

Ipswich

AGENDA

COUNCIL MEETING

Thursday, 23 February 2023 at 9.00 am

Council Chambers, Level 8 1 Nicholas Street, Ipswich

SONIA COOPER
Chief Executive Officer

BUSINESS

1.	OPEN	ING OF MEETING:		
2.	WELC	OME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY:		
3.	<u>OPEN</u>	ING PRAYER:		
	Pasto	r Peter Clarke – Beacon Community Baptist Church		
4.	APOL	OGIES AND LEAVE OF ABSENCE:		
5.	COND	CONDOLENCES:		
6.	TRIBU	TRIBUTES:		
7.	PRESE	PRESENTATION OF PETITIONS:		
8.	PRESE	ENTATIONS AND DEPUTATIONS:		
9.	PUBLIC PARTICIPATION:			
10.	MATTERS OF PUBLIC INTEREST:			
11.	DECLA	ARATIONS OF INTEREST IN MATTERS ON THE AGENDA:		
12.	CONF	IRMATION OF MINUTES:		
	12.1.	Ipswich City Council - Minutes of Meeting of 19 January 20235		
		Minutes Attachment 1 - Condolence - Mr John Whitehead - Condolence Motions - Council Ordinary Meeting 19 January 202316		
13.	MAYO	DRAL MINUTE:		
14.		IESS OUTSTANDING – INCLUDING CONDUCT MATTERS AND MATTERS LYING HE TABLE TO BE DEALT WITH:		
	14.1	Development Application (17522/2021/PDA) Recommendation - Proposed Community Use (Child Care Centre) at 7001 Grampian Drive, Deebing Heights		
	BUSIN	IESS OUTSTANDING – CONDUCT MATTERS:		
	14.2	Suspected Inappropriate Conduct of a Councillor		
15.	RECE	PTION AND CONSIDERATION OF COMMITTEE REPORTS:		
	15.1	Report of Growth Infrastructure and Waste Committee No. 2023(01) of 9 February 2023		

		Minutes Attachment 1 - Response to Petition: Request for Sound Barrier - Redbank Motorway Industrial Estate - Comments from residents in relation to Item 1	183
		Minutes Attachment 2 - Response to Petition: Request for Sound Barrier - Redbank Motorway Industrial Estate - Addendum to comments from residents in relation to Item 1	184
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	15.3	Report of Economic and Industry Development Committee No. 2023(01) of 9 February 2023	
	15.4	Report of Environment and Sustainability Committee No. 2023(01) of 9 February 2023	
	15.5	Report of Community, Culture, Arts and Sport Committee No. 2023(01) of 9 February 2023	
	15.6	Report of Ipswich Central Redevelopment Committee No. 2023(01) of 9 February 2023	
16.	OFFIC	ERS' REPORTS:	
	16.1 16.2	CEO Organisational Performance Report for January 2023 Procurement: Oracle Licences for iVolve	
	16.3	Monthly Financial Performance Report - January 2023	
17.	NOTIO	CES OF MOTION:	
18.	QUES	TIONS ON NOTICE:	

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UNCONFIRMED MINUTES OF COUNCIL ORDINARY MEETING

19 JANUARY 2023

Held in the Council Chambers, Administration Building 1 Nicholas Street, Ipswich

The meeting commenced at 9.00 am

ATTENDANCE AT COMMENCEMENT

Mayor Teresa Harding (Chairperson); Councillors Jacob Madsen, Sheila Ireland, Paul Tully, Andrew Fechner, Russell Milligan and

Nicole Jonic

ACKNOWLEDGEMENT OF COUNTRY

Mayor Teresa Harding

OPENING PRAYER

Pastor Roelof Buitendag – Ipswich Lutheran Church

At 9.02 am Deputy Mayor Jacob Madsen arrived at the meeting.

APOLOGIES AND LEAVE OF ABSENCE

Councillors Marnie Doyle and Kate Kunzelmann

LEAVE OF ABSENCE

Moved by Mayor Teresa Harding: Seconded by Councillor Paul Tully:

That a leave of absence be granted for Councillor Marnie Doyle.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen Ireland Tully Fechner Milligan Jonic

The motion was put and carried.

LEAVE OF ABSENCE

Moved by Mayor Teresa Harding:

Seconded by Councillor Russell Milligan:

That a leave of absence be granted for Councillor Kate Kunzelmann.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen Ireland Tully Fechner Milligan Jonic

The motion was put and carried.

5. CONDOLENCES

ACKNOWLEDGEMENT

Mayor Teresa Harding acknowledged Kate Mandala's Augustine Heights family and thanked the Queensland Police, SES and the hundreds of local volunteers from around the area who searched tirelessly for Kate since her disappearance on 30 December 2022.

On behalf of the City of Ipswich, Mayor Harding conveyed thoughts and prayers for Kate's family.

CONDOLENCE MOTION

MR JOHN WHITEHEAD Moved by Mayor Teresa Harding:

That Council convey condolences, on behalf of the citizens of the City of Ipswich, to the family of the late Mr John Whitehead who passed away on 6 January 2023.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen Ireland Tully Fechner Milligan Jonic

The motion was put and carried.

CONDOLENCE MOTION

MR GRAHAM NEVILLE BROOM

Moved by Mayor Teresa Harding:

That Council convey condolences, on behalf of the citizens of the City of Ipswich, to the family of the late Mr Graham Broom who passed away on 4 January 2023.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen Ireland Tully Fechner Milligan Jonic

The motion was put and carried.

Attachments

 Condolence Motions - Council Ordinary Meeting 19 January 2023

6. TRIBUTES

Nil

7. PRESENTATION OF PETITIONS

7.1 PETITION - BUILD A PLAYGROUND IN WOODEND, IPSWICH

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

That the petition be received and referred to the relevant council officer for investigation and a report back to an Ordinary Council meeting.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen Ireland Tully Fechner Milligan Jonic

The motion was put and carried.

8. PRESENTATIONS
AND DEPUTATIONS

Nil

9. PUBLIC PARTICIPATION

Nil

10. MATTERS OF PUBLIC INTEREST

Nil

11. DECLARATIONS
OF INTEREST IN
MATTERS ON THE
AGENDA

Nil

12. CONFIRMATION OF MINUTES

12.1
CONFIRMATION OF
MINUTES OF
ORDINARY MEETING

Moved by Mayor Teresa Harding: Seconded by Councillor Russell Milligan:

That the Minutes of the Ordinary Meeting held on 8 December 2022 be confirmed.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen Ireland Tully Fechner Milligan Jonic

The motion was put and carried.

13. MAYORAL MINUTE

Nil

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

14.1
DELEGATION TO THE
GROWTH
INFRASTRUCTURE
AND WASTE
COMMITTEE

Moved by Councillor Paul Tully: Seconded by Mayor Teresa Harding:

- A. That in accordance with Section 257 (1)(c) of the *Local Government Act 2009*, the Growth, Infrastructure and Waste Committee be delegated power to make decisions on behalf of Council for decisions made under the *Economic Development Act 2012*.
- B. That the Terms of Reference for Standing Committees be amended to reflect the additional delegation.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen Ireland Tully Fechner Milligan Jonic

The motion was put and carried.

15. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS

Nil

16. OFFICERS' REPORTS

16.1
CEO
ORGANISATIONAL
PERFORMANCE
REPORT FOR
NOVEMBER &
DECEMBER 2022

Moved by Mayor Teresa Harding: Seconded by Councillor Russell Milligan:

That the Chief Executive Officer Organisational Performance Report for the months of November and December 2022 be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen Ireland Tully Fechner Milligan Jonic

The motion was put and carried.

16.2
DISPOSAL OF
COUNCIL FREEHOLD
LAND - ACCESS
RESTRICTION STRIP
LOCATED AT LOT 236
HARTOG STREET,
BARELLAN POINT

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

- A. That Council declare that part of the Access Restriction Strip located at Lot 236 Hartog Street, Barellan Point, described as Lot 236 on RP122570, surplus to Council requirements and available for disposal for road purpose.
- 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)(b)(i) of the Regulation apply to the disposal of part of the Access Restriction Strip located at Lot 236 Hartog Street, Barellan Point, described as Lot 236 on RP122570, to the State of Queensland (represented by the Department of Resources (DoR)).
- C. That Council resolve under section 257(1)(b) of the Local Government Act 2009 to delegate the power to the Chief Executive Officer, to be authorised to negotiate and finalise the terms of disposal of the Access Restriction Strip described in Recommendation B for road purpose.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil
Madsen

Tully Fechner Milligan Jonic

Ireland

The motion was put and carried.

16.3
DISPOSAL OF
COUNCIL FREEHOLD
LAND - ACCESS

RESTRICTION STRIP LOCATED AT LOT 504 BERRIGAN STREET, REDBANK PLAINS

- A. That Council declare that the Access Restriction Strip located at Lot 504 Berrigan Street, Redbank Plains, described as Lot 504 on RP144075, is surplus to Council requirements and available for disposal for road purpose.
- 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)(b)(i) of the Regulation apply to the disposal of the Access Restriction Strip located at Lot 504 Berrigan Street, Redbank Plains, described as Lot 504 on RP144075, to the State of Queensland (represented by the Department of Resources ('DoR')).
- C. That Council resolve under section 257(1)(b) of the Local Government Act 2009 to delegate the power to the Chief Executive Officer, to be authorised to negotiate and finalise the terms of disposal of the Access Restriction Strip described in Recommendation B for road purpose.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen Ireland Tully Fechner Milligan Jonic

The motion was put and carried.

16.4
DISPOSAL OF
COUNCIL FREEHOLD
LAND - ACCESS
RESTRICTION STRIP
LOCATED AT 49
CONWAY STREET,
RIVERVIEW

- A. That Council declare the Access Restriction Strip located at 49 Conway Street, Riverview, described as Lot 159 on RP151219, surplus to Council requirements and available for disposal for road purposes.
- 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)(b)(i) of the Regulation applies to the disposal of the Access Restriction Strip located at 49 Conway Street,

Riverview, described as Lot 159 on RP151219, to the State of Queensland (represented by the Department of Resources (DoR)).

2023

C. That Council resolve under section 257(1)(b) of the Local Government Act 2009 to delegate the power to the Chief Executive Officer, to be authorised to negotiate and finalise the terms of disposal of the Access Restriction Strip described in Recommendation B for road purposes.

AFFIRMATIVE NEGATIVE Councillors: Councillors: Harding Nil

Madsen Ireland Tully Fechner Milligan Jonic

The motion was put and carried.

16.5 PROCUREMENT -**GEORGE ALDER TENNIS CENTRE**

- Α. That pursuant to section 228 of the Local Government Regulation 2012 (Regulation), Council as Trustee for the State of Queensland award Tender number 15540 for the disposal of leasehold interest in land at 9 Ernest Street, Leichhardt QLD 4305 more particularly described as Lease B in Lot 608 on CC2189 on SP248764 to Baseline Tennis Coaching Pty Ltd, as trustee for The **Gore Family Trust, trading as Baseline Tennis Coaching** (ACN 614 622 703) (Trustee Lessee).
- В. That Council enter into a trustee lease with Baseline Tennis Coaching Pty Ltd, as trustee for The Gore Family Trust, trading as Baseline Tennis Coaching (ACN 614 622 703):
 - (i) at a commencing monthly rent of \$1,460.00 excluding GST, payable to Council, and
 - for a term of sixty (60) months, with no options (ii) for extension.
- C. That pursuant to section 64(1) and 64(2) of the Land Act 1994, Ministerial approval has been dispensed with (as

per Attachment 1 of this report); and the recreational tennis facility and associated administration purpose of the trustee lease is consistent with the purpose of the trust land.

D. 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, in order to implement Council's decision.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen Ireland Tully Fechner Milligan Jonic

The motion was put and carried.

16.6
PROCUREMENT RECOMMENDATION
TO AWARD NEW
MODULAR
CLUBHOUSES FOR
IRONBARK PARK AND
JIM DONALD
PARKLANDS

- A. That pursuant to Section 228 of the *Local Government*Regulation 2012 (Regulation), Council award Tenders:
 - a. 18961 Design & Construct of Modular Clubhouse at Ironbark Park to Ausco Modular Pty Ltd; and
 - b. 19728 Design & Construct of Modular Clubhouse at Jim Donald Parklands to H&G Contractors Pty Ltd.
- B. That Council enter into a contractual arrangement for:
 - a. 18961 Design & Construct of Modular Clubhouse at Ironbark Park with Ausco Modular Pty Ltd for an approximate purchase price of \$1,993,423.30 (excluding GST); and
 - b. 19728 Design & Construct of Modular Clubhouse at Jim Donald Parklands with H&G Contractors Pty Ltd for an approximate purchase price of \$2,409,007.58 (excluding GST).

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, in order to implement Council's decision.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen Ireland Tully Fechner Milligan Jonic

The motion was put and carried.

16.7
PROCUREMENT CONTRACT 18178
GEOGRAPHIC
INFORMATION
SYSTEM (GIS)
ENTERPRISE SPATIAL
SOLUTION

Moved by Mayor Teresa Harding: Seconded by Councillor Nicole Jonic:

- A. That pursuant to Section 230(1)(b) of the Local Government Regulation 2012 (Regulation), Council resolve to adopt the amended Tender Consideration Plan number 18178 that was prepared for the provision of a Geographic Information System (GIS) Enterprise Spatial Solution (including acquisition, implementation, and ongoing licencing, support, maintenance, upgrade and other related ancillary items) as detailed in the report by the Contracts Officer ICT dated 4 January 2023.
- B. That in accordance with the amended Tender Consideration Plan, Council enter into a contractual arrangement with Esri Australia Pty Ltd at an approximate purchase price of \$9,100,000.00 + GST over the entire term, being a total term consisting of an Implementation period, plus an initial term of three (3) years, with options for extension at the discretion of Council (as purchaser), of an additional six (6) x one (1) year terms.
- 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, in order to implement Council's decision.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen Ireland Tully Fechner Milligan Jonic

The motion was put and carried.

16.8 MONTHLY FINANCIAL PERFORMANCE REPORT - NOVEMBER AND DECEMBER 2022 Moved by Mayor Teresa Harding: Seconded by Councillor Andrew Fechner:

> That the report on Council's financial performance for the periods ending 30 November 2022 and 31 December 2022, submitted in accordance with section 204 of the *Local Government Regulation 2012*, be considered and noted by Council.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen Ireland Tully Fechner Milligan Jonic

The motion was put and carried.

17. NOTICES OF MOTION

Nil

18. QUESTIONS ON NOTICE

Nil

MEETING CLOSED The meeting closed at 9.33 am

"These minutes are subject to confirmation at the next scheduled Council Ordinary Meeting"

Doc ID No: A8658095

ITEM: 14.1

DEVELOPMENT APPLICATION (17522/2021/PDA) RECOMMENDATION -SUBJECT:

PROPOSED COMMUNITY USE (CHILD CARE CENTRE) AT 7001 GRAMPIAN DRIVE,

DEEBING HEIGHTS

AUTHOR: SENIOR PLANNER (DEVELOPMENT)

DATE: **10 FEBRUARY 2023**

EXECUTIVE SUMMARY

This is a report concerning a development application seeking a Material Change of Use approval for a Community Use (Child Care Centre) over land at 7001 Grampian Drive, Deebing Heights. Specifically, this report is a follow up to a report presented to the Growth Infrastructure and Waste Committee (GIWC) meeting held on 13 October 2022 (Attachment 1) and details the steps that have been taken since that meeting including the outcome of the Council recommendations to consult with the Minister for Economic Development Queensland (EDQ) and the Minister for Police and Corrective Services about the development application.

Having now undertaken further consultation with external parties including the Minister for Economic Development Queensland (EDQ) and the Minister for Police and Corrective Services, it is recommended that the proposed Community Use (Child Care Centre) be approved subject to conditions.

RECOMMENDATION/S

Α. That Council approve Development Application No. 17522/2021/PDA, being the Material Change of Use for Community Use (Child Care Centre), subject to conditions as contained in Attachment 2 of this report.

Statement of Reasons

Council has reached its position having regard to the confirmation that the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP) are satisfied that cultural heritage matters have been addressed through the obligations under the Aboriginal Cultural Heritage Act 2003. The Queensland Police Service (QPS) Report has confirmed the results of the analysis of the bone fragments found near the subject site were of non-human origin and the advice from Economic Development Queensland (EDQ) that they have considered the assessment of cultural heritage matters and they are satisfied that matters relating to cultural heritage have been appropriately addressed. This has been reflected in the following correspondence.

2023

- The Correspondence dated 18 November 2022 from the Assistant Commissioner, Queensland Police Service.
- The Correspondence dated 16 December 2022 from the Minister for Economic Development Queensland.
- The Correspondence dated 22 December 2022 from the Executive Director Planning Services of Economic Development Queensland.

RELATED PARTIES

- Applicant Otiosum Pty Ltd C/- LandPartners
- Owner A V Jennings Properties Limited
- Relevant Consultants:
 - Planning Consultant LandPartners
 - Engineering Services Consultant Milanovic Neale Consulting Engineers
 - Architectural Design Consultants Verve Building Design Co.
 - Traffic Consultant Holland Traffic Consulting Pty Ltd
 - Acoustics Decibell Consulting Pty Ltd.
 - Stormwater Consultant Milanovic Neale Consulting Engineers
 - Landscape Consultant Andrew Gold Landscape Architecture
 - Public Notification Consultant Real Property Signs

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

APPLICANT: Otiosum Pty Ltd C/- LandPartners

OWNER: AV Jennings Properties Limited

EXISTING OR PROPOSED TRADING

NAMES:

Unknown

PDA APPLICATION NO: 17522/2022/PDA

AREA: Parent lot being 7001 Grampian Drive, Deebing

Heights - 28.35ha

 Development lot being proposed Multiple Residential (24 units) Lot of Development Approval 7787/2008/MAMC/A – 0.59ha

STATE INTERESTS/ Economic Development Queensland (EDQ) of

Department of State Development, Infrastructure,

Local Government and Planning

EXISTING USE: Vacant land

PREVIOUS RELATED APPROVALS AND ENDORSEMENTS:

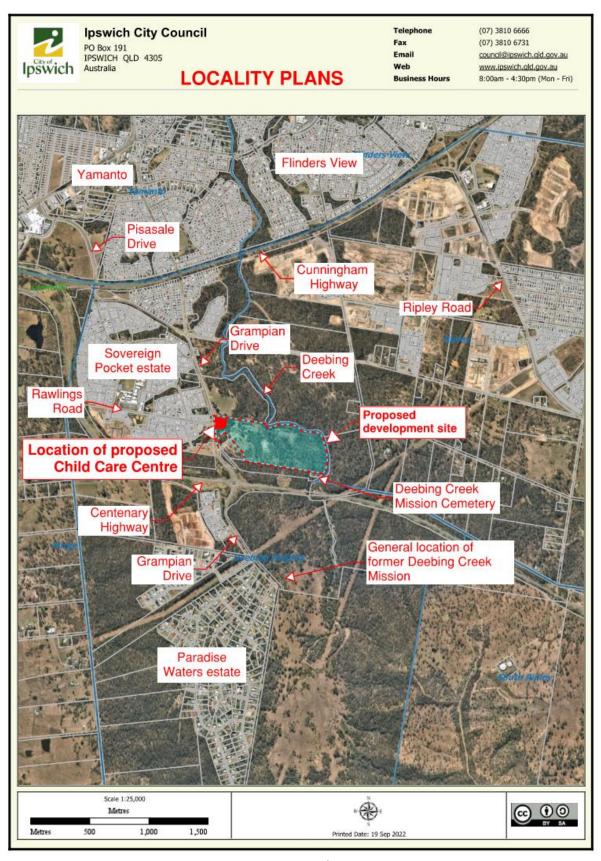
• 7787/2008/MAMC/A – Minor Change Application - Variation Approval (Material Change of Use for Variation Request to the Planning Scheme to allow for single residential, multiple residential and shopping centre uses on Lot 196 S3157); and Reconfiguration of a Lot - One (1) lot into 137 lots (including six (6) multiple residential project lots and one (1) shopping centre project lot), new roads, linear open space and drainage reserve

- 24/2013/PDA Material Change of Use approval for Shopping Centre
- 10157/2018/PDA Reconfiguring a Lot One (1) Lot into Eighty-One (81) Lots, One (1) Drainage Reserve Lot, New Roads and Linear/Corridor Park, and Material Change of use - Plan of Development (POD) for a House on Eighty-One (81) lots

DATE RECEIVED: 27 October 2021

DECISION PERIOD START DATE: 26 August 2022 **EXPECTED DETERMINATION DATE:** 24 October 2022

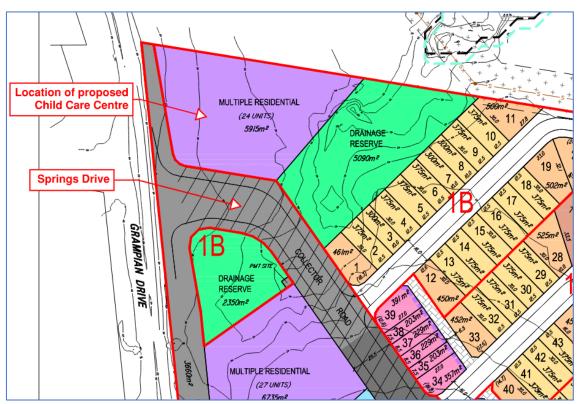
LOCALITY PLANS:



Location Plan



Location Plan



Extract of approved subdivision layout pursuant to Development Approval 7787/2008/MAMC/A illustrating proposed 'Multiple Residential (24 units) Lot'

ACTIONS ARISING FROM 13 OCTOBER 2022 GIWC MEETING

At the GIWC meeting held on 13 October 2022, Council Planning Officers had originally recommended that the Council approve Development Application No. 17522/2021/PDA, however the Council made the following alternative recommendations as contained in Attachment 3:

- A. That Council inform the Minister that Council is considering a refusal for Application No. 17522/2021/PDA and inform Economic Development Queensland (EDQ) and await direction on the matter.
- **B.** That it be noted that Council is considering refusal of the application on the basis of cultural heritage issues.
- C. That Ipswich City Council write to the Minister for Police and Corrective Services Hon Mark Ryan MP to request that the relevant Queensland Police Service (QPS) report in relation to the investigation of the property the subject of Application No. 17522/2021/PDA be made available for public viewing.

COMMUNITY AND OTHER CONSULTATION

Consultation with the Minister for Economic Development Queensland (EDQ)

As per the Council recommendations, the CEO issued correspondence to the Deputy Premier Steven Miles (also Minister for EDQ) (Attachment 4) to which a response was received on 16 December 2022 (Attachment 5).

The response included the following advice:

- The Deputy Premier notes that the committee report titled "Development Application (175822/2021/PDA) Recommendation" (Doc ID No. A8311240), concluded that the proposed Child Care Centre would not impact on aboriginal cultural heritage values, and further, that these matters are managed under the Aboriginal Cultural Heritage Act 2003;
- The Deputy Premier notes that the Queensland Police Service's report referred to in the Council's committee report concluded that the bones were not of human origin, and that the report is now publicly available and accessible through the Council's website;
- The Deputy Premier understands that the Council has taken steps to inform itself more fully in relation to above mentioned matters and intends to consider the application further having regard to this information;
- Council should advise the Department of State Development, Infrastructure, Local Government and Planning, when the date for reconsideration of the application is available; and
- In accordance with the Instrument of Delegation and Direction dated 17 October 2019 from the Minister for Economic Development Queensland (MEDQ) to the Ipswich City Council, that Council advise the Minister prior to making its decision should the Council still intend to refuse the subject development application.

