportunities  Undertake a review of opportunities to incentivise best practice	TOR and Joint Task Force  Policy responses and options are being collated with input from State Government to inform Joint Task Force.	Meeting 1 and 2 of Joint waste task force has occurred. Meetings have been successful.  An action plan is adopted to guide the activities of the Joint task Force. This action plan is to be used for inform work within ICC to contribute to the intended outcomes	Joint Task Force action plan implementation internally.
Strong Compliance Culture	We will use the full power of Council's policy and legal instruments to drive	Joint Waste Task Force with DES Prepare instrument	compliance and enforcement regime including cooperation with the State Government to better manage the impacts of the waste industry being	Identify all current uses to undertake a self-assessment and invite them to voluntarily self-scrutinise  Engage with DES (Waste Levy	TOR and Joint Task Force  Continue regular meetings with DES	Meetings 1 and 2 of Joint waste task force have occurred. Meetings have been successful.  Regular meetings with DES have continued to occur to coordinate both understanding and compliance efforts.	Joint Task Force action plan implementation internally.  Continue regular meetings with DES  Continue current compliance activity
	performance	s to guide	experienced by our community.	and ERA Compliance)			including Self-Audit letters.

	improvements of waste management operations within our communities. We will monitor and enforce approval conditions with greater diligence and we will hold the State Government to account to take greater action on matters for which it is responsible.	lobbying for governmen t reform New Planning Scheme	Advocate for the state government to invest in compliance and enforcement of environmental standards as the primary responsible agency.	Implement a compliance audit or series of  identify risks and opportunities and un-enforceable/absent EA conditions.  Negotiate investigation plans and communicate EA amendments where applicable with DES.  Implement a compliance maintenance regime  Review opportunities to utilise waste contracts to drive industry behaviour.	Continue current compliance activity including Self-Audit letters.	The odour abatement task force has provided an update on their activities to the Council.	
Strategic and Sequenced Remediation	We will advocate for and seek to ensure the orderly sequencing and proper remediation of mining voids and end-of-life sites across the Ipswich local government area, and seek for a range of alternate remediation options to be considered. Strategic sequencing will be based on infrastructure, topographical, environmental and social opportunities and constraints. We will proactively seek appropriate investment and funding to ensure community benefits are realised from	Joint Waste Task Force with DES  Prepare instrument s to guide lobbying for governmen t reform	Determine Council's planning instruments and other mechanisms to facilitate sequenced remediation  There is a legacy of former landfills, former mining voids and a range of other sites which are likely to require management and remediation to minimise impacts on our community and to prevent a potential legacy into the future. This will require significant investment from the State Government who is principally responsible for issues associated with the mining of minerals and environmental standards associated with waste facility closure and post closure care.	Identify the extent of voids that are currently existing and do not have a valid approval to undertake a landfill  Contact landowners to identify plans and any opportunities  Understand obligations from Mining Leases and Plans of Operation  With agreement from landowners, seek an open tender of potential solutions for the remediation or stabilisation and beneficial use.	TOR and Joint Task Force	Meetings 1 and 2 of Joint waste task force have occurred. Meetings have been successful.  Regular meetings with DES have continued to occur to coordinate both understanding and compliance efforts.	Joint Task Force action plan implementation internally.

	site						
	remediation.						
Protect Our Residential Amenity	We will actively discourage new waste industry developments in close proximity to residential areas where it is clear the development impacts will not be manageable onsite and will negatively detract from amenity. At the same time we will discourage residential encroachment in close proximity to areas designated for future industrial development.	Prepare instrument s to guide lobbying for governmen t reform  New Planning Scheme	Develop more extensive planning controls to be incorporated into our new planning scheme to address both amenity and reverse amenity impacts associated with growth of residential areas and industrial areas.	Undertake targeted stakeholder engagement to:  Reinforce the importance of reporting issues to the pollution hotline Reinforce to the industry and operators regarding the potential impacts that the industry are having on residents  Engage with DES on overall strategy with pollution hotline (as well as compliance program as noted above)  Engage with State Planner on the position of the State Government on Planning for Waste.	Stakeholder Engagement Plan as a priority.  New Ipswich Planning Scheme  Temporary Local Planning Instruments	A draft stakeholder engagement plan is to be presented to the Councillors for workshopping in September.  An internal workshop has been held with Councillors to commence scoping of the policy position on the new Ipswich Planning Scheme.  Planning for the implementation of new Temporary Local Planning Instruments is under way. A report included in this agenda is a resolution for Council to prepare new TLPI's in the October Round.	Workshopping of Stakeholder Engagement Plan  Continue work on policy position for the new Ipswich Planning Scheme.  Continue work on new TLPI's.