Upon receiving the Deputy Premiers Response, Council officers sought further clarification from EDQ, to which the Executive Director Planning Services of Economic Development Queensland provided further advice to the General Manager (Planning and Regulatory Services) via correspondence dated 22 December 2022 (Attachment 6). The response included the following further advice:

- EDQ consulted with the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP) and reviewed the Queensland Police Service (QPS) Report relating to the investigation surrounding the bone fragments found in proximity to the subject site;
- DSDSATSIP reconfirmed their position to EDQ that cultural heritage matters are addressed through the obligations under the *Aboriginal Cultural Heritage Act 2003*; This advice was included in the previous approval over the site (ICC application reference 7787/2008/MAMC/A and 10157/2018/PDA);
- QPS Report confirmed the results of the analysis of the bone fragments found near the subject site were of non-human origin; and
- EDQ has considered the assessment of cultural heritage matters and is satisfied that matters relating to cultural heritage have been appropriately addressed.

Consultation with the Minister for Police and Corrective Services

As per the Council recommendations, the CEO issued correspondence to the Minister for Police and Corrective Services (Attachment 7), to which a formal response was received on 18 November 2022 (Attachment 8). As part of the response, Council was provided a copy of an Anthropological Case Report as dated 17 August 2022 relating to the skeletal remains that had been located on the development site.

The Anthropological Case Report that was provided to Council (and now placed on the public record) has been compiled by an officer of the Forensic Services Group, Queensland Police Service. This report was prepared following an examination of a series of photographic images including 42 images representing four (4) bones and 64 images representing approximately ten (10) larger fragments and multiple smaller fragments. The report reached the following conclusions:

- Two (2) of the skeletal remains were not human and are most likely pig bones;
- Unable to form an opinion on the species of origin of the other two (2) bony elements due to their fragmentary nature and lack of surface detail;
- Some of the images illustrated objects most of which couldn't be identified as osseous or bone material. Many of these appear to be consistent with stone or fossilized osseous material;
- Some of the images of the skeletal material is determined to be not human but consistent with wallaby bones; and
- No physical examination of the skeletal remains was undertaken.

It is noted that the Anthropological Case Report was peer reviewed by a Senior Lecturer in Human Anatomy (University of Sydney) and NSW State Forensic Anthropologist on 17 August 2022.

Consultation with Other Relevant Parties

Since the GIWC meeting held on 13 October 2022, Councillors and Officers have also engaged with a number of other external parties to help better understand the cultural heritage matters that exist in and around the development site. This has included consultation with developers and the Yuggera Ugarapul People (YUP). As a result, Council has been provided with a number of supporting documents including Fact Sheets and FAQ's to help guide the decision-making process (Attachment 9).

A number of Jarjumbah Protection Site Representatives were also invited to meet with the Mayor and Councillors along with Council Officers. At this meeting, the Jarjumbah Protection Site Representatives raised some concerns and issues in relation to the development on the site. These matters have subsequently been addressed (Attachment 10).

Cultural Heritage Management Plan (CHMP)

Any land user can develop and seek approval for a CHMP under the *Aboriginal Cultural Heritage Act 2003* and *Torres Strait Islander Cultural Heritage Act 2003* (the Cultural Heritage Acts).

A CHMP is an agreement between a land user (sponsor) and Traditional Owners (endorsed party) developed under Part 7 of the Cultural Heritage Acts. The CHMP explains how land use activities can be managed to avoid or minimise harm to Aboriginal or Torres Strait Islander cultural heritage.

A CHMP must be developed and approved under Part 7 of the legislation when an environmental impact statement is required for a project. However, any land user can voluntarily develop and seek to have a CHMP approved, even when there is no legal requirement to do so. The advantage of developing a CHMP voluntarily is it allows the land user to address cultural heritage with certainty and within a statutory timeframe.

The current owners (AV Jennings Pty Ltd) of the parent lot have agreed on a CHMP with YUP and the CHMP has been endorsed and registered with Queensland Government's Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) in May 2019. Council has been advised that the subject CHMP is a confidential document and at the stage a copy has not been made available for review by Council Officers.

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

Not applicable.

RISK MANAGEMENT IMPLICATIONS

- A risk to Council exists should the proposal not be determined in accordance with legislative requirements. The assessment and subsequent recommendations have been prepared to minimise the risk.
- This Ripley Valley Priority Development Area (PDA) development application has been assessed pursuant to the *Economic Development Act 2012* under the current Instrument of Delegation and Direction from the Minister for Economic Development Queensland (MEDQ) to Ipswich City Council.

As per the current Instrument of Delegation and Direction, if Council is inclined to recommend refusal of this development application, it must notify MEDQ in writing before any final decision is made and then comply with any further direction from MEDQ. This has been reiterated by the Deputy Premier in his correspondence dated 16 December 2022.

This is an important aspect to be considered if Council recommends refusal of the proposal as MEDQ may still provide a direction that is contrary to such a recommendation upon reviewing the facts and circumstances.

FINANCIAL/RESOURCE IMPLICATIONS

This report relates to council acting in its capacity as MEDQ Delegate to assess Ripley Valley PDA development applications. The development application fee was paid to cover Council's costs in this regard and as such there are no financial or resource implications associated with this report.

HUMAN RIGHTS IMPLICATIONS

Refer GIWC report (Doc ID No: A8311240) dated 19 September 2022 relating to Development Application No. 17522/2021/PDA.

CONCLUSION

An assessment of the proposal as described above has been undertaken. Having considered the further advice received from the Minister for Economic Development Queensland (EDQ), the Executive Director Planning Services of Economic Development Queensland and the Assistant Commissioner, Queensland Police Service (QPS) it has been determined that the Material Change of Use for a Community Use (Child Care Centre) over 7001 Grampian Drive, Deebing Heights complies with the assessment benchmarks or can be conditioned to comply. It is therefore recommended that the development application be decided in accordance with the recommendation and attachments of this report.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	17522/2021/PDA - Original Officers Report presented to the Growth
	Infrastructure and Waste Committee (GIWC) Meeting held on 13 October 2022 J.
2.	17522/2021/PDA - PDA Decision Notice Approval (DRAFT) 🗓 🖫
3.	17522/2021/PDA - GIWC Meeting Minutes from 13 October 2022 - Including
	Alternative Council Recommendation J. 🖺
4.	17522/2021/PDA - CEO correspondence to the Deputy Premier (also Minister for
	EDQ) 🗓 🖫
5.	17522/2021/PDA - Deputy Premier (also Minister for EDQ) Response 🗓 🖺
6.	17522/2021/PDA - Executive Director Planning Services of EDQ Response 🗓 🖫
7.	17522/2021/PDA - CEO correspondence to Minister for Police and Corrective
	Services J. T.
8.	17522/2021/PDA - Queensland Police Services (QPS) Response 🗓 🖫
9.	17522/2021/PDA - AV Jennings Presentation (Deebing FAQ and Everick Heritage
	correspondence) 🗓 🖫
10.	17522/2021/PDA - Actions from meeting with Jarjumbah Protection Site
	Representatives <u>U</u>

Sandeep Nanjappa

SENIOR PLANNER (DEVELOPMENT)

I concur with the recommendations contained in this report.

Michael Simmons

DEVELOPMENT ASSESSMENT WEST MANAGER

I concur with the recommendations contained in this 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"

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE MEETING AGENDA

13 OCTOBER 2022

Doc ID No: A8311240

ITEM: 2

SUBJECT: DEVELOPMENT APPLICATION (17522/2021/PDA) RECOMMENDATION -

PROPOSED COMMUNITY USE (CHILD CARE CENTRE) AT 7001 GRAMPIAN DRIVE,

DEEBING HEIGHTS

AUTHOR: SENIOR PLANNER (DEVELOPMENT)

DATE: 19 SEPTEMBER 2022

EXECUTIVE SUMMARY

This is a report concerning a development application seeking a Material Change of Use approval for a Community Use (Child Care Centre) over land at 7001 Grampian Drive, Deebing Heights.

The application requires determination by Council in accordance with the *Framework for Development Applications and Related Activities Policy*, as more than 20 submissions objecting to the proposed development have been received.

The development application has been assessed pursuant to the *Economic Development Act 2012* under the current Instrument of Delegation from the Minister for Economic Development Queensland (MEDQ) to Ipswich City Council.

The subject site is within the declared Ripley Valley Priority Development Area (PDA) and is assessable against the Ripley Valley Development Scheme (RVDS) pursuant to the *Economic Development Act 2012*, instead of the Ipswich Planning Scheme. It should be noted that the RVDS may apply a provision of the Ipswich Planning Scheme, however the RVDS prevails to the extent of any inconsistency with the Ipswich Planning Scheme.

The proposed development has been assessed in relation to the applicable assessment benchmarks. The proposed Community Use (Child Care Centre) generally complies with the assessment benchmarks or can be conditioned to comply.

RECOMMENDATION/S

That Council approve Development Application No. 17522/2021/PDA, being the Material Change of Use for Community Use (Child Care Centre), subject to conditions as contained in Attachment 1 of this report.

RELATED PARTIES

The related parties to this application are:

- Applicant Otiosum Pty Ltd C/- LandPartners
- · Owner A V Jennings Properties Limited

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE 13 OCTOBER MEETING AGENDA 2022

- · Relevant Consultants:
 - Planning Consultant LandPartners
 - Engineering Services Consultant Milanovic Neale Consulting Engineers
 - Architectural Design Consultants Verve Building Design Co.
 - Traffic Consultant Holland Traffic Consulting Ptv Ltd
 - Acoustics Decibell Consulting Pty Ltd.
 - Stormwater Consultant Milanovic Neale Consulting Engineers
 - Landscape Consultant Andrew Gold Landscape Architecture
 - Public Notification Consultant Real Property Signs

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

SITE ADDRESS: 7001 Grampian Drive, Deebing Heights (specifically,

over proposed 'Multiple Residential (24 units)' Lot of

Development Approval 7787/2008/MAMC/A}

PDA APPLICATION TYPE: Priority Development Area Material Change of Use

PROPOSAL: Community Use (Child Care Centre)

PDA DEVELOPMENT SCHEME

ZONE:

Urban Living Zone

PDA DEVELOPMENT OVERLAYS:

§ OV1 – Bushfire Risk Area and Transitional Bushfire

Risk Area;

§ OV5 – Adopted Flood Regulation Line (AFRL)

§ OV7A – Building Height Restriction Area 45m and

Transitional Surface;

§ OV7B – 8km Existing Committed Urban Townships

Buffer

APPLICANT: Otiosum Pty Ltd C/- LandPartners

OWNER: AV Jennings Properties Limited

EXISTING OR PROPOSED TRADING Unkr

NAMES:

Unknown

PDA APPLICATION NO: 17522/2022/PDA

AREA:

§ Parent lot being 7001 Grampian Drive, Deebing

Heights - 28.35ha

§ Development lot being proposed Multiple

Residential (24 units) Lot of Development Approval

7787/2008/MAMC/A - 0.59ha

STATE INTERESTS/ Economic Development Queensland (EDQ) of

Department of State Development, Infrastructure,

Local Government and Planning

EXISTING USE: Vacant land

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GROWTH INFRASTRUCTURE AND WASTE COMMITTEE MEETING AGENDA

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PREVIOUS RELATED APPROVALS AND ENDORSEMENTS:

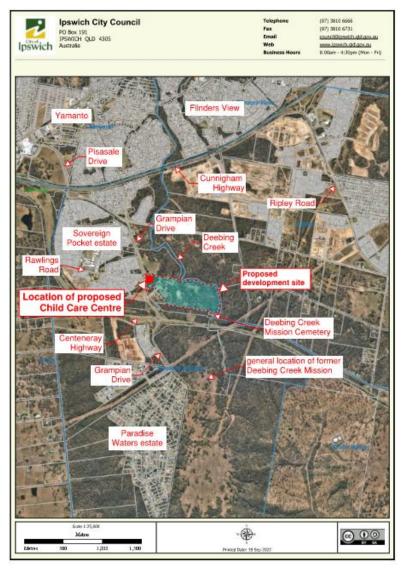
- § 7787/2008/MAMC/A Minor Change Application Variation Approval (Material Change of Use for Variation Request to the Planning Scheme to allow for single residential, multiple residential and shopping centre uses on Lot 196 S3157); and Reconfiguration of a Lot One (1) lot into 137 lots (including six (6) multiple residential project lots and one (1) shopping centre project lot), new roads, linear open space and drainage reserve
- § 24/2013/PDA Material Change of Use approval for Shopping Centre
- § 10157/2018/PDA Reconfiguring a Lot One (1) Lot into Eighty-One (81) Lots, One (1) Drainage Reserve Lot, New Roads and Linear/Corridor Park, and Material Change of use - Plan of Development (POD) for a House on Eighty-One (81) lots

DATE RECEIVED: 27 October 2021
DECISION PERIOD START DATE: 26 August 2022
EXPECTED DETERMINATION DATE: 24 October 2022

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE MEETING AGENDA

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LOCALITY PLAN:



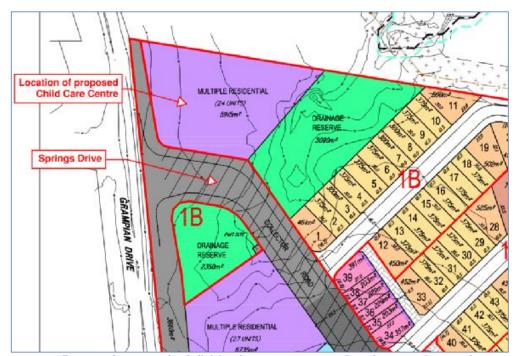
Location Plan

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE MEETING AGENDA

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Location Plan



Extract of approved subdivision layout pursuant to Development Approval 7787/2008/MAMC/A illustrating proposed 'Multiple Residential (24 units) Lot'

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE MEETING AGENDA

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PROPOSAL PLANS:



Proposed Site Plan



Proposed Floor Plan

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE MEETING AGENDA

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Proposed Elevations and Perspective Views

SITE DETAILS AND SURROUNDING LAND USES:

While the development application is lodged over 7001 Grampian Drive, Deebing Heights (referred to as 'parent lot' for the purposes of this report), which has an overall site area of 28.35ha, the Child Care Centre is proposed to be located in the north western corner of the parent lot on a 5915m² parcel of land that was previously nominated as a proposed 'Multiple Residential (24 units) Lot' on the subdivision layout approved pursuant to Development Approval 7787/2008/MAMC/A (referred to as 'development lot/site' for the purposes of this report).

The 5915m² development site is yet to be created/sealed, and hence this Material Change of Use development application is required to be lodged over the parent lot. The parent lot is located approximately 7.0km south of the lpswich CBD and is at the intersection of Grampian Drive and Centenary Highway. The Locality Plan above includes some key roads, locations and features to help locate the site, along with the area of the proposal.

Vehicular access is proposed to be via Springs Drive that will branch off from Grampian Drive and be constructed as part of Development Approval 7787/2008/MAMC/A. The development lot, once created, will have constructed road frontages to Grampian Drive and Springs Drive on the western and southern boundaries respectively, a drainage reserve along the eastern boundary and Recreation zoned land along the northern boundary. The

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE MEETING AGENDA

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development site is currently densely vegetated although the existing Development Approval 7787/2008/MAMC/A allows clearing of vegetation on this portion of the parent lot.

Three residential estates being Sovereign Pocket, Deebing Gardens and Torhaven are located on the western side of the development site. Bremer Hack Pony Club is located to the north and Deebing Creek adjoins the north-eastern and eastern boundary of the parent lot. Centenary Highway is located to the south and Deebing Creek Mission Cemetery is on the south-eastern boundary of the parent lot. It should be noted that the proposed Child Care Centre is located approximately 750m from the Deebing Creek Mission Cemetery site.

PROPOSAL:

The application seeks approval to construct a Child Care Centre on the development site. The Child Care Centre building shall be single storey with a gross floor area (GFA) of 1,180m² and 1,001m² of outdoor play area. The proposed building comprises three (3) activity rooms for 3-5 year old kids, two (2) activity rooms for 2-3 year old kids, two (2) nurseries with a sleep room for each Nursery, associated prep/store rooms for each of the activity/nursery rooms, a planning and staff room, a foyer/reception, kitchen, dining room, bathroom facilities, a laundry and store rooms. The Child Care Centre is proposed to accommodate up to 120 children {newborn to five (5) years of age} and up to 20 full time equivalent staff.

The building is proposed to be located 8.0m from the Springs Drive frontage and an average of 4.5m from the Grampian Drive frontage. The building shall have a height of 5.7m at its highest point and is proposed to be constructed from a combination of building materials including FC weatherboard cladding, feature cladding, colorbond metal roofing and aluminium doors and windows.

The Child Care Centre is orientated towards and is accessed from Springs Drive. The building incorporates windows, main entry door and awnings along the southern facade which assists to activate Springs Drive while also facilitating natural surveillance to the car park area located to the east of the development site. The façade facing Grampian Drive contains windows and feature walls which assists to activate Grampian Drive. Pedestrian pathway access is provided from both Springs Drive and Grampian Drive while all vehicular access shall be via Springs Drive.

The applicant is proposing to provide a total of 35 car parking spaces to service the development. The carpark will be accessed via a 5.0m wide separate entry and exit driveway crossover onto Springs Drive. The Child Care Centre is proposed to operate Monday to Friday between 6:00am and 6:00pm.

A 2.4m high acoustic barrier is proposed along parts of the western and northern frontages facing Grampian Drive and a 1.8 high acoustic barrier is proposed along parts of the eastern side adjoining the car park area. These are proposed in order to mitigate traffic noise to and from the development. The 2.4m high acoustic barrier along Grampian Drive is 10.0m long, is set back by 2.0 from the Grampian Road frontage and includes landscaping within the setback area to soften the visual impact of the acoustic barrier. Further, landscaping is

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE MEETING AGENDA

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provided along the entire length of Grampian Drive and Springs Drive frontages to enhance the visual amenity of the proposed development.

Key Issues:

Indigenous Cultural Values:

As detailed below, the application received 163 submissions objecting to the proposed development. Impact on indigenous cultural values associated with the Deebing Creek Mission Cemetery site has been raised as the primary concern in the submissions. It is noted that such issues have been raised and resolved as part of previous development approvals over the site. Below is a summary of how this matter has previously been addressed and resolved.

Cultural heritage investigations have been carried out as part of previous development applications 7787/2008/MAMC/A and 10157/2018/PDA over the parent lot. The most recent development application 10157/2018/PDA, which proposed the subdivision of land on the northern side of the Deebing Creek Mission Cemetery site, which is part of the Deebing Creek Mission (Former) and a nominated State Heritage Place under the *Queensland Heritage Act 1992*, was referred to Economic Development Queensland (EDQ) for a State Interests review. As part of this review, EDQ were afforded the opportunity to comment on any potential impacts on the State Heritage Place. Upon reviewing technical documents submitted by the applicant relating to cultural heritage, EDQ in consultation with the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) and the Department of Environment and Science (DES), did not raise issue with the proposed subdivision but instead requested that Council impose the following requirements on an approval to be complied with by the applicant in order to address impacts on the State Heritage Place:

- § Prepare and submit a protocol document describing the procedures for acquitting potential responsibilities under section 89 of the *Queensland Heritage Act 1992* to demonstrate that the cultural heritage values of the place are appropriately recognised and managed.
- § During development, take appropriate precautions to protect the existing building fabric and other significant elements or artefacts from incidental damage to ensure the cultural heritage values of the heritage place are appropriately recognised and managed.
- § During development, should damage occur to the existing building fabric and/or other significant elements or artefacts, report such incidents to Environmental Services and Regulation of DES.
- § Undertake a geophysical survey of Lot 196 S3157 (parent lot for the purposes of this report) in the area immediately north of the Cemetery located on Lot 228 CC2905 to:
 - determine the extent of the historical Cemetery;
 - analyse the results of the remote sensing; and
 - assess the likely impact of the development on any burials that may be associated with the Cemetery, in particular, but not limited to, works associated with the formation of proposed Lots and footpaths required in this area to service the development.

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- § Submit to EDQ, DSDTI for compliance assessment, an Archaeological Management Plan prepared by a suitably qualified and experienced archaeological consultant, and the Archaeological Management Plan is to:
 - reflect the findings from the assessment of archaeological potential of the area to the north of Lot 228 CC2905 (Deebing Creek Mission Cemetery site); and
 - address and identify measures to manage any impacts on the archaeology appropriate to the level of archaeological potential.
- § Undertake the works generally in accordance with the endorsed Archaeological Management Plan submitted as per above requirement.

It should be noted that the proposed Child Care Centre is approximately 750m from the Deebing Creek Mission Cemetery site, and EDQ as part of State Interests review for the Child Care Centre Development application did not identify any State Interest matters relating to the Deebing Creek Mission Cemetery site which is a State Heritage Place. Notwithstanding, a condition has been included in the officers recommendation for this application requiring the applicant to comply with the above requirements unless already undertaken by others. This will ensure that the proposed Child Care Centre development will have no adverse impacts on the Deebing Creek Cemetery site.

In addition, an advice condition has been included in the recommendation requiring the applicant to ensure any development obligations pursuant to the provisions of the *Aboriginal Cultural Heritage Act 2003* are complied with in respect to the proposed Child Care Centre development. It should be noted that applicants, developers and landowners have a duty of care under the *Aboriginal Cultural Heritage Act 2003* legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.

Further, it should be noted that Yuggera Ugarapul People (YUP) are the registered Aboriginal Cultural Heritage Body for the subject site and its immediate surroundings. The current owners of the parent lot (AV Jennings Pty Ltd) have agreed on a Cultural Heritage Management Plan (CHMP) with the YUP and the CHMP was endorsed and registered with the Queensland Government's Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) in May 2019. Council has been advised that the subject CHMP is a confidential document and at this stage a copy has not been made available for review by Council Officers. Notwithstanding, it should be noted that CHMPs generally require the developer to identify, recognise, protect and conserve aboriginal cultural heritage as part of any development activities on the site.

Suspected human remains found on the site:

A number of the submissions indicate that human remains were found in close proximity to the Deebing Creek Mission Cemetery site, and that these human remains are those of aboriginal people potentially from an alleged massacre that took place at/around the Deebing Creek Mission site.

In response to this, Council Officers consulted Queensland Police Service (QPS) personnel at Yamanto Police Station via phone and were advised as follows:

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- § QPS were made aware of bones/bone fragments found on the subject site through media articles.
- § Bones and bone fragments were allegedly located on the site (subject parent lot) by some people who had been camping on the site. The exact location of where the bones were found is not known to QPS.
- § The bones were allegedly handed over to a Professor from Griffith University and these were analysed as part of a research project on human anthropology.
- § The Griffith University Professor's preliminary analysis indicates the bones are unlikely to be from a human.
- § Upon becoming aware of the bones/bone fragments, QPS officers attended the Griffith University campus and took a large number of forensic photos of the bones and bone fragments.
- § QPS did not take custody of the bones/bone fragments as there was no evidence to indicate that they were human remains.
- § A QPS Forensics officer/expert has subsequently undertaken a comprehensive review of the forensic photos and has prepared a report that concluded that the bones/bone fragments are not human, but most likely to be pig bones.
- § The QPS Forensics officer/expert's report has been peer reviewed by a similarly qualified peer who concurs with the findings.
- § Based on the QPS Forensics officer/expert's analysis, QPS are of the firm view that the bones/bone fragments that were allegedly located on the site are not human bones and therefore they have now closed their investigation in relation to this matter.

Need Analysis:

The Economic Needs Assessment as prepared by CDM Smith and submitted in support of a proposed Child Care Centre on Ripley Road (development application 8301/2020/PDA) indicates that there is currently a shortfall of 489 child care places within the locality that needs to be met by 2026. The subject proposal adds 120 child care places to meet this demand. Further, it should also be noted that the application went through a public notification process and there were no submissions that raised any concerns with regards to economic impacts on other existing/future child care centres in the area.