Partnering and Collaboratio n	We will lead and work collaboratively with all levels of government and SEQ Councils to transform the region's	Task Force with DES Prepare instrument s to guide lobbying for governmen t reform	The challenge of waste management is not ours alone to address. As time goes on, more and more landfills in SEQ will reach capacity. It is critical that in order to protect our community and the interests of our community, we both plan for our ongoing waste needs (see below) and the needs of the region. Improvements to the waste management practices of the community requires cooperation from all levels of government, and does not stop at local government boundaries.  Develop an engagement protocol to work with government and industry around the end markets and product stewardship.	Establish joint waste task force (ICC / DES)  Educate our community (Stakeholder Engagement Plan) on our contribution to the problem and the benefits of us improving our behaviours locally  Engage with the community on waste reduction targets for Ipswich City Council Residents  Implement engagement strategy to achieve target  Form a circular economy strategy group of council and industry stakeholders to explore the economic opportunities for Ipswich	TOR and Joint Task Force	Meetings 1 and 2 of Joint waste task force have occurred. Meetings have been successful.  Have met twice with WRIAQ to progress relationship and to collaborate on a Waste TOR. WCETM currently drafting content to continue collaboration.	Joint Task Force action plan implementation internally  Waste Code of Practice workshop in planning.
Lead by Example	We will investigate and progressively adopt relevant best practice	Joint Waste Task Force with DES	Adopt best practice and proven technology in Council's waste management operations (includes procurement).	Use market power where available to drive higher standards (Ipswich requires regional collaboration in some	Resource Recovery Strategy adoption.  Consider a Sustainability Policy and Sustainable	RRS adopted. FOGO campaign has commenced.  Recycled Pavement Standards adopted and publicised.	Sustainability Strategy is to be the subject of a separate Councillor Workshop.

waste collection and instrument and instrument solutions; and we will provide clear market signals and explicit benchmarks so Waste  Prepare circumstances to achieve best results)  Procurement implementation plan.  Procurement implementation plan.  Procurement implementation plan.	
best-practice commercial commercial operators will invest in Ipswich with confidence.  Encourage neighbouring local authorities and other major generators to set similar high standards in their contracts  Encourage and incentivise our waste contractors to be compliant and adopt best practice.	
Leverage We will seek to Prepare Consider best practice and Review opportunities for the A review of the waste levy This matter is continuing: A review of the waste levy Joint Task Force action	n plan
Waste influence State instrument emerging technology in use of the Waste Levy in policy framework has been policy framework has been instrument emerging technology in use of the Waste Levy in policy framework has been policy f	
Industry and s to guide Council's strategic planning for improving our practices. completed. A paper is to be be presented to the Councillors along with a Briefing	
Opportunitie         Commonwealth         lobbying         waste.         Sustainability Strategy	/ Workshop.
s waste for Opportunity for Council to along with a Briefing Session constraints.	ambabia m Dia m
management governmen Work with DES to proportionally maximise opportunities for on these strategic policies and t reform allocate the waste levy and State and Federal funding to opportunities and	entation Plan.
strategies and other funding to deliver on incentivise the market and best constraints.	
we will align our Waste waste management best practice	
current and Strategic practices and waste and TOR and Joint Task Force Meetings 1 and 2 of Joint waste task force have	
future waste Planning recycling industry opportunities Leveraging funding to deliver occurred. Meetings have been successful.	