Dwelling Density Analysis:

The application seeks approval for a Child Care Centre over the 5,915m² 'Multiple Residential' lot approved pursuant to Development Approval 7787/2008/MAMC/A. The 7787/2008/MAMC/A approval includes a Preliminary Approval to override the Planning Scheme to allow residential uses over Future Urban zoned land and envisages the parent lot to achieve an overall dwelling density of 15-20 dwelling per hectare. The Child Care Centre being proposed over the lot previously nominated for multiple residential purposes will result in a reduction of 24 dwelling units. Notwithstanding, this will not adversely impact on the ability to achieve the envisaged overall density (15-20 dwelling per hectare) as a dwelling density of 16.3 dwelling per hectare is still achieved via residential subdivision and multiple residential lots/units proposed pursuant to Development Approval 7787/2008/MAMC/A and Development Approval 10157/2018/PDA.

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COMMUNITY AND OTHER CONSULTATION

STATE INTERESTS

The application was referred to the Office of the Minister for Economic Development Queensland (Department of State Development, Infrastructure, Local Government and Planning) for State Interests determination. EDQ's State Interests Review Response dated 4 November 2021 did not identify any specific State Interests matter but included an advice relating to vegetation clearing and construction activities to ensure such activities are appropriately managed to avoid adverse impacts on koalas. EDQ's State Interests review response forms part of the decision notice.

INTERNAL CONSULTATION

The application and common material was presented to Council's Initial Development Assessment Panel (consisting of various representatives from across the organisation) for review upon lodgement. At this meeting, it was determined that internal referral was required to the Engineering, Health and Environment Branch (EHE) primarily owing to the below:

- § Potential traffic impacts on surrounding road network.
- § Potential for stormwater and noise impacts, servicing capabilities etc.

The following assessment reports were prepared and have been incorporated into the recommendation:

Engineering and Environmental assessment report dated 22 July 2022 with
recommended conditions relating to the Grampian Drive/Springs Drive intersection,
stormwater management, noise management, waste storage and collection, hours of
operation, utility services, earthworks, design standards and certifications, sediment and
erosion management, certification agreement, pre-construction certification,
construction management plan, completion requirements, and water supply and
sewerage infrastructure.

Public Notification

Public notification of this application was undertaken pursuant to the *Economic Development Act 2012*. The applicant undertook public notification from 27 July 2022 to 26 August 2022 for a period of 22 business days. Council received 149 submissions during the public notification period, and 14 submissions after the public notification period ended. In total, 163 submissions have been received with all submissions objecting to the proposed development. Matters raised in the submissions include:

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE MEETING AGENDA

13 OCTOBER 2022

Matter raised How matters were dealt with in reaching a decision **Indigenous Cultural Values:** The proposed Child Care Centre is approximately 750m from the Deebing Creek Cemetery site. § Impacts on indigenous cultural values, particularly Deebing Creek § EDQ as part of their State Interests review for the Mission Cemetery. Child Care Centre Development application did not § Impacts on potential aboriginal identify any State Interest matters relating to the human remains and graves found Deebing Creek Mission Cemetery which is a State around the Deebing Creek Mission Heritage Place. § Queensland Police Service have advised that based Cemetery. § Disgraceful to propose development on their Forensics officer/expert's analysis, the over cultural heritage land. bones/bone fragments that were allegedly located § Child Care centre adjoining a site on the site are not human bones. that has infamous history does not § A condition has been included in the work. recommendation requiring the applicant to comply with EDQ requirements identified as part of development application 10157/2018/PDA. These requirements aim to mitigate/avoid adverse impacts on the Deebing Creek Cemetery site. § An advice has been included in the recommendation requiring the applicant to ensure development obligations pursuant to the provisions of the Aboriginal Cultural Heritage Act 2003 are complied with in respect to the proposed development. § Yuggera Ugarapul People (YUP) are the registered § Should consult First Nations people who have been protecting that area Aboriginal Cultural Heritage Body for the subject site and its immediate surroundings. The current for years. § Site was never owned by owners of the parent lot (AV Jennings Pty Ltd) government or developers and has have agreed on a Cultural Heritage Management always belonged to indigenous Plan (CHMP) with YUP. The CHMP in consultation with the registered Aboriginal Cultural Heritage § Government should buy back the Body requires the developer to identify, recognise, land and hand it over to indigenous protect and conserve aboriginal cultural heritage people and/or promote, support as part of any development activities on the site. indigenous culture related activities § Land ownership is not a planning matter Council on the site. can base its decision on. **Environment:** The development site is located within the Ripley Valley PDA area where in the koala conservation § Impacts on koalas, koala habitat and other endangered wildlife on site. and vegetation clearing provisions under the § Impacts critically endangered **Queensland Governments Planning Regulations** Swamp Tea Trees (Melaleuca are not applicable and hence cannot be enforced. Irbiyana) located in the area. § Economic Development Queensland (EDQ) as part of their State Interests review has recommended advice relating to vegetation clearing and construction activities to ensure such activities are appropriately managed to avoid adverse impacts

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		on koalas. EDQ's State Interests review response forms part of the decision notice. § While the development site is densely vegetated, the part of the site where the Child Care centre is proposed does not contain Swamp Tea trees (Melaleuca Irbiyana). Further, existing Development Approval 7787/2008/MAMC/A originally issued in 2009 over the parent lot allows clearing of vegetation in the general location of the proposed Child Care Centre.
Ot	thers:	
§	Objection to Priority Development Areas (PDA) in general.	Declaration of the PDA sits under Queensland Government jurisdiction and not a planning matter Council can base its decision on.
§	Proposal is a fraud as corrupt Council members have been involved.	Fraud and corruption claims are not a planning matter Council can base its decision on.
ş	Approval is incompatible with Human Rights Act 2019 (Old).	The development application has been assessed with regard to <i>Human Rights Act 2019</i> and the proposed decision is considered to be consistent with human rights – refer 'Human Rights Implications' below for more details on this.

INFRASTRUCTURE CHARGES AND INFRASTRUCTURE AGREEMENTS:

Infrastructure Charges for PDA developments are applicable as set out in the Ripley Valley PDA Development Charges and Offset Plan (DCOP), July 2022. Accordingly, the applicant is required to pay monetary contributions of \$243 per square metre of GFA for the Child Care Centre, at the date of this approval towards Municipal, State, Implementation and Sub-Regional Charges.

LEGAL/POLICY BASIS

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

RISK MANAGEMENT IMPLICATIONS

- § A risk to Council exists should the proposal not be determined in accordance with legislative requirements. The assessment and subsequent recommendations have been prepared to minimise the risk.
- § This Ripley Valley Priority Development Area (PDA) development application has been assessed pursuant to the *Economic Development Act 2012* under the current Instrument of Delegation and Direction from the Minister for Economic Development Queensland (MEDQ) to Ipswich City Council.

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE MEETING AGENDA

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As per the current Instrument of Delegation and Direction, if Council is inclined to recommend refusal of this development application, it must notify MEDQ in writing before any final decision is made and then comply with any further direction from MEDQ.

This is an important aspect to be considered if Council recommends refusal of the proposal as MEDQ may still provide a direction that is contrary to such a recommendation upon reviewing the facts and circumstances.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS			
OTHER DECISION			
(a) What is the Act/Decision being made?	Decision to approve development application number 17522/2021/PDA.		
(b) What human rights are affected?	The applicant is a company and therefore does not have human rights under the <i>Human Rights Act 2019</i> .		
	Privacy and reputation (s25 of the <i>Human Rights Act 2019</i>): 163 submissions were received during the public notification period for the application and therefore Council has an obligation to consider human right in relation to the submitters. Submitters do not have appeal rights pursuant to the <i>Economic Development Act 2012</i> .		
	The proposed decision does not have the potential to restrict or interfere with the right to privacy because before a person makes a submission regarding a development application they are provided advance notice (via Council's website) that contact details of submitters will be included on any decision notice and therefore they have the ability to consider whether to proceed with making a submission.		
	Further, in acknowledging submission about a development application, Council provides a letter to submitters advising them of the abovementioned requirement.		
	In the instance, the submitter's personal information is already published on Developmenti as the submitter did not advise Council that they did not want their personal information to be published (this opportunity is provided upon lodgement of submission), the submitter may request that the information be removed from Developmenti and may also choose to withdraw their submission should they not want their details to be included on the decision notice.		

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(c) How are the human rights limited?	
(d) Is there a good	
reason for limiting	
the relevant rights?	
Is the limitation fair	
and reasonable?	
(e) Conclusion	The decision is consistent with human rights.

FINANCIAL/RESOURCE IMPLICATIONS

This report relates to Council acting in its capacity as MEDQ Delegate to assess Ripley Valley PDA development applications. The development application fee was paid to cover Council's costs in this regard and as such there are no financial or resource implications associated with this report.

CONCLUSION

An assessment of the proposal as described above has been undertaken and it has been determined that the Material Change of Use for a Community Use (Child Care Centre) over 7001 Grampian Drive, Deebing Heights generally complies with the assessment benchmarks or can be conditioned to comply. It is therefore recommended that the development application be decided in accordance with the recommendation and attachments of this report.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Attachment 1 - 17522/2021/PDA PDA Decision Notice Approval (DRAFT)
2.	Attachment 2 - 17522/2021/PDA Approval Plans (DRAFT)
3.	Attachment 3 - 17522/2021/PDA Economic Development Queensland (EDQ) State
	Interests Review Response
4.	Attachment 4 - 17522/2021/PDA Development Charges Advice Notice (DRAFT)

Sandeep Nanjappa SENIOR PLANNER (DEVELOPMENT)

I concur with the recommendations contained in this report.

Michael Simmons

DEVELOPMENT ASSESSMENT WEST MANAGER

I concur with the recommendations contained in this report.

Anthony Bowles

MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Alisha Connaughton

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE 13 OCTOBER MEETING AGENDA 2022

ACTING GENERAL MANAGER PLANNING AND REGULATORY SERVICES

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

17522/2021/PDA Sandeep Nanjappa (07) 3810 7267

Otiosum Pty Ltd C/- LandPartners

Attn: Michael Rush/Shane Smith Michael.Rush@landpartners.com.au Shane.Smith@landpartners.com.au

XX October 2022

Dear Michael/Shane

Re: Development Application - Approval

Application No: 17522/2021/PDA

Proposal: Material Change of Use - Community Use (Child Care Centre)

Property Location: 7001 Grampian Drive, DEEBING HEIGHTS QLD 4306

{specifically, over proposed 'Multiple Residential (24 units)' Lot of

Development Approval 7787/2008/MAMC/A}

I refer to the above development application which was decided on XX October 2022.

Enclosed with this letter is the Decision Notice, including:

- § Attachment A MEDQ Delegate's Conditions
- § Attachment B Approved Plans
- § Attachment C State Interest response
- § Attachment D Development Charges Advice Notice
- § Appeal Rights

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

Yours faithfully

Michael Simmons
DEVELOPMENT ASSESSMENT WEST MANAGER

CC.

MEDQdelegations@dsdmip.qld.gov.au

Urban Utilities development@urbanutilities.com.au

Our Reference 17522/2021/PDA
Contact Officer Sandeep Nanjappa
Telephone (07) 38107267



XX October 2022

DECISION NOTICE APPROVAL

(Given under section 89(2) of the Economic Development Act 2012)

Applicant details

Applicant name: Otiosum Pty Ltd C/- LandPartners

Applicant contact details: Michael.Rush@landpartners.com.au
Shane.Smith@landpartners.com.au

Application details

Application number: 17522/2021/PDA

Application type: Priority Development Area Material Change of Use

Description of proposed

development:

Community Use (Child Care Centre)

Date application received: 27 October 2021

Site details

Property location: 7001 Grampian Drive, DEEBING HEIGHTS QLD 4306

{specifically, over proposed 'Multiple Residential (24 units)' Lot of

Development Approval 7787/2008/MAMC/A}

Real property description: Lot 600 SP 300901

Decision

Date of decision: XX October 2022

Decision Authority: Growth Infrastructure and Waste Committee

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1. Decision Details:

Development	Approval Type	Decision	Currency Period
Priority Development	PDA Development	Approved in full	Six (6) years
Area Material Change of	Permit	subject to the	
Use - Community Use		conditions set out in	
(Child Care Centre)		Attachment A	

2. Conditions of MEDQ Delegate (Ipswich City Council)

Refer to Attachment A for MEDQ Delegate's conditions.

3. Approved Plans Specifications and Drawings

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

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

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

APPROVED PLANS				
Referenc e No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of o	l development: Material Char	l nge of Use - Com	l munity Use (Child Ca	l are Centre)
21008 - DA01	Proposed Site Plan, Revision G	Verve Building Design Co.	19 May 2022 and amended in red by Ipswich City Council on 19	Provide acoustic barriers as per Condition 26 'Acoustic Design and
0.1000			September 2022	Management'.
21008 - DA02	Proposed Floor Plan, Revision D	Verve Building Design Co.	17 May 2022 and amended in red by Ipswich City Council on 19 September 2022	Fence to 'external play area' must be as per Condition 12(a)(ix) 'Retaining Walls, Internal and Streetscape Landscaping'.
21008 - DA03	Building Elevations & Perspectives, Revision C	Verve Building Design Co.	17 May 2022 and amended in red by Ipswich City Council on 19 September 2022	Signage not approved as part of Development Approval 17522/2021/PDA.
21008 - DA04	Building Elevations & Perspectives, Revision C	Verve Building	17 May 2022 and amended in red	Signage not approved as part of

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		Design Co.	by Ipswich City Council on 19	Development Approval
			September 2022	17522/2021/PDA.
21008 -	Cross-sections, Revision	Verve	19 May 2022 and	Signage not approved
DA05	A	Building	amended in red	as part of
		Design Co.	by Ipswich City	Development
			Council on 19	Approval
			September 2022	17522/2021/PDA.
21008 -	Cover Page, Revision B	Verve	17 May 2022 and	Signage not approved
DA00		Building	amended in red	as part of
		Design Co.	by Ipswich City	Development
			Council on 19	Approval
			September 2022	17522/2021/PDA.
21.205,	Landscape Concept Plan,	agla -	13 May 2022 and	Fence to 'external
Sheet 1	Revision E	Andrew Gold	amended in red	play area' must be as
		Landscape	by Ipswich City	per Condition
		Architecture	Council on 19	12(a)(ix) 'Retaining
			September 2022	Walls, Internal and
				Streetscape
				Landscaping'.
	-	CIFICATIONS/DI		
Referenc	Description & Revision	Prepared By	Date	Amendments
e No.	No.			Required
	development: Material Char			-
2110174	Environmental Noise	Decibell	12 May 2022	Not applicable
Version	Impact Report	Consulting		
3.0				
MNCE -	Site Based Stormwater	Milanovic	6 June 2022	Not applicable
C5211	Management Plan -	Neale		
07011	Revision 'C'			
C5211	Correspondence letter	Milanovic	7 July 2022	Not applicable
	titled "MEDQ Delegate	Neale		
	Further Information			
	Request (FIR) –			
	17522/2021/PDA"			

4. State Interests

The State interests for this application were reviewed by:

State Interest O	Address
Economic Development Queensland,	Email: pdadevelopmentassessment@dsdmip.qld.gov.au
Department of State Development,	Ph: 07 3452 7437
Infrastructure, Local Government and	
Planning	

Refer to Attachment C for State Interests review response.

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5. Preliminary Approval

Not applicable to this decision.

6. Further Development Permits

Further development permits, as required by the *Economic Development Act 2012*, must be obtained before the development can be carried out in respect of any operational works, building works and plumbing works in relation to this approval prior to the *commencement of works/use* pursuant to the *Economic Development Act 2012*.

7. <u>Environmental Authority</u>

Not applicable to this decision.

8. Properly Made Submissions

There were 163 submissions about the application received from the following submitters:

	Name of principal	Residential or business address	Electronic address (if provided)
	submitter	audi 633	
1	Geoffrey Cubbon	not provided	gwcubbon@gmail.com
2	Patricia Laegel	15 Midland street Yamanto, QLD	jackethan@live.com.au
3	Tracey Jones	21 Winland Drive Deebing Heights, QLD	traceyharveygirl1969@gmail.com
4	Terri Field & David McMillan	Silkstone, Qld, 4304	terrikfield@gmail.com
5	Nitschke Robert	80 Ben Varden Avenue, Kholo, QLD	bilbypg@outlook.com
6	Rob Nitschke	not provided	bilbypg@outlook.com
7	Pauline Bradbery	97a Winland Drive Deebing Heights, QLD	paulinebradbery@hotmail.com
8	Xanthe Wallace	not provided	Xanthe@wallace.me
9	Linda Fullerton	3112 Moggill Road, Bellbowrie, QLD	linda.fullerton8@gmail.com
10	Rene Wooller	36 Fairy Street, Moorooka, QLD	renwooller@gmail.com
11	Narelle Knobel	33-35 Endeavour Street Barellan Point, QLD	nknobel@hotmail.com
12	Erin Payne	59 Ambrose Drive, Augustine Heights, QLD 4300	erin.payne.92@gmail.com
13	Laura Blain	121C Memorial Drive, Eumundi, QLD	itsme_3@hotmail.com
14	Lyn Grice	14 Parkland Street, Nundah, QLD 4012	gricey61@hotmail.com

15	Erin Field	55 Andy Way, Deebing heights, Qld, 4306	erinsfield@outlook.com
16	Kendra Clark	not provided	kendra-nikolette-
		40.1 0	clark@hotmail.com
17	Henry Smale	48 Jane Street, West End, QLD	scrunger_18@hotmail.com
18	Robyn Whale	197 Arthur Summerville Road, Karalee, QLD	robynp20@hotmail.com
19	Tracey & Philip Jones	Winland Drive, Deebing Heights, QLD	traceyharveygirl1969@gmail.com
20	Jodie McMaster	not provided	jamcmaster08@gmail.com
21	Laura Blain	not provided	itsme_3@hotmail.com
22	Nolzy/N Busiko	not provided	nbusiko@hotmail.com
23	Rachel - Wiradjuri	not provided	rachelcampbell1996@outlook.co
24	Tracey & Philip Jones	not provided	traceyharveygirl1969@gmail.com
25	Billie Wolf	42 Boydaw Road, Ormeau, QLD	brwolfy@pm.me
26	Bill Wolf	not provided	brwolfy@pm.me
27	Meisha McAvoy	7 Basil Street, Springfield Lakes, QLD	mim-art@hotmail.com
28	Megan Currie	not provided	megawhat09@gmail.com
29	Lanti	28 Casuarina Way	atlanta.bolton@icloud.com
30	Vivien Nisted	6 Shearwater Place, Korora NSW 2450	viviennisted@gmail.com
31	Khaja Ahmed	30 Marine Parade, Stuarts Point 2441 NSW	khajaahmed0123@gmail.com
32	Danielle Mutton, Spokesperson for the Ipswich Lockyer Greens	7 Lennon Lane, North Ipswich QLD 4305	muttondanielle@gmail.com
33	Terry Hamilton	Hilltop Court, Deebing Heights, QLD	tezzahamo@gmail.com
34	Mark Delaney	12-14 Craswell Court, Chuwar Ipswich, QLD 4306	mdelaney.email@gmail.com
35	Rachel Grant	26 Moonyean Street, Bellbird Park, QLD 4300	rmgrant@live.com.au
36	Daila	83 Hardy Street, Ashbury, QLD	daila.melkis@gmail.com
37	Robyn Whale	197 Arthur Summerville's Road, Karalee, QLD	robynp20@hotmail.com
38	Mary Busteed	34 Roderick Street, Ipswich, QLD 4305	bmbusteed@yahoo.com.au
39	Coen Russell	12 Nielsen Road, Rosewood, QLD	coenrussell06@gmail.com

40	Karlee Potts	10 Cardew Street, East Ipswich, QLD	kars_87@yahoo.com.au
41	Renai Delaney	12-14 Craswell Court, Chuwar, QLD	rdelaney.email@gmail.com
42	John Chadderton	18 Gallant St, Footscray VIC 3011	jc@yogaha.com
43	John O'Callaghan	17 Grey Gum Dr, Little Mountain, QLD	johno1180@gmail.com
44	Elise Engvig	50 Ash Drive, Banora Point, QLD 2486	ele_lise@hotmail.com
45	Toby Martin	1/28 Chermside Street, Highgate Hill, QLD	tobio89@hotmail.com
46	Cassandra Lewis	Somerset Street, Kallangur QLD 4505	cassarndra@outlook.com
47	Karen Lavin	6 Bostock Street, Newtown, Toolmoor QLD 4305	karenlavin23@gmail.com
48	Catherine Hando	Norman Avenue, Lutwyche, QLD 4030	cathhando@gmail.com
49	Julia Henry	10 Eva Street, Red Hill, QLD	julia.caitlyn57@gmail.com
50	Juliet Brooker	26 Richard Street, Esk, QLD 4312	BrookerJ@live.com.au
51	Georgie Toner	180 Coles Creek Road, Cooran QLD 4569	georgietoner@outlook.com
52	Tanya Flynn	3 Ronson Street, Durack, QLD	tanyaflynn.tf@gmail.com
53	Eli Mitchell	7 Basil Street, Yuggera Country, Springfield Lakes, QLD 4300	eli.not.elly@gmail.com
54	Kay Ritson	19 Damian Street, Gailes, QLD 4300	kay.ritson@gmail.com
55	Leanne Stewart	37 Battersby Street, Zillmere, QLD 4034	gypsymoon17@icloud.com
56	David Christiansen	24 Conan Close, Wulkuraka, QLD	david.christiansen2@hotmail.co m
57	Jessica Christiansen	24 Conan Close, Wulkuraka, QLD	jessica.christiansen3@gmail.com
58	Norm Campbell - Clairvoyant	86 Berrigan Street, Redbank plains, QLD 4301	normancampbell1988@gmail.co m
59	Daniel Thompson	148A Berry Street, Yamanto, QLD 4305	danraythomp@hotmail.com
60	Clare McGown	54 Gray Avenue, Corinda, QLD 4075	clare.mcgown@gmail.com
61	Pam Blamey	3/124 Whitmore Street, Taringa, QLD 4068	pamelamblamey@gmail.com
62	Larissa Ryan	31 Wards Road, South Ripley	larissa.ryan3@bigpond.com

63	Kathleen Doyle	18 Baron Street	kathleen.doyle12@hotmail.com
		Greenslopes, QLD	
64	Lee Coaldrake	83 Macquarie Street, Teneriffe, QLD	lcoaldrake@gmail.com
65	Angel Bottaro	Unit 1324/ 2 Greenslopes	angelbottaro@gmail.com
		Street, Edge Hill, Cairns,	
		QLD 4870	
66	Kerry	Junortoun	kezza2723@gmail.com
67	Zigrid Strads	26 Nagel Street, Gailes, QLD	ziggi_strads@hotmail.com
68	Tammy Wust	11 Sandra Circuit Deebing Heights, QLD	tlwust@yahoo.com.au
69	Claudia	17 Pring Street Ipswich, QLD	mindtheriot@gmail.com
70	Sherri Moon	5/61 Park Road, Slacks	sherrimaree89@gmail.com
	(She/Her)	Creek	
71	Alister Ferguson	9000 My Street	alister.ferguson@gmail.com
72	Alex Pearse	22 Crown Street, South	alex89pearse@gmail.com>
		Brisbane, QLD 4101	
73	Deb Huber	85 Rosalie street, Bardon,	deborahhub60@gmail.com
		QLD	
74	Nikki Lee	Ripley Road, South Ripley,	lillipilli79@gmail.com
		QLD 4306	
75	Ruth Farrell	80 Ben Varden Avenue,	coffeenazi@hotmail.com
		Kholo, QLD	
76	Charlotte	143 Koonyum Range Road,	hi@charlottehaywood.com.au
	Haywood	Wilsons Creek, NSW 2482	
77	Alana Wahl	47 Bluff Road, Ashwell,	alanawahl@gmail.com
		QLD	
78	Robyn Evans	140 Gilliver Street, Mt	robyn.evans@live.com
		Gravatt East QLD 4122	
79	Kris Bunda	144 Grampian Drive,	yowiefirstnation@gmail.com
		Deebing Heights, QLD	
80	Ondrea Tunstall	14 Harrison Grove	ondreatunstall@gmail.com
		Deebing Heights, QLD	
81	Dave Smith	9 Edwards Street, Eastern	davidwsmith81@gmail.com
		Heights QLD 4305	
82	Keri Okanik	77 Forest Street,	keriokanik@gmail.com
		Moorooka, QLD 4105	
83	Phoebe Phillips	218-230 Maryland Street, Jimboomba QLD	phoebephillips140@gmail.com
84	Kellie Flynn	45 Cooinda Street, Eastern	flykellienn@gmail.com
		Heights, QLD	
85	Adam Dayes	7 Lennon Lane, North	adamdayes@gmail.com
		Ipswich, QLD, 4305	
86	Luis Varney	144 Grampian Drive	LeGrandPelican88@gmail.com
		Deebing Heights, QLD	
		4306	

87	Sarah Choudhury	13 Desoto Place, Forest Lake, QLD	sariah808@hotmail.com
88	Anna-sophie Dhenin	65 Masthead Drive, Cleveland QLD 4163	abaluna.creations@gmail.com
89	Paul J	26 Cromarty Street, Kenmore QLD 4069	piejukes@gmail.com
90	Effie McConnell	75 Upper Cairns Terrace, Paddington QLD	effoir@gmail.com
91	Mali Cooper	1800 Kalang Road, Kalang, NSW	malipoppycooper99@gmail.com
92	Pania Edmonds	902, Main Arm Road, Main Arm, NSW	paniaedmonds@gmail.com
93	Franz Dowling	126 Juliette Street, Greenslopes QLD 4120	franzdowling97@gmail.com
94	Kevin Reilly	3/1 Edgar Street, Eastern Heights, QLD	kevinreilly919@gmail.com
95	Kim Neely	25 Charl Street, Caboolture, QLD	kimebn@yahoo.com.au
96	Margot Hammond	11 Letchworth Road, Coorparoo QLD	margot@finalyse.com.au
97	Kay O'Reilly	Bunya QLD	k.o.76@hotmail.com
98	Katrine Mcleod	Woongarra Street, The Gap, QLD	katrinerocks1@gmail.com
99	Denise R	15 Ronald Court Collingwood Park QLD 4301	dndroach@gmail.com
100	Kathy Schickert	78 David Street, North Booval, QLD	porkkhunt@gmail.com
101	Corey Dyer	15 Cotterell Crescent, Nudgee QLD 4014	C_Wenz@Yahoo.com
102	Tanja Milbourne	not provided	tanja.milbourne@gmail.com
103	Jessica Power	Australian Food Sovereignty Alliance (AFSA)	admin@afsa.org.au
104	Gaelle Goumand	4/244 Kelvin Grove Road, Kelvin Grove, QLD 4059	gaellegoumand@gmail.com>
105	Amy	Kensington Grove	amz0782@hotmail.com
106	Jenna	45 Debussy Place Mount	Jenna_Emmanouel@outlook.com
	Emmanouel	Ommaney, QLD 4074	
107	Herb Poeck	1 Kalbarri Lane South Ripley, QLD	hpoeck@gmail.com
108	Nia Roberts	39 Chapel Hill Road	nia.l.roberts@gmail.com
109	Amber Sexton	21 Foxton Street	ajs275@icloud.com
110	Joelle D'Cruz	not provided	joelle.dcruz@gmail.com
111	Arjun Singh	not provided	arjun.singh.bne@gmail.com
112	Dr Hope Foley	not provided	hfholistichealth@gmail.com
113	Mathew Field	not provided	mathewfield1@hotmail.com

114	Lucia Sanchez Mora	not provided	lucia.sanch3zm@hotmail.com
115	Nikhil Saxena	not provided	nikhil@aias.edu.au
116	Lisa Bentley	not provided	lisashomemanagement@gmail.co
			m
117	Jake O'Reilly	not provided	j.98.oreilly@gmail.com
118	Lisa Durnian	9 Dobbie Street Holland Park QLD	ld456@bigpond.com
119	Padmini Saxena	18 Broadmoor Street, Kenmore Hills, QLD 4069	minni_saxena@hotmail.com
120	Emily Hackett / Solace	not provided	emily.hackett123@hotmail.com
121	Yowie (Kris Bunda)	not provided	yowiefirstnation@gmail.com
122	Emma Jarratt	not provided	emma.therese1998@hotmail.co m
123	Olivia Demichelis	not provided	olivia.demichelis@hotmail.com
124	Karminee	58 Angus Street,	karminee.karuna@gmail.com
		Sinnamon Park QLD 4073	
125	Jae Llewellyn-	16 Hart Street, Mununjali	revjclk@gmail.com
	Kirby	Country (Beaudesert) QLD 4285	
126	Gary Humphryes	10/31-35 Windward	garyhumf@gmail.com
		Passage, Golden Beach, QLD 4551	
127	Giulia Lepori	26 Kandanga St, Brisbane QLD 4113	giulia.lepori@griffithuni.edu.au
128	Jarred Newman	14 Hilton Drive	junglesmonkeys@hotmail.com
129	Peter Murphy	39 Ponderosa Place,	peterkmurphy@gmail.com
		Forest Lake, QLD 4078	
130	Marks Meagan	7 Hayes Street Raceview, QLD	greenmeagan963@gmail.com
131	Sunny	21 Winland Dr, Deebing Heights, Queensland	sunny_saxena@hotmail.com
132	Sophia Molachino	not provided	s.molachino99@gmail.com
133	Prashant Singh	not provided	prashantdotsingh@yahoo.co.uk>
134	Jherome gadian	22 Hardwick Street, Wynnum West, QLD	jheromerullgadian@gmail.com
135	Ingrid Potgieter	1/30 Goldsbrough Road	ingridpotgieter1996@gmail.com
136	Hayley Pines	50 Norwood Crescent, QLD	hayleysholidayfuncare@gmail.co m
137	Varney Marina	78 Curwen Terrace, Chermside, QLD	marina.varney@gmail.com
138	Cameron Villani	30 Ormond Road, Eaglemont, VIC, 3084	Cam-lv@hotmail.com
139	Renee Sawyers	7 Rosella Way Deebing Heights, QLD	renee.sawyers@gmail.com

140	Amy MacMahon	MP for South Brisbane and Queensland Greens Spokesperson for Aboriginal and Torres Strait Islander Affairs	South.Brisbane@parliament.qld.g ov.au
141	Jodie McMaster	57 William Street, Laidley, QLD	jamcmaster08@gmail.com
142	Chris Richardson	37 Cook St, Oxley, QLD	facebookaddict_1994@hotmail.c om
143	Inika Nisbet	60 Stanley Terrace Taringa, QLD	inika.nisbet@gmail.com
144	Nalini Singh	not provided	blue.lotus@hotmail.com
145	Lisa Kay	14, Leuneah Lane, Karana Downs 4306	lkay1983@yahoo.com.au
146	Val Wheatley	51 Stephenson Street, Coalfalls, QLD	valwheatley@bigpond.com
147	Margaret Robinson	28 Sharon Drive, Eagleby QLD 4207	gro82773@bigpond.net.au
148	Trish Jeffers	26 Cooinda Street, Eastern Heights, QLD 4305	trishj68@gmail.com
149	Claudia B	48 Mayfield Road	<u>claudiabblom@gmail.com</u>
150	Trevor	Bickle Place	trev-84@hotmail.com
151	Anna Reza	9 Emery Avenue, Doreen, Victoria 3754	anna_reza@live.com.au
152	Jamie Orr	12 Spotted Gum Road, Woodlands	jamie.orr@live.com.au
153	Shana Saunders	631 Ipswich Road, Annerley, QLD	shanaclairee@hotmail.com
154	Brooke McGlone	1/9 Robinson Road, Nundah, QLD	brookemcglone55@gmail.com
155	Tracy	8 James Court, Joyner QLD 4509	tracy@qualityfloors.org.au
156	Tenille	17 Michael Moohin Drive, Slade Point QLD 4740	tenilleanderson2012@outlook.co m
157	Lisa	Garden Street	lisapender07@gmail.com
158	Naomi Barbey	11 Alawoona Street, Redbank Plains, QLD 4301	naomiesha@gmail.com
159	Jennifer Eshelby	69 Toorbul Street, Bongaree	eshelby@usana.com
160	Kara Beavis	Unit 1D, 182 Dornoch Terrace	karabeavis@yahoo.com.au
161	Kay Ritson	19 Damian Street, Gailes, QLD 4300	kay.ritson@gmail.com
162	Anne Marie Powell	3/42 Dolphin Avenue, Taree NSW	annemariepowell65@yahoo.com
163	Gwen Blom	602 Archerfield Road, Inala QLD 4077	gblom@live.com

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9. <u>Currency period for the approval (section 100 of the Economic Development Act 2012)</u>

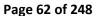
The currency period for this approval is as outlined in part 1 – 'decision details' of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the MEDQ Delegate pursuant to section 101 of the *Economic Development Act 2012*, this development approval lapses in accordance with section 100 of the *Economic Development Act 2012*.

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

Not applicable to this decision.

11. Infrastructure

Not applicable to this decision.



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Attachment A

MEDQ Delegate's Conditions File No: 17522/2021/PDA

Location: 7001 Grampian Drive, DEEBING HEIGHTS QLD 43069 {specifically, over proposed 'Multiple Residential (24 units) Lot' of Development Approval 7787/2008/MAMC/A}

Proposal: Material Change of Use - Community Use (Child Care Centre)

	MEDO Delegate's (Ipswich City Council) Conditions			
	Conditions applicable to this approval under the Econo			
No.	Condition	The time by which the condition must be met, implemented or complied with		
1.	Basis of Approval			
	This approval incorporates as a condition, the applicant's common material for the application and adherence to all relevant Council Local Laws and/or the <i>Ripley Valley Priority Development Area Development Scheme</i> unless otherwise varied by this approval or varied by a condition of this approval.	From the commencement of the construction of the development and at all times thereafter.		
	Note: Any variation in the development from that			
	approved herein may constitute assessable			
	development pursuant to the <i>Economic Development Act 2012.</i>			
2.	Minor Alterations			
	Notwithstanding the requirements detailed in this	At all times after the approval is		
	approval, any other minor alterations accepted in writing by the MEDQ Delegate will suffice.	granted.		
	writing by the MEDQ belegate will suffice.			
3.	Locality References			
(a)	The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to MEDQ Delegate's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:	At all times after the approval is granted.		
	(i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name			

	(ii) be in lettering at least 50% of the size of the place/estate/development name	
	(iii) be in the same orientation as the place/estate/development name	
	(iv) be in either title case or all in upper case.	
(b)	The applicant must not at any time refer to the	At all times after the approval is
	location of the site or the development, including the	granted.
	place or estate, as being located in Brisbane or a	
	Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of	
	Ipswich as determined by MEDQ Delegate in writing	
	from time to time).	
4.	Development Plans	
	The applicant must undertake the development	From the commencement of the
	generally in accordance with the approved plans	construction of the development
	outlined in Part 3 'Approved Plans Specifications and	and at all times thereafter.
	Drawings' of this development permit.	
5.	Enrolment Numbers - Child Care Centre	
(a)	The applicant must ensure the student/kid enrolment	From the commencement of the
(u)	numbers for the Child Care Centre do not exceed 120	use and at all times thereafter.
	unless otherwise approved in writing by the MEDQ	ass and at an times the sarter.
	delegate.	
(b)	The applicant must submit to the MEDQ delegate a	Each year of operation within
	copy of the information sent to the Department of	four (4) weeks of submission to
	Education and Training for Commonwealth Recurrent	the government.
	Funding or the equivalent, detailing accurate	
	enrolment numbers for the respective year.	
6.	Infractructura Chargos	
0.	Infrastructure Charges Unless a relevant infrastructure agreement provides to	As required by the DCOP
	the contrary, the applicant must pay the MEDQ	As required by the DCOF
	Delegate all relevant Infrastructure Charges as set out	
	in the Development Charges and Offset Plan (DCOP) or	
	the equivalent legislative infrastructure charging	
	framework, as applicable (and indexed if relevant) at	
	the time of payment.	
	A Development Observe Addit Not 11	
	A Development Charges Advice Notice has been	
	provided for your information, outlining the charges payable at the time of issuing this approval.	
	payable at the time of issuing this approval.	

7.	Hours of Construction	
	Unless otherwise approved in writing by the MEDQ	At all times during construction of
	Delegate, construction works must only occur within	the development.
	the hours as defined in <i>Ipswich Planning Scheme Policy</i>	
	3 – General Works Part 5, Section 5.1.3.	

8.	Hours of Operation		
(a)	The applicant must not conduct work or business from the premises outside of Monday to Friday 6:00 am to 6:00 pm.		From the commencement of the use and at all times thereafter.
(b)	•		From the commencement of the use and at all times thereafter.
	Day Time		
	Monday to Friday	7:00 am to 6:00 pm.	

9.	Requirements before the Use Commences	
(a)	The applicant must ensure that all necessary infrastructure including water, sewer, road network and stormwater management devices as required by Development Approval 7787/2008/MAMC/A dated 22 November 2018 (or any subsequent changes approved) over the subject site are fully completed.	Prior to commencement of any works related to this development permit.
(b)	The applicant must ensure that the subdivision plan to create proposed 'Multiple Residential (24 units)' Lot approved pursuant to Development Approval 7787/2008/MAMC/A dated 22 November 2018 (or any subsequent changes approved), is registered with the Department of Natural Resources, Mines and Energy, or equivalent.	Prior to the commencement of any works associated with the development.

10.	Cultural Heritage	
10.	Unless already actioned by others, the applicant must submit to the MEDQ Delegate certification by a suitably qualified professional demonstrating compliance with the Conditions 2 - 6 (as relevant) of Economic Development Queensland (EDQ), Department of State	Prior to the commencement of any civil construction works on site.
	Development, Tourism and Innovation (DSDTI)'s State Interests Review response dated 15 June 2020 relating to Development Approval 10157/2018/PDA (EDQ Reference F19/131) over the subject site.	

11.	Separate Agreements (Sale Agreements, Tenancy Agreements, Lease Agreements, Developer Covenants etc.)	
(a)	The applicant must ensure any separate agreements (including but not limited to sale agreements, tenancy agreements; lease agreements; developer covenants	From the commencement of the use and at all times thereafter.

	etc.) require the development to be	
	conducted/operated in accordance with:	
	(i) this development approval (and any subsequent amendments/changes to this approval); and	
	(ii) any related or consequential approvals (e.g. material change of use, reconfiguring a lot, operational works or building works)	
(b)	The applicant must ensure a copy of all approvals	At the time an agreement is
	referred to in Condition 11(a) above are:	presented to the relevant parties.
	(i) appropriately referenced in such agreements; and	
	(ii) provided to all parties of such agreements	

12.	Retaining Walls, Internal and Streetso	scape Landscaping	
(a)	The applicant must submit to the MEI compliance assessment, detailed plan registered Landscape Architect detailing proposed retaining walls, fencing, into and streetscape works incorporate the	n/s certified by a any earthworks on the site ling that the ternal landscape	
	(i) Street tree locations and species, common and botanical names, he at maturity, ground preparation with monthly maintenance plan.	neight and spread	
	(ii) Identify road uses adjacent to the public transport stops, parking bazones etc).		
	(iii) Show the location of services with reserve.	thin the road	
	(iv) Streetscape works along Grampia Spring Drive are designed in acco Ipswich City Council's <i>Ipswich Stre</i> <i>Guideline 2013</i> .	ordance with	
	(v) Internal landscape works are gen accordance with landscape conce Part 3 'Approved Plans Specificat Drawings' of this development pe	rept plan listed at tions and	
	(vi) Retaining walls are located entire relevant lot and not on road rese drainage reserve lot/s.	<u> </u>	

<u> </u>	<i>(</i>)	D	
	(vii)	Retaining walls adjoining/facing road reserve/other	
		public spaces that are visible from public right of	
		way are:	
		A. maximum height of 3.0m, and generally in	
		accordance with the elevational treatments	
		illustrated on the approved plans outlined in	
		•••	
		Part 3 'Approved Plans Specifications and	
		Drawings';	
		B. incorporate minimum 1.0m wide low-	
		maintenance landscaping (can be on road	
		reserve if necessary) in front of retaining walls	
		that are over 0.75m in height to assist in	
		softening the dominance of retaining walls	
		when viewed from visible from public right of	
		way; and	
		•	
		1 3	
		landscape treatment to add contrast, minimise	
		repetition and to improve the overall visual	
		appearance of the retaining wall.	
	(viii)	Fences that are adjoining/facing road	
		reserve/other public spaces that are visible from	
		public right of way are:	
		padie rigiti di traj di di	
		A. limited to 1.2m height from finished	
		ground/retaining wall level and contain	
		minimum 75% transparency;	
		B. incorporate material/finish/painting to	
		improve the overall visual appearance of the	
		fence.	
	(ix)	Fences for external playground area (except for	
	` '	acoustic barrier) are:	
		,	
		A. limited to 1.8m height from finished ground	
		level and contain minimum 75% transparency	
		for any portion of the fence above 1.2m height	
		from adjoining finished level; and	
		B. incorporate material/finish/painting to	
		improve the overall visual appearance of the	
		fence.	
	Note	e: Plant/tree species must be in accordance with the	
		vich City Council Street Tree Strategy or equivalent.	
	-	t intrusive trees must not be planted in the road	
	rese	•	
(b)		applicant must construct retaining walls, fences	Prior to the commencement of
(5)		undertake internal and streetscape landscaping in	the use.
	anu	and or take internal and streetscape landscaping in	the use.

	accordance with the approved plan/s required at	
	Condition 12(a) above.	
(c)	The applicant must submit to the MEDQ Delegate a	Prior to the commencement of
	Certificate of Compliance for retaining walls, fencing,	the use.
	internal landscape and streetscape works, completed	
	by a qualified landscape designer stating that the works	
	have been completed in accordance with the approved	
	plan/s required at Condition 12(a) above.	
(d)	The applicant must maintain all retaining walls, fences	From the commencement of the
	and internal landscaping to be in accordance with the	use and at all times thereafter.
	approved plan/s required at Condition 12(a) above.	
		•

13.	Building Finishes	
	The external features of the building must be /finished	Prior to the commencement of
	in the materials/finishes as identified on the approved	the use and at all times
	plans outlined in Part 3 'Approved Plans Specifications	thereafter.
	and Drawings'.	

14.	Activation of Buildings	
(a)	All pedestrian entry points required by the development must be clearly visible to passing traffic and remain accessible at all times when the Child Care Centre is open to the public.	Prior to the commencement of the use and at all times thereafter.
(b)	All windows and building entries fronting/facing Grampian Drive and Spring Drive must remain visually permeable at all times during the operation of the development. To this end, all windows and entry points are to remain transparent and must not be covered with advertising, screening or opaque tinting of any kind. Furthermore, the internal layout (shelving, storage etc) must not obscure the interface between the Child Care Centre interior and Grampian Drive and Spring Drive.	Prior to the commencement of the use and at all times thereafter.

15.	Visual Treatment of Plant and Equipment	
(a)	The applicant must ensure all plant and equipment (inclusive of tanks, air conditioning units, compressors, generators, ducting, ventilation and the like): (i) Is not located between any building and the road	Prior to the commencement of the use and at all times thereafter.
	reserve; or (ii) Is appropriately screened (and ventilated) from view from the road reserve.	
(b)	The applicant must, where screening is required pursuant to Condition 15(a) above, submit for written approval by the MEDQ Delegate details of the screening method or device. All screening must be of	Prior to the lodgement of the application for building work.

	materials similar in appearance and specification to	
	those used in the construction of buildings on the	
	premises and adjacent premises.	
(c)	The applicant must construct and maintain all	Prior to the commencement of
	screening in accordance with the approval issued by	the use and at all times
	the MEDQ Delegate.	thereafter.

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

17.	Access for People with a Disability	_
	The applicant must provide adequate access for people	Prior to the commencement of
	in wheelchairs by means of an unimpeded continuous	the use and at all times
	path of travel from any adjacent roadway, other public	thereafter.
	lands and from any car parking bay allocated for use by	
	people with a disability, to all parts of the development	
	which are normally open to the public.	

18.	Car Parking – Use and Maintenance	
(a)	The applicant must provide a minimum of thirty-five (35) car parking spaces for the development generally in accordance with approved plans listed at Part 3 'Approved Plans Specifications and Drawings' of this development permit.	Prior to the commencement of the use and at all times thereafter.
(b)	 The applicant must ensure all parking areas are: (i) Kept exclusively for parking for the development; (ii) Used exclusively for parking for the development; (iii) Accessible to both staff and customers during any approved hours of operation (unless otherwise indicated on the approved plans); (iv) Appropriately signposted at the entry/entries to the car park (eg "Staff and Customer Parking") in accordance with AS1742; and (v) Maintained in perpetuity. 	Prior to the commencement of the use and at all times thereafter.

(c)	Provision must be made for parking spaces for persons	Prior to the commencement of
	with a disability in accordance with the Parking Code	the use and at all times
	(Part 12, division 9) of the <i>Ipswich Planning Scheme</i> .	thereafter.
	,	
19.	Anti-Graffiti Strategy	
(a)	The applicant must submit, for written approval by the	Prior to the commencement of
	MEDQ Delegate, an anti-graffiti strategy. This strategy	the use.
	must incorporate, as a minimum, the use of anti-graffiti	
	material, the identification of the method and	
	timeframe of removal and the use of landscaping.	
(b)	The applicant must ensure that all structures (inclusive	Prior to the commencement of
	of all fencing and buildings) are graffiti free, particularly	the use and at all times
	where visible from Grampian Drive and Spring Drive	thereafter.
	and adjoining premises in accordance with the	
	approved anti-graffiti strategy required by Condition	
	19(a) above.	
20.	Utility Services	
(a)	The applicant must connect the development to	Prior to the commencement of
	reticulated water supply, sewer infrastructure, and	the use.
	underground electricity supply and telecommunication	
4.	utilities.	
(b)	The applicant must provide to the MEDQ Delegate	Prior to the commencement of
	written evidence (e.g. connection certificate) from each	the use.
	service provider stating that the development has been	
	connected to applicable utility service or has a current	
(0)	supply agreement.	Drier to the commencement of
(c)	The applicant must provide telecommunications to	Prior to the commencement of
	subject building(s), lead-in conduits and equipment	the use.
	space in a suitable location within the building(s), to suit carrier of choice.	
	Suit carrier of choice.	
21.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct all parking, access and	From the commencement of the
(a)	manoeuvring areas of concrete.	use and at all times thereafter.
(b)	The applicant must line-mark all parking, access and	From the commencement of the
(6)	manoeuvring areas in accordance with the relevant	use and at all times thereafter.
	Australian Standard.	ass and at an times therearter.
(c)	The applicant must make provision for all vehicles to	From the commencement of the
(6)	enter and exit the site in forward gear.	use and at all times thereafter.
(d)	The applicant must construct a concrete layback and	From the commencement of the
(4)	driveway slab in accordance with the following:	use and at all times thereafter.
	and the state of t	2.2 2.2 2. 2
	(i) From the kerb alignment of the proposed new	
	private road to the property boundary for access	
	to the development;	
	and the second of the second	
	(i) Driveway design generally in accordance with	
	drawing number C5211-CR03- revision 'C'	
	. ~	

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	prepared by Milanovic Neale dated 1 July 2022;	
	propared by Willand We Neale dated 1 July 2022,	
	(ii) The proposed access is restricted to "left-in/left-	
	out and right -in" movements only; and	
	(iv) In accordance with Ipswich City Council Standard	
	Drawing SR.13.	
22.	Site Access and road upgrade works	
(a)	The applicant must submit to the MEDQ Delegate a	In conjunction with lodgement of
	design for the left-in, left-out and right turn lane at the	the application for pre-
	access point generally in accordance with drawing	construction certification
	number C5211-CR01- revision 'D' prepared by	documentation.
	Milanovic Neale dated 1 July 2022. The design must	
	consider ultimate design for Springs Drive and	
	Grampian Drive intersection constructed as part of	
	7787/200/MAMC/A dated 22 November 2018 (or any	
	subsequent changes approved).	
(b)	The applicant must provide a right turn lane for the	Prior to the commencement of
	ultimate configuration in accordance with the approved	the use.
	design required by Condition 22(a) above.	
23.	Stormwater Management (Quantity)	
(a)	The applicant must provide an allotment drainage	Prior to the commencement of
4.	system which is designed in accordance with QUDM.	the use.
(b)	The applicant must discharge stormwater runoff from	From the commencement of the
	all impervious areas in accordance with Site Based	use and at all times thereafter.
	Stormwater Management Plan (ref: C5211) -rev 'c'	
(-)	prepared by Milanovic Neale and dated 6 June 2022.	In continuation with ladenment of
(c)	The applicant must design stormwater quantity management infrastructure and mitigation measures	In conjunction with lodgement of
		the application for pre- construction certification
	for the proposed development generally in accordance with Site Based Stormwater Management Plan (ref:	documentation for the Use.
	C5211) -rev 'c' prepared by Milanovic Neale and dated	documentation for the ose.
	6 June 2022.	
(d)	The applicant must construct the stormwater quantity	Prior to the commencement of
` _	management system for the proposed development,	the use.
	generally in accordance with approved design as	
	required by Condition 23(c) above.	
24.	Stormwater Management (Quality)	
(a)	The applicant must achieve the water quality objectives	Prior to the commencement of
	outlined in Table 2.3.1 of Ipswich Planning Scheme	the use and at all times
	Policy 3 General Works, prior to stormwater runoff	thereafter.
4.	discharging from the site.	
(b)	The applicant must submit for written approval by the	In conjunction with the
	MEDQ Delegate, a stormwater quality management	lodgement of pre-construction
	plan (SQMP) in accordance with Implementation	certification for this approval.