management in Ipswich. waste and recycling industry	
activities and Waste Levy opportunities in accordance Consider a Sustainability Sustainability Sustainability Sustainability Sustainability Councillor Workshop	
attract funding with the Waste Management Policy and Sustainable Councillor Workshop.  so we can Procurement	
leverage Strategy. implementation plan.	
industry	
development	
opportunities.  Create a We will be a legal to the west of the wes	n nlan
Create a We will Joint Waste Investment in Ipswich to better Joint Waste Investment in Ipswich to advocate for fair Task Force address the issues being use of the Waste Levy in Policy framework has been policy framework has been policy framework has been completed. A paper is to	
return for and equitable with DES experienced from the waste improving our practices.  return for and equitable with DES experienced from the waste improving our practices.  completed. A paper is to be be presented to the Councillors along with a Briefing	lariy
Ipswich       compensation,       industry including but not       presented to the Councillors       Session on these strategic opportunities and       Waste Levy Policy France	mework paper and
investment and Prepare limited to traffic and amenity. Review the differential rate to along with a Briefing Session constraints. a separate Councillor by	briefing session.
benefits instrument reflect the estimate of the on these strategic	
proportionate s to guide Determine opportunities and to the waste lobbying mechanisms to achieve the determine opportunities and to the waste lobbying mechanisms to achieve the determine opportunities and to the waste lobbying mechanisms to achieve the determine opportunities and to the waste lobbying mechanisms to achieve the determine opportunities and to the waste lobbying mechanisms to achieve the determine opportunities and to opportunities	
to the waste lobbying mechanisms to achieve the volumes for principle. activities in managing the large constraints. occurred. Meetings have been successful.	
processed in governmen its jurisdiction (e.g. transport,	
Ipswich from t reform infrastructure, enforcement	
both industry costs, environmental activities	
and other levels Waste Levy and long term impacts).	
of government.	
Plan for the Through policy Prepare Develop strategic plans for our Focus of the Joint Task Force Policy Framework Paper This matter is continuing: A review of the waste levy Waste Levy Policy Framework Paper	mework paper and
Waste Levy Tolley Trainer of Continuing. A Teview of the Waste Levy Tolley Trainer of the Waste Lev	
Future intervention instrument waste needs into the future, policy framework has been completed. A paper is to a separate Councillor by	briefing session.
	briefing session.
Future intervention instrument waste needs into the future, policy framework has been completed. A paper is to a separate Councillor by	n plan

that all landfill	governmen		long-term management of		
and waste	t reform	A Strategic plan for sites which	former landfill sites.	Meetings 1 and 2 of Joint waste task force have	
processing sites		are a legacy for Ipswich,	Torriter fariatilit sites.	occurred. Meetings have been successful.	
once they are	Waste	including but not limited to	Further investigation into	occurred. Meetings have been successful.	
				Regular mostings with DEC compliance team have	
closed, do not	Strategic	legacy waste sites, voids from	alternate uses of mining voids.	Regular meetings with DES compliance team have	
leave a negativ	e Planning	mining of minerals and other	DEC/DAIDMAN with ICC	been established and are occurring.	
legacy impact		materials and plans for ongoing	DES/DNRM to engage with ICC		
on the city or	Waste Levy	rehabilitation / management of	around long-term outcomes for	The void mapping and tenure exercise has not yet	
our residents.		legacy sites. This includes sites	mining sites and voids.	been completed.	
		owned by Council as well as			
		those that may be privately	Review of EA conditions specific		
		owned.	to post closure conditions such		
			as rehabilitation plans,		
			engineering closure plans, after		
		Develop a plan / have a clear	use options, performance		
		understanding of future uses of	controls and ongoing		
		landfill sites so they are	monitoring of gas and		
		remediated for fit for purpose	groundwater to be undertaken		
		use that benefits the	under short term planning.		
		community.			
			Seek Federal and State		
			Governments support for zones,		
			compliance and monitoring.		
			Promote planning between the		
			Statement Government, ICC		
			and industry operators over the		
			longer-term use of abandoned		
			mining/completed landfill sites		