	Guideline 24 Stormwater Management of the <i>Ipswich Planning Scheme</i> . The SQMP must include the following items:	
	(i) Demonstrate stormwater runoff associated with the development achieves the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 General Works of the <i>Ipswich</i> <i>Planning Scheme</i> prior to discharge from the site;	
	(ii) Where MUSIC modelling is undertaken an electronic copy of the MUSIC .sqz file must be submitted to the MEDQ Delegate for review; and	
	(iii) Details of the ongoing maintenance activities required for the entire stormwater treatment system.	
(c)	The applicant must submit operational works drawings showing the final locations and cross-sections of stormwater infrastructure in accordance with the approved SQMP and section 2.3.5 of Ipswich Planning Scheme Policy 3 General Works.	In conjunction with the lodgement of pre-construction certification for this approval.
(d)	(i) The applicant must ensure that all stormwater discharging from sealed carpark and trafficable surfaces is treated through a gross pollutant trap capable of removing hydrocarbon in addition to other gross pollutants;	In conjunction with the lodgement of pre-construction certification for this approval.
	(ii) The applicant must submit to the MEDQ Delegate for approval treatment flow rate details of the proposed gross pollutant traps to be installed that comply with Condition23(d)(i) above and how these devices can cater conveyance of pipe design event; and	
	(iii) The applicant must submit to the MEDQ Delegate for approval details of the location and type of gross pollutant traps to be installed.	

25.	Stormwater Maintenance Plan	
(a)	The applicant must submit to the MEDQ Delegate, a stormwater maintenance plan for the entire stormwater system, prepared in accordance with Implementation Guideline No. 24 Stormwater Management of the Ipswich Planning Scheme.	Prior to the commencement of the use.
(b)	The applicant must implement the stormwater maintenance plan in perpetuity to the satisfaction of the MEDQ Delegate.	From the commencement of the use and at all times thereafter.

(c)	The applicant must maintain regular inspection records	From the commencement of the
	on site and make these records available to the MEDQ	use and at all times thereafter.
	Delegate upon request for both the construction and	
	operational phases. The inspection records must detail	
	all actions undertaken as required by the approved	
	stormwater maintenance plan.	
(d)	The applicant must provide a copy of the signed supply	Prior to the commencement of
	agreement between the applicant and the stormwater	the use.
	filtration system supplier for the maintenance of the	
	SPEL treatment device(s).	

	of the treatment device(s).	
26.	Acoustic Design and Management	_
(a)	The applicant must implement acoustic barriers in	Prior to the commencement of
(a)	accordance with the approved Environmental Noise	use.
	Impact Assessment recommendations (2110174 - 3, 12	use.
	May 2022) listed in Part 3 'Approved Plans	
	Specifications and Drawings' of this development	
	permit.	
(b)	The applicant must construct an acoustic barrier that is	Prior to the commencement of
(2)	in accordance with the following requirements:	the use.
	and a second a second and a second a second and a second a second and a second and a second and a second and	
	(i) 2.4 metre high, gap free and constructed of	
	materials with a minimum surface density of 12	
	kg/m ² around the western external playground	
	area as nominated on the approved plans;	
	(ii) 1.8 metre high, gap free and constructed of	
	materials with a minimum surface density of 12	
	kg/m2 along the complete eastern side of the	
	carpark area as nominated on the approved plans;	
	(iii) Consist of timber, fibre cement, reinforced glass or	
	brick, acrylic perspex or laminated glass and	
	landscaped and incorporate	
	material/finish/painting to improve the overall	
	visual appearance of the acoustic barrier; and	
	(iv) At any opening, i.e. pedestrian entrance, has some	
	means of blocking line of site from source to	
	receiver such that the effectiveness of the barrier	
	is not reduced.	
(c)	The applicant must ensure the following treatments are	From the commencement of the
	incorporated into the development:	use and at all times thereafter.
	(n) -1 (c) 11 (c	
	(i) The use of outdoor public address systems is	
	restricted to emergency use only;	
	(ii) Amplified music or live music is not played	
	(ii) Amplified music or live music is not played outdoors;	
	Outuouis,	

	(iii)	All internal activity rooms are to be air- conditioned, with windows and doors to be closed at all times;	
	(iv)	No elevated play equipment is to be located adjacent or above the acoustic barrier;	
	(v)	Driveway and carpark areas are finished with surface coating to prevent tyre squeal (uncoated concrete or bitumen surface is acceptable);	
	(vi)	All metal grilles, metal plates or similar infrastructure that is subject to vehicular traffic is secured to prevent rattling and environmental nuisance; and	
	(vii)	Mechanical plant and equipment is installed in accordance with the Environmental Protection Act 1994.	
(d)	from consu	applicant must provide a certificate of compliance an independent and suitably qualified acoustic ultant demonstrating that Conditions 26(a) and , and 26(c)(iv) – 26(c)(vii) above have been met.	Prior to the commencement of the use.

27.	Putre	escible Waste	
(a)	provi	applicant must ensure suitable waste bins are ided for the storage and collection of soiled ies, food scraps and other putrescible wastes.	From the commencement of the use and at all times thereafter.
(b)		applicant must ensure waste bins that are intended ore putrescible waste are:	From the commencement of the use and at all times thereafter.
	(i)	Located in an area that is not accessible to children and away from the main entrance to the building;	
	(ii)	Provided with a level, concreted pad with no intervening ridge between it and the roadway;	
	(iii)	Appropriately shaded and screened to minimise odour;	
	(iv)	Emptied at least every forty-eight hours;	
	(v)	Maintained so as not to pose a health or environmental nuisance; and	
	(vi)	Always collected on site.	

		T
(c)	The applicant must ensure all wash down waters from bin cleansing performed on the site is either:	From the commencement of the use and at all times thereafter.
	(i) Appropriately treated and discharged to sewer subject to a Trade Waste approval; or	
	(ii) The services of a refuse bin cleaning company are engaged.	
28.	Earthworks	
(a)	The applicant must design all earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the <i>Ipswich Planning Scheme</i> . Necessary flood immunity must be achieved from the gully that traverses along the eastern boundary for the proposed Child Care Centre.	In conjunction with lodgement of the application for pre- certification documentation and during construction.
(b)	The applicant must implement all dispersive soil management devices generally in accordance with recommendations of the approved DSMP report as required by Condition 31(c) 'Design Standards'.	From the commencement of work until completion.
29.	Geotechnical/Slope Stability	
(a)	The applicant must submit a geotechnical/slope	In conjunction with lodgement of
(a)	stability report prepared by a RPEQ demonstrating that	the application for pre-
	all works for the proposed development have been	certification documentation and
	adequately designed based on the existing geotechnical	during construction.
	conditions of the site and that they achieve a long-term	3
	factor of safety greater than 1.5 against geotechnical instabilities.	
(b)	The applicant must submit to the MEDQ Delegate a	In conjunction with lodgement of
	design for all works which complies with the	the application for pre-
	recommendations of the geotechnical/slope stability	certification documentation and
(-)	report required by Condition 29(a) above.	during construction.
(c)	The applicant must construct the development	work and at all times thereafter.
	generally in accordance with the approved geotechnical/slope stability report as required by	work and at all times thereafter.
	Conditions 29(a) and 29(b) above.	
	Conditions 27(a) and 27(b) above.	
30.	Sediment & Erosion Management	
	The applicant must engage a Registered Professional	Prior to the pre-start meeting.
	Engineer (RPEQ) or Certified Professional in Erosion and	
	Sediment Control (CPESC) to prepare and certify for	
	construction an ESC Program and Plan and supporting documentation in accordance with IECA Best Practice	
	Guidelines.	
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31.	Design Standards	
(a)	The applicant must design all municipal works (Roadworks, stormwater) in accordance with <i>Planning Scheme Policy 3</i> - General Works and Implementation Guidelines 24 and 28 of the <i>Ipswich Planning Scheme</i> .	Prior to the issue of preconstruction certification.
(b)	The applicant must design all internal works (stormwater drainage/car-parking/earthworks etc.,) in accordance with <i>Planning Scheme Policy 3</i> - General Works and Implementation Guidelines 24 and 28 of the <i>Ipswich Planning Scheme</i> .	Prior to the issue of preconstruction certification.
(c)	The applicant must submit to the MEDQ Delegate a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the <i>Ipswich Planning Scheme</i> .	Prior to the issue of pre- construction certification.

32.	Design Certifications	
	ŭ .	Drier to the common common of
(a)	The applicant must submit to the MEDQ Delegate RPEQ	Prior to the commencement of
	(structural) certification stating that all cut/fill batters	any works on the subject site.
	and retaining structures associated with proposed	
	earthworks, access roads and building pads have been	
	designed in accordance with the recommendations of	
	the geotechnical/soil stability report required by	
	Condition 29(a) 'Geotechnical/Slope Stability'.	
(b)	The applicant must submit to the MEDQ Delegate RPEQ	Prior to the commencement of
	design certification(s) stating that all civil and	any works on the subject site.
	associated works have been designed in accordance	
	with Council's specifications, infrastructure design	
	standards and this approval.	
(c)	The applicant must submit to the MEDQ Delegate RPEQ	Prior to the commencement of
	certification stating that all proposed works have been	any works on the subject site.
	designed in accordance with the recommendations of	· ·
	Site Based Stormwater Management Plan (ref: C5211) -	
	rev 'c' prepared by Milanovic Neale and dated 6 June	
	2022.	

33.	Certification Agreement	
	The applicant must ensure to comply with all requirements and fulfil all responsibilities outlined in the DSDIP Certification Procedures Manual.	Prior to the commencement of any works on the site.
	Note: No work is to commence until the certification documents submitted by the project coordinator is acknowledged in writing by MEDQ Delegate.	

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34.	Pre-Construction Certification	
	The applicant must submit to the MEDQ Delegate, RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design standards, EDQ Guidelines and this approval.	Prior to the commencement of any works on the site.
	No work must commence until the certification documents submitted by the project coordinator is acknowledged in writing by MEDQ Delegate.	

35.	Completion Requirements	
	Post-Construction Certification	Prior to the commencement of
		the use.
	The applicant must submit to the MEDQ Delegate Post	
	Construction (Practical Completion) Certification,	
	approved forms and 'as constructed' plans including an	
	asset register, certified by a RPEQ, that the plans are a	
	true record of the works 'as constructed' are in	
	accordance with the approved plans.	

36.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to commencement of use.
(b)	The applicant must alter any services when the relevant authority or MEDQ Delegate determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to commencement of use.
(c)	The applicant must reinstate all disturbed verge areas with turf.	Prior to commencement of use.

<u>MEDO Delegate (Ipswich City Council) Advice</u>

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

1.	Acronyms and Terms
	Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced
	in the particular area of expertise required.
(b)	UU – Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority,
	providing water services to Ipswich City under the South-East Queensland Water
	(Distribution and Retail Restructuring) Act 2009.
(c)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council
	Implementation Guideline # 28 and certified by RPEQ.
(d)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance
	with Council Planning Scheme Policy 3 and certified by RPEQ.
(e)	PSP 3 – Council Planning Scheme Policy 3

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(f)	QUDM – The <i>Queensland Urban Drainage Manual</i> , produced by the Queensland
	Department of Environment and Natural Resources
(g)	MUTCD - The Manual of Uniform Traffic Control Devices, published by DTMR
(h)	DTMR - Department of Transport and Main Roads
(i)	DES – Department of Environment and Science
(j)	DSDMIP – Department of State Development, Manufacturing, Infrastructure and Planning
(k)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(l)	AHD - Australian Height Datum (m)
(m)	Internal works - works performed within private property and includes but is not limited to,
	earthworks, driveways and stormwater management systems.
(n)	External municipal works - works external to the development and located in dedicated
	public areas, for example existing road or drainage reserve, or private property not owned
	by the applicant.

2. Advertising Signage

Unless any advertising devices associated with the proposed use meets the exempt criteria set out in Schedule 1 of the *Ripley Valley urban Development Area Development Scheme*, such signage would require submission to MEDQ Delegate of an assessable development application for operational works – advertising device on premises. For further information please contact the Planning and Development Department on (07) 3810 6888.

3. Local Government Regulation 2012

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

4. Section 96 of the *Economic Development Act 2012*

Pursuant to section 96 of the *Economic Development Act 2012*, a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.

5. Bonds

Any bonding sought to be approved in relation to development will be considered in accordance with Planning Scheme Policy 3 of the *Ipswich Planning Scheme*.

The Bond, Licence Deed and conditions of security payment can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information. Council's preference is for bonds to be submitted by way of a Bank Guarantee.

6. Proximity of Earthworks to Adjoining Property

Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the *Ipswich Planning Scheme*. Written comments from the affected owners (or at least the supporting documentation of

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notification and consultation with the adjoining property owners to the MEDQ Delegate's satisfaction) must be submitted to MEDQ Delegate for consideration, in conjunction with any operational works application.

7. Portable Long Service Leave

Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the *Building and Construction Industry* (*Portable Long Service Leave*) *Act 1991* requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the *Planning Act 2016*.

8. Telecommunication Conduit Infrastructure

The installation of telecommunication conduit and infrastructure is to be in accordance with the latest Communications Alliance publication or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on 'Fibre in new developments'.

9. Road Permit Application

The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the *Local Government Act 2009* prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the *Local Government Act 2009* and constitute a separate process to seeking a Development Permit issued under the *Planning Act 2016*.

Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.qov.au or telephone (07) 3810 6666.

10. Engineering Analysis

A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by MEDQ Delegate. Neither MEDQ Delegate nor MEDQ Delegate engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.

11. Report Assessment

The applicant is advised that should MEDQ Delegate require the submission of an amended report prior to the lodgement and/or in conjunction with any Operational Works development application, a fee will apply in accordance with the current MEDQ Delegate Fees and Charges.

12. Food Licence

Where food is sold, served and or produced on the site there may be a need to hold a licence to do so under the Food Act 2006. Please contact the Planning and Regulatory Services Department of Ipswich City Council for advice regarding this matter on telephone number 3810 6666.

Ipswich City Council Page 31

13. Trade Waste

Wastewater (i.e. waste bin wash down water etc.) directed to sewer must only be carried out in compliance with an approved Trade Waste Permit for the site. All associated water treatment equipment (if any) must be covered by the permit, where released to sewer. Enquiries regarding Trade Waste requirements can be made by contacting Urban Utilities on telephone number 13 26 57.

14. Nature Conservation Act 1992

The applicant may be required to engage a spotter catcher licensed under the *Nature Conservation Act 1992* by the Department of Environment and Science to assesses the site, supervise any vegetation removal and ensure that any native fauna (i.e. including native bees, Koalas, possums, glossy black cockatoos, bats etc.) has been identified, relocated and discouraged from returning prior to habitat disturbance. Further information can be located on the Department of Environment and Science website in relation to wildlife permits. http://www.qld.gov.au/environment/plants-animals/wildlife-permits/.

15. Koala Protection

The Commonwealth has listed the Koala populations in Queensland, New South Wales and the Australian Capital Territory as 'vulnerable' under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. Refer to the Australian Government – Department of the Environment and Energy (phone: 1800 803 772) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.

16. Cultural Heritage

The applicant is advised to ensure that any development obligations pursuant to the provisions of the *Aboriginal Cultural Heritage Act 2003* and the *Economic Development Act 2012* are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.

For more information, the applicant may seek information from the relevant Registered Aboriginal Cultural Heritage Body for the Ipswich Region, the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs or equivalent.

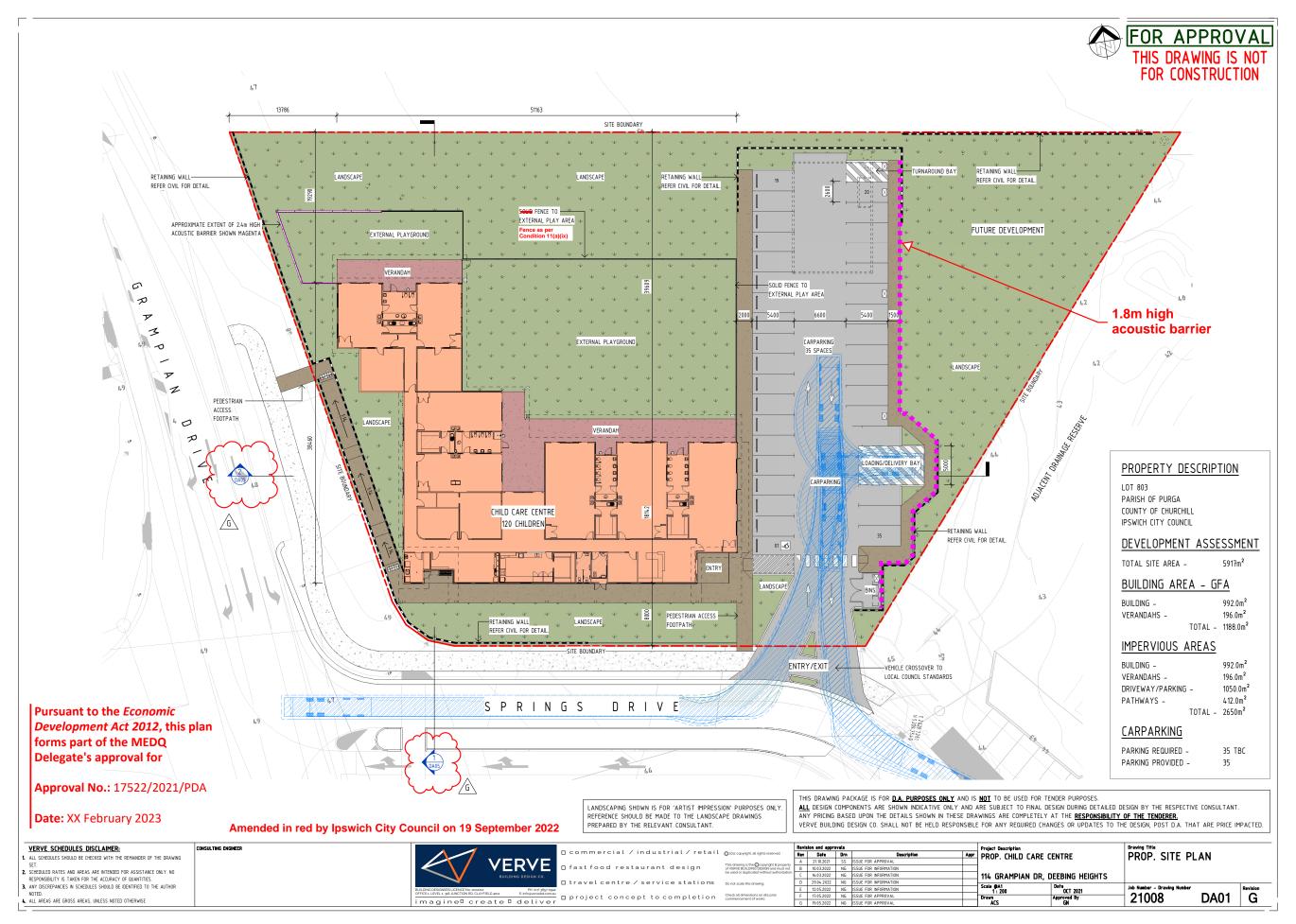
Ipswich City Council Page 32

Attachment B APPEAL RIGHTS

The following are relevant extracts from the *Economic Development Act 2012*

Chapter 3, Part 4

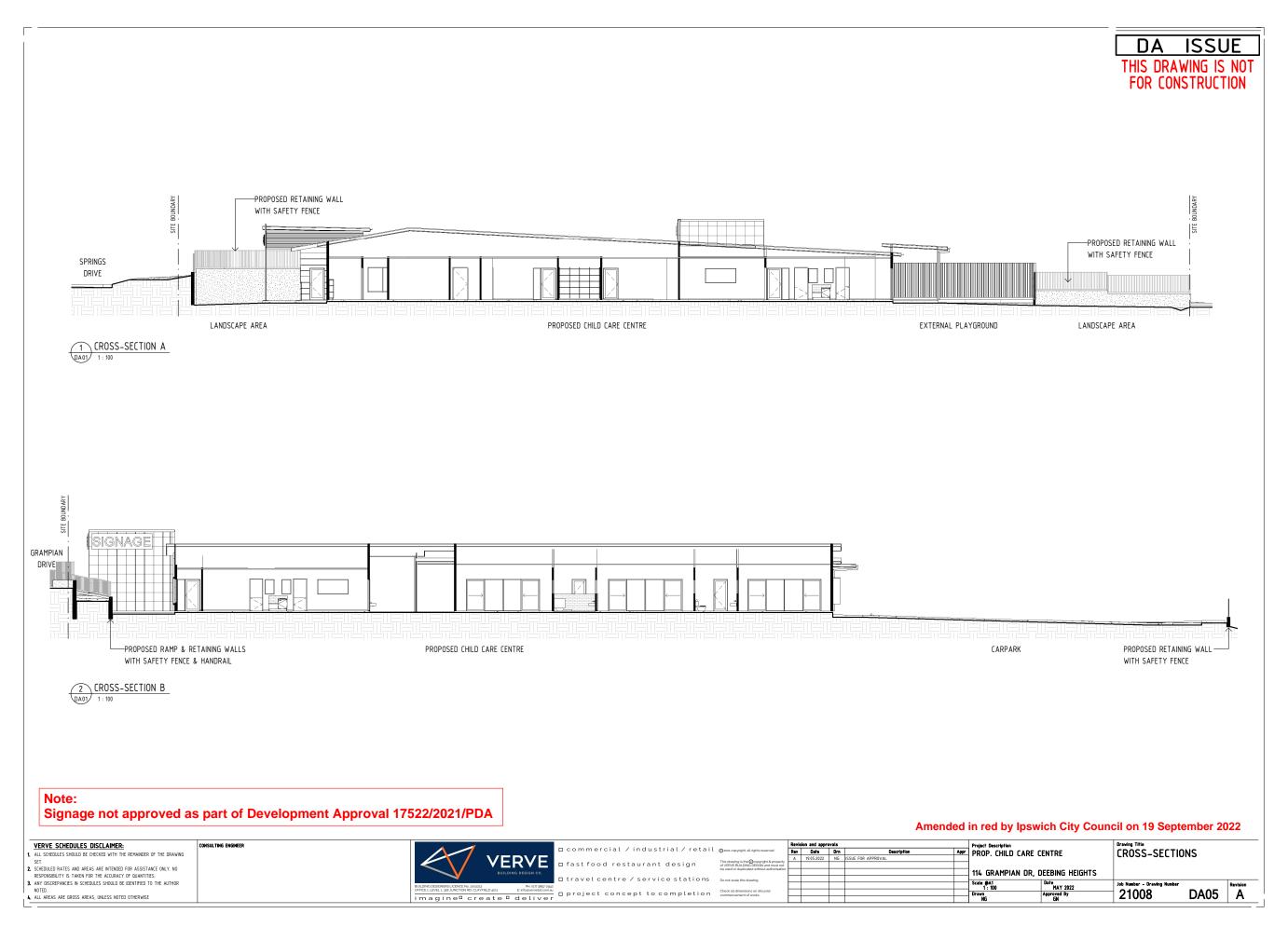
- 90 Right of Appeal Against Particular Conditions
- (1) This section applies if a PDA development condition includes a nominated assessing authority (the *entity*).
- (2) The person who made the relevant PDA development application may appeal to the Planning and Environment Court against MEDQ's decision to impose the condition.
- (3) An appeal under subsection (2) must be started within 20 business days after the day the applicant is given notice of the decision.
- (4) An appellant starts an appeal by lodging, with the registrar of the Planning and Environment Court, a written notice of appeal that –
- (a) is in the approved form; and
- (b) succinctly states the grounds of the appeal.
- (5) The *Planning and Environmental Court Act 2016*, part 5 applies, with necessary changes, to the appeal as if—
- (a) the appeal were a Planning Act appeal under that Act; and
- (b) the entity were the only other party to the appeal.
- (6) However-
- (a) the appellant must, as soon as practicable after giving the entity the notice of the appeal, give MEDQ a copy of the notice; and
- (b) MEDQ may, by lodging a notice of election with the registrar of the court, elect to become a party to the appeal.
- (7) MEDQ must give the other parties a copy of the notice of election as soon as practicable after it is lodged.
- 99 Application to Change PDA Development Approval
- (1) A person may apply (the *amendment application*) to MEDQ to change a PDA development approval.
- (2) However, the amendment application may be made only if MEDQ is satisfied the change would not result in the relevant development being substantially different.
- (3) Division 3 applies for the amendment application as if—
- (a) a reference in the division to a PDA development application were a reference to the amendment application; and
- (b) a reference in the division to a PDA development approval were a reference to a changed PDA development approval; and
- (c) a reference in the division to the granting of a PDA development approval were a reference to the making of the change.
- (4) Despite subsection (3), section 84(2) to (6) applies for the amendment only in a circumstance mention in section 84(1)(c).













ARCHITECTURAL DA DRAWINGS

PROPOSED CHILDCARE CENTRE 114 GRAMPIAN DR, DEEBING HEIGHTS



Amended in red by Ipswich City Council on 19 September 2022

Note:

Signage not approved as part of Development Approval 17522/2021/PDA

VERVE SCHEDULES DISCLAIMER:

1. ALL SCHEDULES SHOULD BE CHECKED WITH THE REMANDER OF THE DRAWING SET.

2. SCHEDULED RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES.

3. ANY DISCREPANCES IN SCHEDULES SHOULD BE DENTIFIED TO THE AUTHOR MOTER.

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LANDSCAPING SHOWN IS FOR 'ARTIST IMPRESSION' PURPOSES ONLY.
REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRAWINGS
PREPARED BY THE RELEVANT CONSULTANT.

THIS DRAWING PACKAGE IS FOR <u>D.A. PURPOSES ONLY</u> AND IS <u>NOT</u> TO BE USED FOR TENDER PURPOSES.

<u>ALL</u> DESIGN COMPONENTS ARE SHOWN INDICATIVE ONLY AND ARE SUBJECT TO FINAL DESIGN DURING DETAILED DESIGN BY THE RESPECTIVE CONSULTANT.

ANY PRICING BASED UPON THE DETAILS SHOWN IN THESE DRAWINGS ARE COMPLETELY AT THE <u>RESPONSIBILITY OF THE TENDERER</u>,

VERVE BUILDING DESIGN CO. SHALL NOT BE HELD RESPONSIBLE FOR ANY REQUIRED CHANGES OR UPDATES TO THE DESIGN, POST D.A. THAT ARE PRICE IMPACTED

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13 OCTOBER 2022 GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(09)]

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(09)

13 OCTOBER 2022

REPORT

COUNCILLORS' ATTENDANCE: Mayor Teresa Harding (Chairperson); Councillors Paul Tully

(Deputy Chairperson), Sheila Ireland, Deputy Mayor Jacob

Madsen, Marnie Doyle, Andrew Fechner, Kate

Kunzelmann, Russell Milligan (via audio-link) and Nicole

Jonic

COUNCILLOR'S APOLOGIES: Nil

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

Planning and Regulatory Services (Peter Tabulo), Manager, City Design (Brett Davey), Manager, Development Planning (Anthony Bowles), General Manager Infrastructure and Environment (Sean Madigan), General Manager Corporate Services (Matt Smith), General Manager Community, Cultural and Economic Development (Ben Pole), Chief Financial Officer (Jeff Keech), Senior Digital Media and Content Manager (Jodie Richter), Development

Assessment Waste Manager (Michael Simmons), Senior Policy and Communications Officer (David Shaw), Safe City and Asset Protection Manager (Larry Waite), Manager Capital Program Delivery (Graeme Martin) and Theatre

Technician (Harrison Cate)

MEETING ATTENDANCE VIA AUDIO-LINK

Councillor Russell Milligan has requested attendance at the Growth, Infrastructure and Waste Committee of 13 October 2022 via audio-link.

Councillor Nicole Jonic arrived at the meeting at 9.01 am.

DECISION

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

That in accordance with section 254K of the *Local Government Regulation 2012* and 8.6.2 of Council's Meeting Procedures Policy (Attendance at committee meetings), Councillor Russell Milligan be permitted to participate in the meeting via audio link.

13 OCTOBER 2022 GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(09)]

AFFIRMATIVE NEGATIVE Councillors: Councillors: Harding Nil

Tully
Ireland
Madsen
Doyle
Fechner
Kunzelmann
Jonic

Councillor Milligan did not participate in the vote on this matter.

The motion was put and carried.

WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY

Mayor Teresa Harding delivered the Acknowledgement of Country.

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

BUSINESS OUTSTANDING

Nil

CONFIRMATION OF MINUTES

1. CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(08) OF 15 SEPTEMBER 2022

RECOMMENDATION

That the Minutes of the Meeting held on 15 September 2022 be confirmed.

Mayor Teresa Harding proposed the following amendment to the previous minutes:

That in relation to the minutes from 15 September 2022, under the Business Outstanding section for 'Deferral of Consideration of Item 1 – Response to Petition – Leash Free Dog Area, Camira Recreation Park', Councillor Jonic's name

Page 2 of 8

13 OCTOBER 2022

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(09)]

be removed from the vote as the item was deferred because she was not present at the time this matter was to be considered.

DECISION

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

That the Minutes of the Meeting held on 15 September 2022 be confirmed and that in relation to the minutes from 15 September 2022, under the Business Outstanding section for 'Deferral of Consideration of Item 1 – Response to Petition – Leash Free Dog Area, Camira Recreation Park', Councillor Jonic's name be removed from the vote as the item was deferred because she was not present at the time the matter was to be considered.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Tully Ireland Madsen Doyle Fechner Kunzelmann Milligan Jonic

The motion was put and carried.

OFFICERS' REPORTS

2. <u>DEVELOPMENT APPLICATION (17522/2021/PDA) RECOMMENDATION -</u>
PROPOSED COMMUNITY USE (CHILD CARE CENTRE) AT 7001 GRAMPIAN DRIVE,
<u>DEEBING HEIGHTS</u>

This is a report concerning a development application seeking a Material Change of Use approval for a Community Use (Child Care Centre) over land at 7001 Grampian Drive, Deebing Heights.

The application requires determination by Council in accordance with the *Framework for Development Applications and Related Activities Policy*, as more than 20 submissions objecting to the proposed development have been received.

The development application has been assessed pursuant to the *Economic Development Act 2012* under the current Instrument of Delegation from the Minister for Economic Development Queensland (MEDQ) to Ipswich City Council.

Page 3 of 8

13 OCTOBER 2022

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(09)]

The subject site is within the declared Ripley Valley Priority Development Area (PDA) and is assessable against the Ripley Valley Development Scheme (RVDS) pursuant to the *Economic Development Act 2012*, instead of the Ipswich Planning Scheme. It should be noted that the RVDS may apply a provision of the Ipswich Planning Scheme, however the RVDS prevails to the extent of any inconsistency with the Ipswich Planning Scheme.

The proposed development has been assessed in relation to the applicable assessment benchmarks. The proposed Community Use (Child Care Centre) generally complies with the assessment benchmarks or can be conditioned to comply.

RECOMMENDATION

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

That Council approve Development Application No. 17522/2021/PDA, being the Material Change of Use for Community Use (Child Care Centre), subject to conditions as contained in Attachment 1 of this report.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Nil Harding
Tully
Ireland
Madsen
Doyle
Fechner
Kunzelmann
Milligan

The motion was put and lost.

Councillor Paul Tully proposed the following recommendation:

Jonic

That Council inform the Minister of EDQ that Council is considering a refusal for Application No. 17522/2021/PDA and await direction on the matter.

Deputy Mayor Jacob Madsen proposed the following further recommendation:

That Council request the relevant Minister to provide a copy of the QPS investigation report relating to the property.

Councillor Marnie Doyle proposed that Council also include the reason as to why it is considering refusal on the basis of cultural heritage issues.

Page 4 of 8

13 OCTOBER 2022

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(09)]

DECISION

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

- A. That Council inform the Minister that Council is considering a refusal for Application No. 17522/2021/PDA and inform Economic Development Queensland (EDQ) and await direction on the matter.
- B. That it be noted that Council is considering refusal of the application on the basis of cultural heritage issues.
- C. That Ipswich City Council write to the Minister for Police and Corrective
 Services Hon Mark Ryan MP to request that the relevant Queensland Police
 Service (QPS) report in relation to the investigation of the property the subject of Application No. 17522/2021/PDA be made available for public viewing.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil
Tully

Tully
Ireland
Madsen
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

3. WASTE AND CIRCULAR ECONOMY TRANSFORMATION DIRECTIVE - UPDATE 8

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

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

Tully

Page 5 of 8

13 OCTOBER 2022

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(09)]

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

The motion was put and carried.

4. <u>EXERCISE OF DELEGATION REPORT</u>

This is a report concerning applications that have been determined by delegated authority for the period 26 August 2022 to 26 September 2022.

DECISION

Moved by Mayor Teresa Harding:

Seconded by Councillor Andrew Fechner:

That the report be received and the contents noted.

AFFIRMATIVE NEGATIVE Councillors: Councillors:

Harding Nil

Tully
Ireland
Madsen
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

5. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

This is a report concerning a status update with respect to current court actions associated with development planning applications

DECISION

Moved by Mayor Teresa Harding: Seconded by Councillor Paul Tully:

Page 6 of 8

13 OCTOBER 2022 GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(09)]

That the report be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Tully Ireland Madsen Doyle Fechner Kunzelmann Milligan Jonic

The motion was put and carried.

6. <u>INFRASTRUCTURE AND ENVIRONMENT DEPARTMENT CAPITAL DELIVERY REPORT AUGUST 2022</u>

This is a report concerning the performance of the capital delivery by the Infrastructure and Environment Department for the month of August 2022.

DECISION

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

That the report be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Tully 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 9.00 am.

The meeting closed at 9.54 am.

Your reference Our reference Contact Officer 17522/2021/PDA:AB Anthony Bowles (07) 3810 6254

Minister for Economic Development Queensland

<u>pdadevelopmentassessment@dsdip.qld.gov.au</u> CC: MEDQdelegations@dsdmip.qld.gov.au

Telephone

Ipswich

Ipswich City Council

45 Roderick Street PO Box 191 IPSWICH QLD 4305

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

lpswich.qld.gov.au

19 October 2022

Dear Minister

Re: Notice that Council is Considering Refusal of a PDA Development Application (Instrument of

Delegation and Direction)

MEDQ Delegate Application No: 17522/2021/PDA EDQ Reference: F21/13019

Proposal: Community Use (Child Care Centre)

Applicant Otiosum Pty Ltd C/- LandPartners

Owner AV Jennings Properties Limited

Property Location: 7001 Grampian Drive, Deebing Heights

I write to you pursuant to the Instrument of Delegation and Direction dated 17 October 2019 from the Minister for Economic Development Queensland (MEDQ) to the Ipswich City Council.

At a meeting of the Ipswich City Council Growth, Infrastructure and Waste Committee on 13 October 2022, Councillors considered the matter detailed above.

On behalf of the Councillors, please accept this communication as written notice that the Council intends to refuse the abovementioned development application based on cultural heritage issues.

Should EDQ have any comments or direction in relation to this matter, it is kindly requested that they be received by COB 24 October 2022.

If officers of your department wish to discuss any aspect of this matter further, I invite contact with Mr Anthony Bowles, Manager, Development Planning on 3810 6254 or at anthony.bowles@ipswich.qld.gov.au.

Yours sincerely

Sonia Cooper

CHIEF EXECUTIVE OFFICER

Your reference

Our reference 17522/2021/PDA:AB
Contact Officer Anthony Bowles
Telephone (07) 3810 6254



Ipswich City Council

45 Roderick Street PO Box 191 IPSWICH QLD 4305

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

lpswich.qld.gov.au

Minister for Economic Development Queensland pdadevelopmentassessment@dsdip.qld.gov.au CC: MEDQdelegations@dsdmip.qld.gov.au

28 October 2022

Dear Minister

Re: Reasons for Council's decision to intend to refuse-7522/2021/PDA - 7001 Grampian Drive, Deebing Heights - Child Care Centre

Further to your letter dated 24 October 2022 the following are the reasons that the Councillors have provided to me as requested.

- First Nations' people are strongly opposed to the proposed development.
- Planning schemes need to take into account social, community and cultural issues which have been raised in good faith by the community.
- There are concerns about the appropriateness of the development.
- Council wishes to stand by the First Nations' people in opposition to the development.
- The community has raised cultural heritage issues, that are of concern to Council and it seeks to have the State clarify the facts of the matter, with respect to the First Nations' issues around the origins of the bones discovered on the site.
- Council considers that it did not have sufficient information on which to form an opinion on the cultural heritage issues, in the absence of the QPS report and whether the bones were of human origins.

Council looks forward to receiving your response.

Yours sincerely

Sonia Cooper

CHIEF EXECUTIVE OFFICER



Hon Steven Miles MP
Deputy Premier
Minister for State Development, Infrastructure,
Local Government and Planning
Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure

Our ref: MBN22/1225

Your ref: 17522/2021/PDA:AB

1 6 DEC 2022

1 William Street
Brisbane Queensland 4000
PO Box 15009
City East Queensland 4002
Telephone + 61 3719 7100
Email deputy.premier@ministerial.qld.gov.au
Website www.statedevelopment.qld.gov.au

ABN 65 959 415 158

Ms Sonia Cooper Chief Executive Officer Ipswich City Council sonia.cooper@ipswich.qld.gov.au

Dear Ms Cooper

Thank you for your letter of 28 October 2022 about the Ipswich City Council's Growth Infrastructure and Waste Committee's reasons for its intention to refuse the Priority Development Area development application (the application) for a proposed child care centre at 7001 Grampian Drive, Deebing Heights.

The reasons included the following:

- The community has raised cultural heritage issues, that are of concern to the council and it seeks to have the State clarify the facts of the matter, with respect to the First Nations' issues around the origins of the bones discovered on the site.
- Council considers that it did not have sufficient information on which to form an opinion on the cultural heritage issues, in the absence of the QPS report and whether the bones were of human origins.

I note the committee report titled "Development Application (175822/2021/PDA) Recommendation" (Doc ID No. A8311240) considered by the council's Growth Infrastructure and Waste Committee concluded that the proposed child care centre would not impact on Aboriginal cultural heritage values. Further, that these matters are managed under the Aboriginal Cultural Heritage Act 2003.

I also note that the Queensland Police Service's report referred to in the council's reasons concluded that the bones were not of human origin, and that report is now publicly available and accessible through the council's website.

I understand the council has taken steps to inform itself more fully in relation to these matters and intends to consider the application further having regard to this information.

Would you please advise the Department of State Development, Infrastructure, Local Government and Planning (the department) when the date for reconsideration of the application is available. In accordance with the council's delegation for this matter, I require the council to advise me, prior to making its decision, should the council still intend to refuse the application.

I have asked for Ms Jeanine Stone, Project Director, Economic Development Queensland in the department, to assist you with any further queries and to inform the applicant of my decision. You may wish to contact Ms Stone on 0407 658 726 or by email at jeanine.stone@dsdilgp.qld.gov.au.

Yours sincerely

STEVEN MILES MP DEPUTY PREMIER

Minister for State Development, Infrastructure, Local Government and Planning Minister Assisting the Premier on

Olympic and Paralympic Games Infrastructure



Department of
State Development, Infrastructure,
Local Government and Planning

Our ref: OUT22/5215 Your ref:

22 December 2022

Peter Tabulo General Manager (Planning and Regulatory Services) IPSWICH CITY COUNCIL

Email: peter.tabulo@ipswich.qld.gov.au

Dear Peter

Further to our discussion on 20 December 2022 I am able to provide further information to assist council in line with the letter dated 16 December 2022 from the Minister for Economic Development.

Economic Development Queensland (EDQ) has considered council's reasons for intending to refuse the application; relating to cultural heritage matters. In considering the reasons provided by council, EDQ consulted with the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP) and reviewed the Queensland Police Service (QPS) Report relating to the investigation surrounding the bone fragments found in proximity to the subject site.

DSDSATSIP reconfirmed their position to EDQ, that cultural heritage matters are addressed through the obligations under the Aboriginal Cultural Heritage Act 2003. This advice was included in the previous approval over the site (ICC ref 7787/2008/MAMC/A and 10157/2018/PDA) and in the draft Decision Notice prepared by council officers.

The QPS Report confirmed the results of the analysis of the bone fragments found near the subject site were of non-human origin.

EDQ has considered the assessment of cultural heritage matters and is satisfied that matters relating to cultural heritage have been appropriately addressed.

Economic Development Queensland GPO Box 2202 Brisbane Queensland 4001 Australia **Website** www.edq.qld.gov.au ABN 76 590 288 697

Should you have any queries please don't hesitate to contact myself or Jeanine Stone, Project Director on 0407658726

Yours sincerely

Desiree Houston-Jones

Executive Director Planning Services

Economic Development Queensland

désine Honothe Jones

Your reference Our reference Contact Officer

Telephone

17522/2021/PDA:AB Anthony Bowles (07) 3810 6254 Ipswich

Ipswich City Council

45 Roderick Street PO Box 191 IPSWICH QLD 4305

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

lpswich.qld.gov.au

Honourable Mark Ryan MP
Minister for Police and Corrective Services
And Minister for Fire and Emergency Services
Via email: police@ministerial.qld.gov.au

24 October 2022

Dear Minister

Re: Request for copy of police investigation report for 7001 Grampian Drive, Deebing Heights

At its Growth, Waste and Infrastructure Committee meeting of 13 October 2022, Ipswich City Council considered the development application 17522/2021/PDA for a proposed Community Use (Child Care Centre) at 7001 Grampian Drive, Deebing Heights.

In consideration of the matter, concerns were raised regarding the Qld Police Services' investigation carried out on the site in relation to the origin of bones found, and whether they were human or otherwise in origin.

At the meeting, the Council made a resolution for a request to be made to you as the Minister to provide a copy of the QPS investigation report relating to this matter. Officers of the Council have previously been in contact with a senior officer of the Yamanto Police Station in relation to the investigation conducted by the QPS.

As the Chief Executive Officer of the Council I am writing on behalf of the Mayor and Councillors to request the QPS investigation report on the bones found at the site at 7001 Grampian Drive, Deebing Heights.

Should you have any queries in relation to this request, please do not hesitate to contact Anthony Bowles, Department Planning Manager on 3810 6254 or at anthony.bowles@ipswich.qld.gov.au.

Yours sincerely

Sonia Cooper

CHIEF EXECUTIVE OFFICER

OFFICIAL



QUEENSLAND POLICE SERVICE



OFFICE OF THE ASSISTANT COMMISSIONER, SOUTHERN REGION
52 Neil Street, Toowoomba, Qld, 4350
P O Box 144, Toowoomba, Qld, 4350

TELEPHONE (07) 4631 6501

Our Ref: Your Ref: DOC 22/1938416 17522/2021/PDA:AB

18 November 2022

Sonia Cooper Chief Executive Officer Ipswich City Council 45 Roderick Street Ipswich Qld 4305

cc via email: anthony.bowles@ipswich.qld.gov.au

Dear Sonia,

I refer to your correspondence dated 24 October 2022 requesting the release of a police report pertaining to the investigation of skeletal remains located at a Deebing Heights development site.

I understand that you require this information pursuant to considering the development application for a prosed Community Use (Child Care Centre) at 7001 Grampian Drive, Deebing Heights and for that purpose, I am able to release the document under the provisions of Section 10.2 of the *Police Service Administration Act 1990*.

Accordingly, I attach the Anthropological Case Report prepared by Sergeant Donna MacGregor regarding the skeletal remains located at Deebing Heights development site.

I authorise this document and/or its content be disseminated to any third party for the proposed council development purposes. Further, this information/document is released under the provisions of 5.6.14 of the Management Support Manual.

Yours sincerely

CHARYSSE POND APM ASSISTANT COMMISSIONER SOUTHERN REGION

QUEENSLAND POLICE SERVICE

Anthropological Case Report (FR2119530)

Matter of skeletal remains located at Deebing Heights Development Site

Compiled by Donna MacGREGOR

STATEMENT OF QUALIFICATIONS

I Donna Marie MacGREGOR state:

- 1. I am a Scientific Officer of the rank of Sergeant in the Queensland Police Service stationed at the Major crime Unit, Brisbane Scientific Section. I am a former Lecturer in forensic science and human anatomy at Griffith University and now am an Adjunct Research Fellow in forensic science. I am former Lecturer in human anatomy at the Queensland University of Technology, Brisbane and now an Adjunct Lecturer in human anatomy at the same university. I am also a commissioned officer in the Australian Army Reserve at the rank of Captain posted to the Unrecovered War Casualties Unit at Army Headquarters, as a Specialist Service Officer in the role of forensic anthropologist.
- 2. I am the holder of a Bachelor of Science degree with Honours in Forensic Anatomy from the University of Queensland. I am also a holder of a Master of Science degree in Forensic Science from Griffith University. I am also a holder of a Diploma in Forensic Human Identification from the Academy of Forensic Medical Sciences (London). I have also completed internships at specialised international forensic anthropology laboratories namely the C.A. Pound Human Identification Laboratory in Gainesville, Florida, and the Central Identification Laboratory Hawaii on the Hickham Air Force Base, Hawaii.
- 3. In my role as Scientific Officer, my duties include the examination of crime scenes and the collection and examination of physical evidence, and the examination of human skeletal remains. I have over nineteen (19) years' experience in this role. In my former roles as Lecturer in forensic science and anatomy, I am responsible for administration and delivery of resources and lectures in human anatomy and forensic related content to undergraduate students. I am also responsible for the coordination and supervision of postgraduate students undertaking research in forensic anthropology and other forensic related fields. I had over twelve (12) years combined experience in these academic roles. In my role as Specialist Service Officer (Forensic Anthropologist) my duties include membership in the field teams tasked with the location, recovery, and identification of missing Australian Servicemen from past conflicts (i.e., WWI and WWII) in foreign theatres. I have thirteen (13) years' experiences in this role.

2

SUMMARY FOR DEEBING HEIGHTS SKELETAL REMAINS (FR2119530 refers)

- 4. On 10 May 2022, I was requested by Acting Senior Sergeant Owen ESAIAS of the Major Crime Unit, Brisbane Scientific to examine a series of images containing possible skeletal remains for a human vs non-human determination.
- I was advised that the skeletal remains subject to this examination request, had been removed from a site known as "Deebing Heights" some months earlier by Professor David LAMBERT of Griffith University.
- I was further advised that the images provided to me had been taken by Senior Constable DALGEISH of Upper Mount Gravatt Scenes of Crime, and the images had been taken at Griffith University, Nathan Campus earlier on 10 May 2022.
- 7. On this date, I was sent two (2) emails by ESAIAS to my Griffith University email address. The first email contained 42 attached images representing four (4) bones in total. The second email contained 64 images representing approximately ten (10) larger fragments and multiple smaller fragments.
- 8. Attached to the first email were the following image numbers: 313, 315, 316, 318-323, 325-327, 329-334, 336-339, 341-344, 346-350, 352-357.
- 9. Attached to the second email were the following image numbers: 371-374, 376-379, 381-383, 385-388, 390-392, 394, 397-401, 403-4-4, 406, 408-410, 412, 414-415, 418-420, 423, 427-432, 434-435, 437-439, 442-446, 450-451.
- 10. I examined the images attached to both emails. The results were as follows:
 - (a) Email 1: I determined that two (2) of the skeletal remains attached to the first email were NOT human. They are most likely pig bones. In relation to the other two (2) bony elements I was unable to form an opinion as to the species of origin due to their fragmentary nature and lack of surface detail. The images of the undetermined bones are contained in image numbers 0338-0339 and 0344-0352.
 - (b) Email 2: The images attached to the second email illustrated objects most of which I could not identify as osseous or bone material. Many of these appeared to be consistent with stone or fossilized osseous material. However, some skeletal material was observed and determined to be NOT human but consistent with wallaby bones (images 418-423). Osseus material was also observed in image 439 and 442 however due to the fragmentary nature and lack of surface detail I could not form any opinion to species of origin.
- 11. No physical examination of the skeletal remains was completed in this matter.
- 12. I completed this report on 10 August 2022.

3

13. This report was reviewed by Dr Denise DONLON, Senior Lecturer in Human Anatomy (University of Sydney) and NSW State Forensic Anthropologist, on 17 August 2022.



B.Sc. (Hons). M.Sc., Dip.FHID, Dip. Policing.

Sergeant, Forensic Services Group, Queensland Police Service

Adjunct Research Fellow, Griffith University

Adjunct Lecturer in human anatomy, Queensland University of Technology

Captain, Forensic Anthropologist, Australian Army

Date 17 4/0G 20

Justices Act 1886

I acknowledge by virtue of section 110A(5)(c)(ii) of the Justices Act 1886 that:

- a. This written statement by Donna MacGregor dated 17 August 2022 and contained in the pages numbered 1 to 4 is true to the best of my knowledge and belief; and
- b. I make this statement knowing that, if it were admitted as evidence, I may be liable to prosecution/for stating in it anything that I know is false.

.....Signature

Signed at Brisbane this 17th day of August 2022

From:

Sent: Friday, 23 December 2022 4:53 PM

To: Peter Tabulo

Cc:

Subject: RE: Presentation to Council

Attachments: A. Everick Heritage Correspondence.pdf; Deebing FAQ V5 - Sep 2022.pdf

Hi Peter,

Thanks for your email.

Due to the relevant consultants being on leave at this time of year, I was unable to obtain the presentation that was delivered at the Council workshop on 7 November 2022. I'm sure that Tim Robins from Everick Heritage will be able to send this through as soon as he returns from leave in the New Year.

In the meantime, I have attached 2 documents. The first is a letter from Everick Heritage that was submitted by JFP to Council in April 2021 in response to an Information Request for DA Ref 7787/2008/MAEXT/A. This letter contains much of the information that was presented to the Councillors at the workshop. This letter was also submitted to Council by LandPartners on 6 September 2022 as part of the response to the submissions to the application for the proposed childcare centre use at 144 Grampian Drive (ICC Ref 17522/2021/PDA).

The second document is a Frequently Asked Questions (FAQ) that AVJennings have prepared to address many of the claims being made about the site at 144 Grampian Drive, Deebing Heights. This FAQ has had some iterations as more matters are raised and more information comes to hand and has been available for download on the Deebing Heights website since about May 2022.

Many thanks,



Level 4, 143 Coronation Drive Milton QLD 4064

Best wishes for this festive season.

24th December 2022 and will re-open 3rd January 2023. Please visit our website for Sales and Information Centre opening hour

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From: Peter Tabulo <peter.tabulo@ipswich.qld.gov.au>

Sent: Monday, 19 December 2022 2:49 PM

To:

Subject: Presentation to Council

Hi I was wondering if you could provide me with a copy of the presentation that was made to Council with the YUP last month?

A few Councillors have asked for a copy.

Thanks Peter



Peter Tabulo | General Manager (Planning and Regulatory Services) Planning and Regulatory Services Department

IPSWICH CITY COUNCIL T | 07 3810 6255









Ipswich City Council respectfully acknowledges the Traditional Owners as custodians of the land and waters we share. We pay our respects to their Elders past, present and emerging, as the keepers of the traditions, customs, cultures and stories of proud peoples.



Confidential Communication | Email Disclaimer

EVERICK HERITAGE

20 April 2021

EV.538

Development Manager AVJennings Level 4, 143 Coronation Drive Milton QLD 4064

Sent via email transmission:

Dear

RE: CONTEXTUAL INFORMATION IN RELATION TO DEVELOPMENT APPLICATION SUBMISSIONS
AVJENNINGS GRAMPIAN DRIVE RESIDENTIAL PROJECT

We refer to your request to provide further contextual information in relation to submissions received by Ipswich City Council in response to its application to extend their Development Approval for Stage 1 of the Grampian Drive Project. We enclose:

- (a) a plan showing the approved Cultural Heritage Management Plan boundaries approved under Part 7 of the Aboriginal Cultural Heritage Act 2003 (Qld)(ACHA);
- (b) a presentation prepared in February 2020 showing the historic tenure history of the nearby Deebing Creek Mission, and how it relates to the Subject Site; and
- (c) correspondence from DSDSATSIP confirming the approval of a registered CHMP under Part 7 of the ACHA.

Contextual Information: Everick Heritage has been assisting AVJennings in managing heritage related issues for Lot 600 SP300901, Lot 801 SP300901 and Lot 802 SP300901 (the Subject Site) since 2017. During this time, we have undertaken extensive historic research, archaeological research, and community consultation on the AVJennings site and surrounding properties. Having worked on many projects together since the formation of their Native Title Claim in 2017, we have a strong professional relationship with the Aboriginal Party of the region, the Yuggera Ugarapul People.

Level 9, Matisse Tower, 110 Mary Street, Brisbane QLD 4000 (07) 3211 4478 | info@everick.com.au | everick.com.au

EVERICK HERITAGE

Response to Key Issues Raised

1. Cultural Significance of the Deebing Creek Mission: It is our opinion, supported by the State Heritage Register listing (QHR: 602251), that the Deebing Creek Mission is of exceptional cultural heritage significance. One of the first missions established in Queensland, the mission is a tangible connection to the catastrophic social and cultural changes that were forced on Australian Indigenous custodians by European colonisers. Whilst it was initially a refuge for Aboriginal People of the region, government control over Aboriginal People in missions steadily increased under the Aboriginals Protection and Restriction of the Sale of Opium Act 1897 (Qld). It was a place where Aboriginal People were forced to abandon much of their language and culture. Given the practice at the time of splitting up Aboriginal families at missions throughout the State (presumedly in an attempt to further break down traditional cultural norms and practices), a relatively large number of today's Queensland Aboriginal communities have a direct familial connection to the Deebing Creek Mission.

We support the submission by Karen Sullivan that the Deebing Creek Mission is historically irreplaceable. It is of vital importance that it is preserved and its place in Queensland's history is appropriately recognised. However, as detailed below, the Subject Site has never been part of the Deebing Creek Mission Reserve.

2. Location of the Deebing Creek Mission and Burials Relating to the Deebing Creek Mission Cemetery: The historic tenure analysis attached to this correspondence demonstrates that the Deebing Creek Mission was immediately adjacent to, but not within, Lot 600. The exception to this may be some burials from the Deebing Creek Mission Cemetery, which may extend a few meters into the Lot 600. Ground Penetrating Radar undertaken over the area adjacent to the Cemetery has proven inconclusive as to whether there are additional burials located in the adjoining property. Further research will be required in this regard and we have been advised AVJennings are committed to continuing their research on this land under the terms of the agreed CHMP and Cultural Heritage Management Strategy.

However, in regard to the proposed extension of the Development Application, it is relevant that:

- a. the Cemetery is greater than 100 m from the proposed development works and there is no potential for historic burials to be impacted by these works; and
- b. AVJennings have committed to the Aboriginal Party, Yuggerra Ugarapul People, that these burials will be protected from any development activities, including through the

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EVERICK HERITAGE

establishment of an open space buffer to allow for a suitable setting of surrounding gardens/vegetation for the Cemetery.

Other than the apparent accidental incursion of the burials into Lot 600, there is no evidence that mission related activities occurred within the Property. Some Aboriginal persons we have consulted with, hold the view that mission activities would have extended beyond the gazetted Mission boundaries into surrounding properties. However, we have not been presented or been able to find evidence of this. Our experience is the significant majority of the local Aboriginal community do not believe that the Subject Site was part of the mission.

It remains somewhat perplexing to us as to what basis the protestors are occupying the AVJennings' property. Through our direct engagement with some protestors, and from reviewing social media posts and video, it appears that the most likely reason for the protest is about land rights in the broader area, not potential impacts to the significance of the Deebing Creek Mission.

- 3. History of Continued Aboriginal Occupation of the Subject Site: It is fair to say that, following the closure of the Mission in 1915, there has been an ongoing association with the area by some Aboriginal families. In consulting with the YUP Applicants, they nominated Uncle Sonny Thompson as a primary knowledge holder for the area. As a local resident, he spoke about his memories of walking past and through the Subject Site. Many of the YUP Applicants spoke of their memories of walking through the region and how they felt that it was sad that the region was being slowly developed. There is also evidence of a historic hut that was occupied by local Indigenous person Robert Anderson and his family until around 1919. The remnants of this hut will be preserved in open space and commemorated through interpretative signage prepared in conjunction with YUP.
- 4. Indigenous Connection to the Land: The YUP undoubtably have a strong connection to this land. Archaeological surveys and test excavations undertaken by the YUP technical advisor confirmed the existence of Aboriginal artefacts across many parts of the property. These artefacts were in higher concentrations adjacent to watercourses and on elevated areas. These findings are consistent with the broader Ripley Valley landscape, which has high numbers of Aboriginal artefacts throughout. This supports a conclusion that the area sustained a relatively high number of Aboriginal People over a very long period of time, no doubt attracted to the plentiful resources in the area.

A strategy to manage the archaeological values of the area has been agreed by AVJennings and YUP. The protection of the *Melaleuca irbyana* vegetation communities within the property has also been endorsed by YUP as important to their cultural values.

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EVERICK HERITAGE

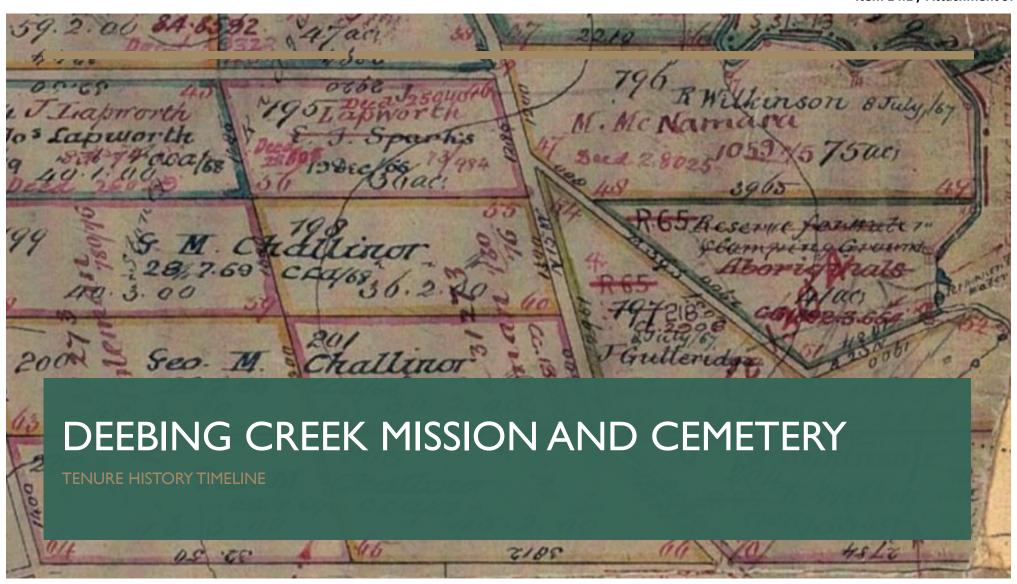
- 5. Protestors on Site: Through our engagement with the YUP Applicants and other local community leaders, we have been advised by most (but not all) that they do not support the actions of the protestors on the AVJennings land. As noted above, we do not believe the protest is based on potential impacts to the Deebing Creek Mission.
- 6. Appropriate Management of Heritage Values on the Subject Site: The Aboriginal Cultural Heritage Act 2003 (Qld) (ACHA) requires land users to engage with the Aboriginal Party for the area to determine appropriate heritage management approaches. Best practise see's landusers enter into Cultural Heritage Management Plans (CHMPs) with the Aboriginal Party/ies. AVJennings has followed best practise and has engaged with YUP over the development of an agreed CHMP for the first development stage over the Subject Site. Having implemented the full survey and assessment requirements over the CHMP Area, the parties have subsequently developed a joint Cultural Heritage Management Strategy, which provides the specifics over how identified cultural heritage sites and values should be managed.

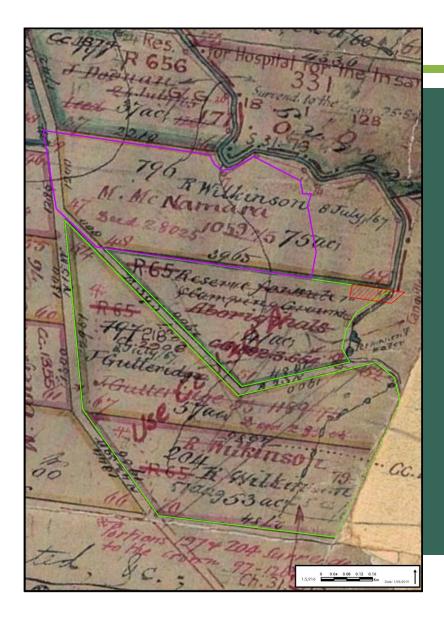
Regards,

Tim Robins Director

Everick Heritage



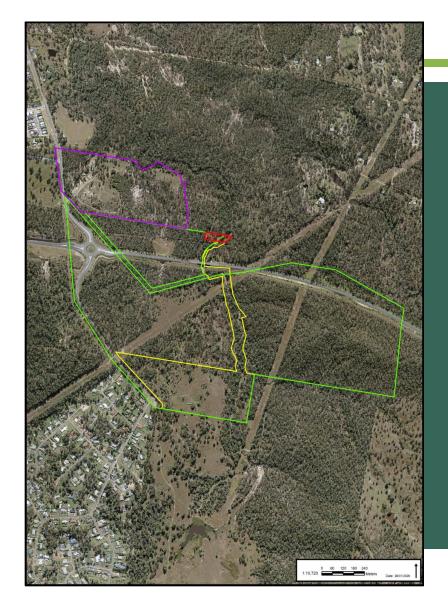




REFERENCE PLAN

- AVJennings CHMP Area
- Deebing Creek Cemetery
- Deebing Creek Mission Extent

This plan was drawn up in 1864 and is shown with subsequent annotations.



REFERENCE PLAN (SATELLITE)

- AVJennings CHMP Area
- Deebing Creek Cemetery
- Deebing Creek Mission Extent
- Deebing Creek Mission State Heritage Listing (includes Cemetery)



HERITAGE LISTING

- Deebing Creek Mission State Heritage Listing (includes Cemetery) The Deebing Creek Mission (former) was registered on the State Heritage Register on 24 September 2004 (Listing 602251).
- Deebing Creek Cemetery In February 1976 an area of approx. 3600 square metres was resumed from Agricultural Farm Lease 7869 and gazette as an Aboriginal cemetery. Gazetted as Lot 228 Crown Plan CC2905.



GRAMPIAN DRIVE

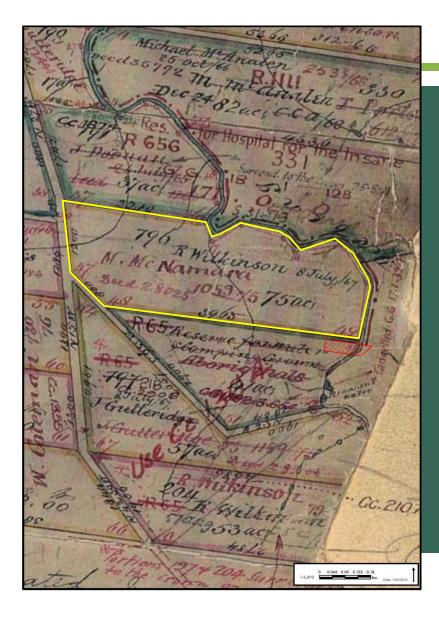
Developments in the area include:

- **AVJennings**
- Frasers
- Stocklands

Meeting today is to discuss the AVJennings site and managing its impacts.

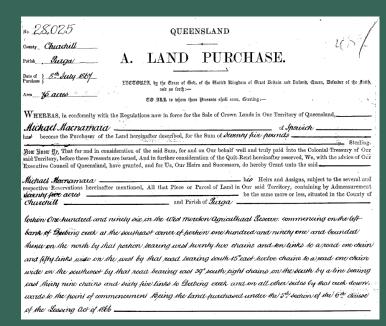
HISTORY OF AVJENNINGS SITE

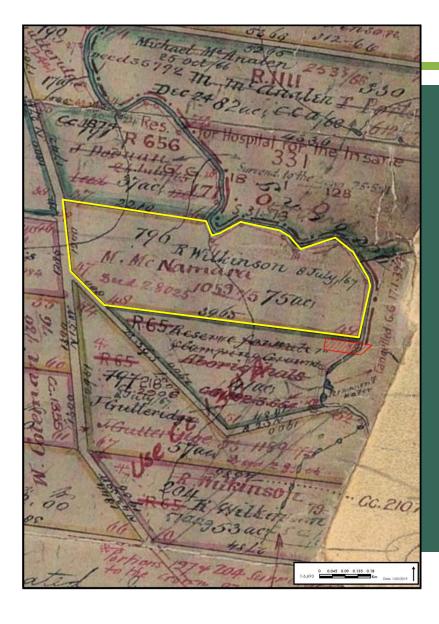
LAND TENURE CHANGES



LOT 196

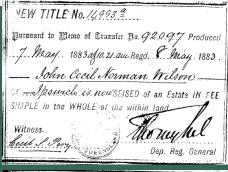
Purchased by Michael McNamara in 1867

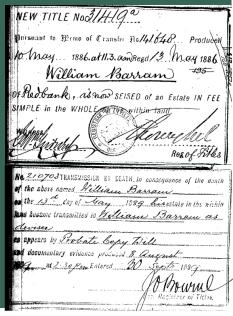


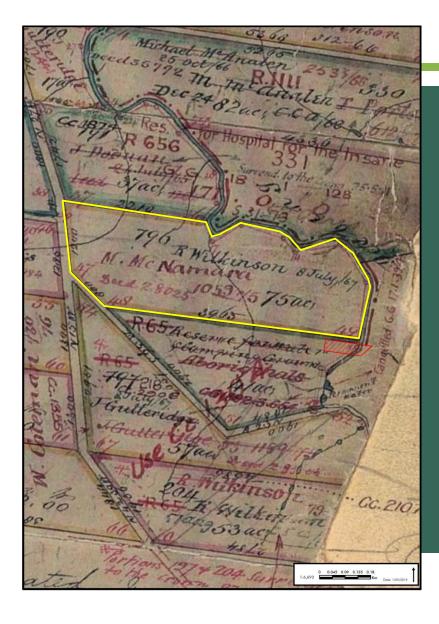


LOT 196

- 8 May 1883: Sold to John Wilson.
- 3 May 1886: Sold to William Barram
- 13 May 1889: Inherited by William Barram Jr on death of his father.



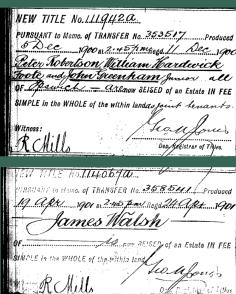


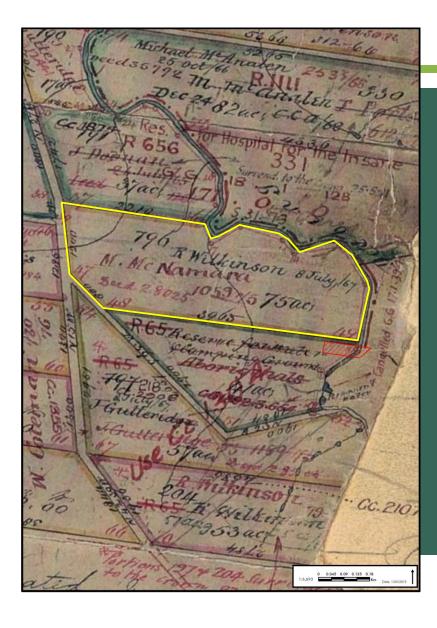


LOT 169

- 18 Oct 1889: Sold to John Taylor.
- 5 Dec 1900: Sold to Peter Robertson. William Hardwick Foote and John Greenham Jr.
- 19 Apr 1901: Sold to James Walsh (Mortgaged for 75 pounds).

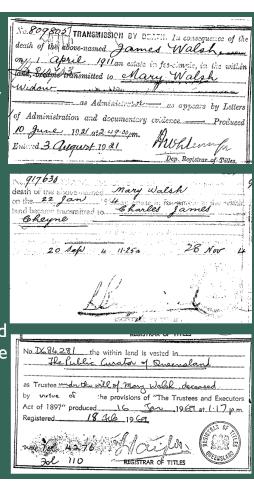






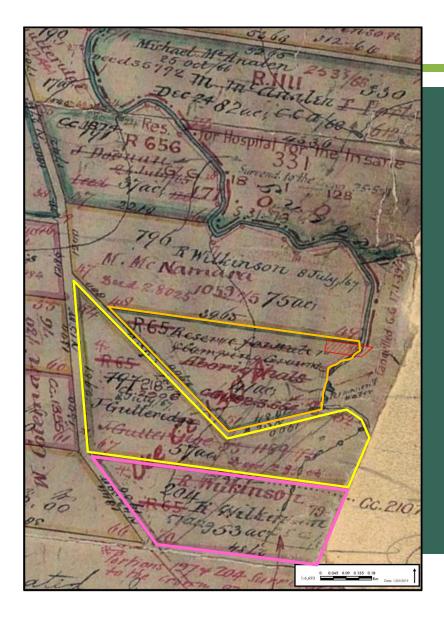
LOT 169

- I April 1911: Inherited by Mary Walsh (James Walsh's widow).
- 22 Jan 19?4 (year illegible): Inherited from Mary Walsh by Charles James Cheyne (second husband).
- 9 Jun 1945: Charles James Chayne died.
- Jan 1969 Land was transferred under will of Mary Walsh to the Public Curator registered as 'trustee under s. 53A of the Public Curator Act 1915'.



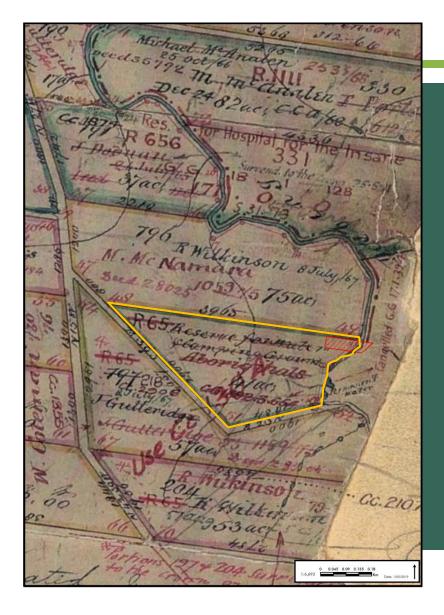
HISTORY OF DEEBING CREEK MISSION LANDS

LAND TENURE CHANGES



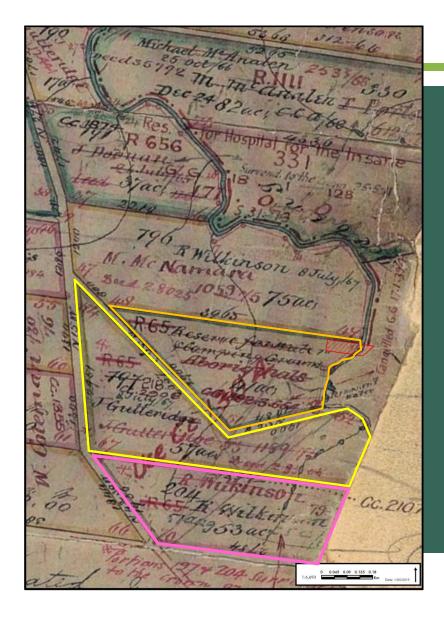
1864-1869

- Deebing Creek Cemetery
- 41 acres gazette as Water and Camping Reserve R65
- Joseph Gutteridge selected portion 197 (57 Acres)
- R Wilkinson selected portion 204 (53 Acres)



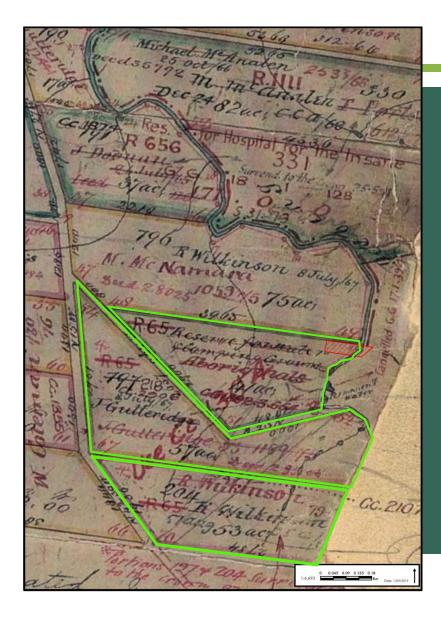
1892

- Deebing Creek Cemetery
- Water and Camping Reserve R65 cancelled and gazetted as a "Reserve for the use of the Aboriginal Inhabitants of the State"



1897 - EXPANSION

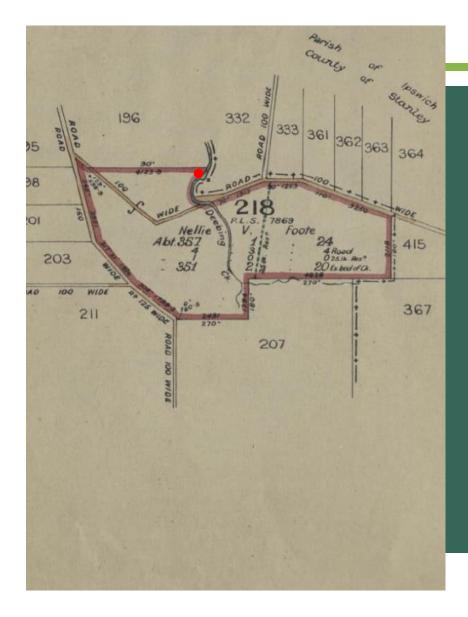
- Deebing Creek Cemetery
- Aboriginal Reserve
- Joseph Gutteridge land resumed by Crown added to Reserve/Mission
- R Wilkinson surrendered land resumed by Crown added to Reserve/Mission



1915

- Deebing Creek Cemetery
- Deebing Creek Mission Extent

Deebing Creek Mission relocated to Purga Mission. Land gazetted as "Aboriginal Reserve" (green) was rescinded and remained Crown Land.

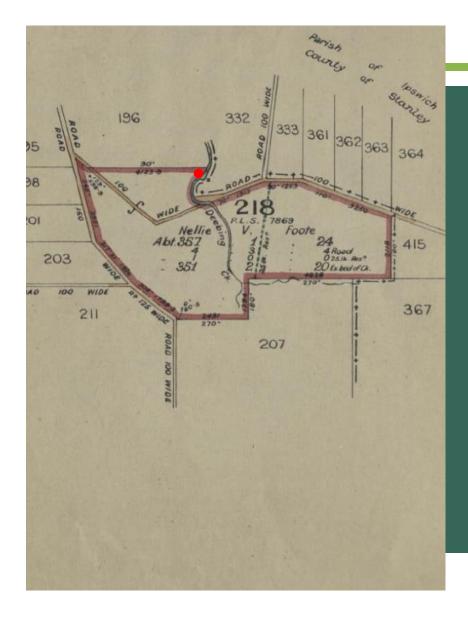


1948

Former mission site gazette as portion 218/PLS 7869 and leased to Nellie and Malcolm Foote.

Note Deebing Creek for reference and • to approximate cemetery location.

Lease transferred to Selwyn Foote in 1956. Foote sold to Frances Ambrose Adams in 1966.



1974 – FREEHOLD

In 1973 Albert O'Neill and Frances Adams applied to have PLS 7869 converted to Agricultural Farm under Land Act 1962-1971.

Application successful and on 31 March 1974 PLS 7869 was converted to Agricultural Farm 7869. Agricultural farm leases continued as freeholding leases under the Land Act 1994.



Department of Aboriginal and Torres Strait Islander Partnerships

Our reference: DATSIP 02906-2019 Your reference: PAH: 911474

0 1 MAY 2019

Mr Philip Hunter Partner HWL Ebsworth Lawyers GPO Box 2033 BRISBANE QLD 4000

Dear Mr Hunter

Thank you for your letter of 29 April 2019, submitting the AV Jennings Properties Cultural Heritage Management Plan developed with the Yuggera Ugarapul People for the residential subdivision development at 144 Grampian Drive, Deebing Heights for approval under Part 7 of the *Aboriginal Cultural Heritage Act 2003* (ACHA).

I am pleased to advise that I have approved the Grampian Drive Cultural Heritage Management Plan pursuant to section 107 of the ACHA and my delegated authority. Accordingly all the relevant details will be included on the Cultural Heritage Register maintained by the Cultural Heritage Unit.

If you require any further information or assistance in relation to this matter, please contact Mr John Schiavo, Principal Advisor, Cultural Heritage Unit, Department of Aboriginal and Torres Strait Islander Partnerships on 3003 6470.

Yours sincerely

Ian Mackie

Deputy Director-General

Culture and Economic Participation

Level 9, 1 William Street, Brisbane

PO Box 15397 City East Queensland 4002 Australia

Telephone: +61 7 3003 6310 www.datsip.qld.gov.au

ABN: 73882262700

April 2022



FREQUENTLY ASKED QUESTIONS

General

Where is the AVJennings' Deebing Springs community?

The proposed Deebing Springs community is located at 144 Grampian Drive, Deebing Heights, Queensland, 4306. This is within the local authority of Ipswich City. The site is 9km south of Ipswich and 47 km south-west of Brisbane.

The site is located between the Centenary Highway to the south and Binnies Road to the north. It is located immediately to the south of the Ipswich Pony Club. See the red pin on the map below.



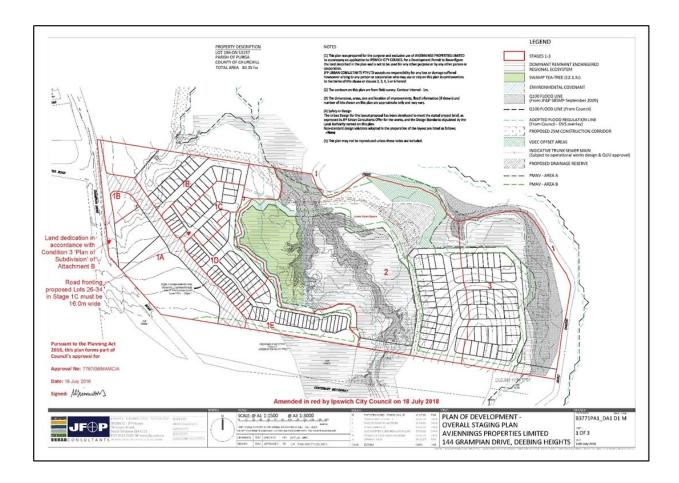
Is Deebing Springs Council approved?

Yes. The Material Change of Use and Reconfiguration of a Lot for the proposed development was originally approved by Ipswich City Council in October 2008. There have been subsequent minor changes to this original approval over the years and the current approvals permit 181 residential allotments, 2 multiple residential sites, a shopping centre site, new roads, open space and drainage reserves.

The Operational Works approvals have also been obtained for Stages 1A to 1D of Deebing Springs.

More than 48% of the site will be dedicated as reserve or open space with large areas of vegetation protected. There are large areas of bushland that will be rehabilitated and revegetated in accordance with the approved Bushland Management Plan. This includes rehabilitating a buffer to Deebing Creek, retention and rehabilitation of the Melaleuca Irbyana (Swamp Tea Tree) community and restoration of a severely eroded gully through the centre of the site.

The development is wholly located within the Ripley Valley Priority Development Area (PDA) and is zoned for residential development. The overall Staging Plan is shown below.



How will the wider community benefit from Deebing Springs?

The approved development will deliver affordable housing to the Ipswich Local Government area, while providing employment opportunities, both directly and indirectly to the surrounding community. The project will contribute almost \$6 million in physical trunk works and infrastructure charges, including 12.729ha of rehabilitated bushland and open space. The infrastructure charges will fund improvements to roads, water \$ sewer, Council services and schools. Deebing Springs represents a high-quality residential community, which will eventually be home to over 230 families.

What impact will the development of Deebing Springs have on the local road network?

The Deebing Springs approvals require the widening of Grampian Drive and allows for the future provision of a signalised intersection with Rawlings Road. As detailed in the development applications, qualified Traffic Engineers have reviewed the proposal and confirmed that the development will not adversely impact on the surrounding road network. This assessment is supported by the relevant approval for the development issued by both the lpswich City Council and the Department of Transport and Main Roads.

Cultural Heritage

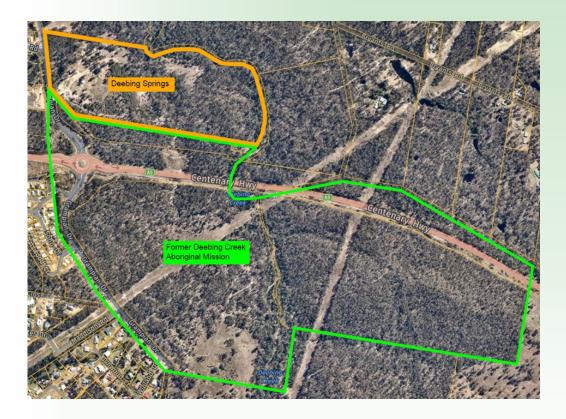
Was the Deebing Springs site part of the former Deebing Creek Aboriginal Mission?

No. The Deebing Springs site was never part of the former Deebing Creek Aboriginal Mission that operated from 1892 to 1915.

The Deebing Creek Mission was directly to the south of Deebing Springs. That is, the southern boundary of Deebing Springs was the northern boundary of the former Mission. The plan below shows the relative locations.

A historical title search shows that the Deebing Springs site has been freehold since 8 July 1867, when the property was purchased by Michael Macnamara.

The Deebing Springs site is also referred to by many of the Yuggera Ugarapul Elders as "Walsh's Paddock". This is reference to the fact that the land was owned by the Walsh Family from April 1901 to 1969. During a part of that period, it was held by Charles Cheyne, who was Mary Walsh's second husband.



Is the Aboriginal Cemetery on the Deebing Springs site?

No. The Aboriginal Cemetery directly abuts the south -eastern corner of the Deebing Springs site and is on a separate parcel of land, as shown on the plan to the right. The cemetery land is owned by the State Government and is held as a Reserve for an Aboriginal Cemetery.



What is a CHMP?

A Cultural Heritage Management Plan (CHMP) is an agreement between a land user and the Aboriginal Party, developed under Part 7 of the Aboriginal Cultural Heritage Act 2003 (ACHA) that explains how land use activities can be managed to avoid or minimise harm to Aboriginal or Torres Strait Islander Cultural Heritage.

While a CHMP must be developed and approved under Part 7 of the legislation when an environmental impact statement (EIS) is required for a project, any land user can voluntarily develop and seek to have a CHMP approved. This is regarded as best practise heritage management in Queensland. In the case of Deebing Springs, an EIS was not required, however a voluntary CHMP was developed and approved by the Queensland Government to minimise harm to Cultural Heritage.

What is AVJennings doing to protect Aboriginal Cultural Heritage?

The Registered Aboriginal Party for this property is the Yuggera Ugarapul People (YUP) who have lodged a Native Title Claim which encompasses this site. AVJennings have been engaging with the Yuggera Ugarapul People (YUP) for over 4 years as the Native Title Applicant, to identify, recognise, protect and conserve Aboriginal Cultural Heritage on the Deebing Springs site at 144 Grampian Drive, Deebing Heights.

Under the provisions of the Queensland *Aboriginal Cultural Heritage Act 2003* (ACHA), the Native Title party are the Aboriginal Party that AVJennings are to enter into an agreement with and develop a Cultural Heritage Management Plan (CHMP). AVJennings and the YUP entered into a CHMP over this site in April 2019 and this was subsequently registered and approved by the Queensland Government in May 2019.

Are the protesters on the Deebing Springs site, Traditional Owners?

The majority of the protesters that are occupying the Deebing Springs site are not Yuggera Traditional Owners.

How has AVJennings ensured the voice of Traditional Owners have been heard?

AVJennings began consultation with the YUP in October 2017 when a meeting was held with Aboriginal Elders and YUP Applicants at the cemetery.

The formal process to establish a CHMP commenced in January 2018.

Following an extensive process of engagement and consultation, a CHMP was agreed in April 2019. The CHMP was registered and approved with the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) in May 2019.

The agreed CHMP area on the Deebing Springs site is shown in purple below. The yellow area is the area adjacent to the cemetery (shown in pink) and it was agreed with YUP in 2019, that this area required further investigation in the future.

The CHMP area was kept approximately 130m from the cemetery at the request of the YUP. This was done to enable a Cultural Heritage clearance to be given over the low-risk areas in the western part of the site and allow more time and research to be conducted on the area closer to the cemetery before works commenced in that area.



What has been done on site to meet the Cultural Heritage obligations?

AVJennings staff members, the Traditional Owners and Elders of the YUP walked the site together in in November 2018.

A Cultural Heritage survey of the entire site was undertaken in July 2019. The survey involved two weeks of on-site investigations by a team of four Traditional Owners from the YUP, their Technical Adviser (Archaeologist) and an AVJennings consulting Archaeologist. The cost of this survey was met by AVJennings.

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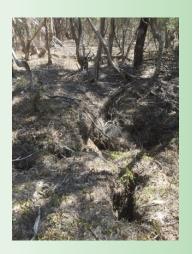
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In 2019, at the request of the YUP, there were 2 sections surveyed with GPR under the supervision of YUP's Archaeologist. These were within the cemetery and within the Deebing Springs site just

to the north of the cemetery. YUP's Archaeologist and a Senior Archaeologist from Everick Heritage reviewed the results of the GPR survey. It showed evidence of burials potentially extending up to a metre into the Deebing Spring site. Other than that, the was no clear evidence of burials identified.

To clarify – AVJennings will not be excavating or performing any soil disturbance within the cemetery as this is not part of the Deebing Springs site. Any future development of the Deebing Springs site will ensure appropriate setbacks and land-scaping, sympathetic to the significance of the Cemetery as an important place for the Aboriginal people of South East Queensland.

Environment

Will all of the Melaleuca Irbyana (Swamp Tea-tree) be cleared with the development of Deebing Springs?

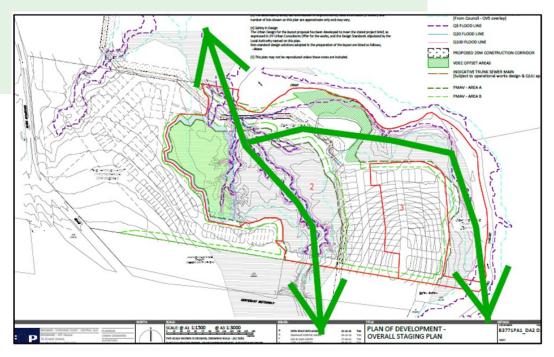
No.

In accordance with the applicable Federal, State and Local legislation, multiple ecological surveys and reports have previously been prepared over the Deebing Springs site. The proposed development has been designed to respect the site's ground-truthed ecological constraints, including the retention, protection and rehabilitation of the Melaleuca Irbyana. It was noted in these reports that the site was predominantly cleared of vegetation in 1948, with the majority of vegetation having regrown since that time.

The main contiguous thicket of M.Irbyana at Deebing Springs occupies more than 2.1 hectares and is shown below, shaded green shaded and located centrally to the site. This will be retained within an environmental covenant as required by the decision of the Department of the Environment, Water Heritage and the Arts under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

What impact will the development of Deebing Springs have on ecological corridors and connections?

The proposed development has been designed in accordance with expert ecological advice and the applicable Federal, State and Local Government approvals. In this regard, it is noted that the approved Stage 2 & 3 development will facilitate the formal rehabilitation, dedication & ecological corridors as detailed in the Figure below. The dedication of these corridors to Council as part of these approvals will ensure the long-term conservation of the identified connections along with an overall enhancement of ecological values on the site, noting that large parts of the site are currently degraded.



Enquiries

For enquiries, please email enquiries@avjennings.com.au

From: Peter Tabulo

Sent: Friday, 18 November 2022 6:30 AM
To: Teresa Harding; Councillors

Cc: Melissa Fitzgerald; Sonia Cooper; Roxanne Dean; Michael Simmons

Subject: Follow-up actions from Meeting with Jarjumbah Protection Site Representatives

Attachments: A V Jennings Deebing FAQ newsletter 14 April 2022 V3.pdf

Good morning, following our meeting with the Jarjumbah Protection Site representatives on Tuesday afternoon, Michael has followed up on the matters that were raised.

Recent road maintenance leading up to the Deebing Creek Cemetery

- An ICC service request was created on 14/11 for Urgent Drainage Maintenance to remediate a sink hole on Grampian Drive, Deebing Heights.
- The matter was subsequently referred to TMR owing to the proximity of the works being within a State Controlled corridor.
- No works were undertaken by Council Roads and Drainage Maintenance teams.

Novation of CHMP from Frasers to Moremac

Moremac has confirmed that the CHMP between Frasers and the YUP has been novated to Moremac.

This is the standard procedure when there is a change of ownership, the CHMP doesn't run with the land, automatically, like a development approval.

Clearing of Melaleuca irbyana within AVJennings Land

I haven't come across any recent communications or reports to suggest that Melaleuca irbyana is about to be cleared on the AVJennings site. I can only assume that the consultant out on site had been engaged by AVJ to prepare ecological reports that will be submitted with future OW / Compliance Assessment applications. Perhaps they made some comments in relation to potential clearing of Melaleuca irbyana that has been misconstrued by those who are currently camping on the site? I have attached a copy of a recent FAQ document that was published by AVJennings that touches upon the Melaleuca irbyana on the site. In that document AVJennings have stated that in accordance with the applicable Federal, State and Local legislation, multiple ecological surveys and reports have previously been prepared over the Deebing Springs site and the proposed development has been designed to respect the site's ground-truthed ecological constraints, including the retention, protection and re-habilitation of the Melaleuca Irbyana.

Regards Peter

April 2022



FREQUENTLY ASKED QUESTIONS

General

Where is the AVJennings' Deebing Springs community?

The proposed Deebing Springs community is located at 144 Grampian Drive, Deebing Heights, Queensland, 4306. This is within the local authority of Ipswich City. The site is 9km south of Ipswich and 47 km south-west of Brisbane.

The site is located between the Centenary Highway to the south and Binnies Road to the north. It is located immediately to the south of the Ipswich Pony Club. See the red pin on the map below.



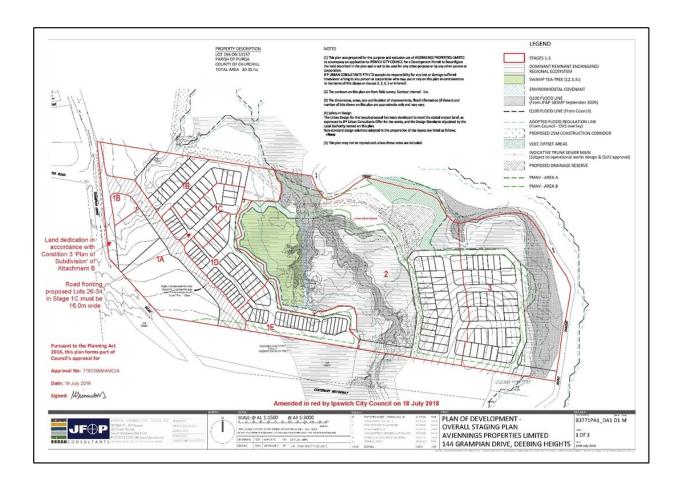
Is Deebing Springs Council approved?

Yes. The Material Change of Use and Reconfiguration of a Lot for the proposed development was originally approved by Ipswich City Council in October 2008. There have been subsequent minor changes to this original approval over the years and the current approvals permit 181 residential allotments, 2 multiple residential sites, a shopping centre site, new roads, open space and drainage reserves.

The Operational Works approvals have also been obtained for Stages 1A to 1D of Deebing Springs.

More than 48% of the site will be dedicated as reserve or open space with large areas of vegetation protected. There are large areas of bushland that will be rehabilitated and revegetated in accordance with the approved Bushland Management Plan. This includes rehabilitating a buffer to Deebing Creek, retention and rehabilitation of the Melaleuca Irbyana (Swamp Tea Tree) community and restoration of a severely eroded gully through the centre of the site.

The development is wholly located within the Ripley Valley Priority Development Area (PDA) and is zoned for residential development. The overall Staging Plan is shown below.



How will the wider community benefit from Deebing Springs?

The approved development will deliver affordable housing to the Ipswich Local Government area, while providing employment opportunities, both directly and indirectly to the surrounding community. The project will contribute almost \$6 million in physical trunk works and infrastructure charges, including 12.729ha of rehabilitated bushland and open space. The infrastructure charges will fund improvements to roads, water \$ sewer, Council services and schools. Deebing Springs represents a high-quality residential community, which will eventually be home to over 230 families.

What impact will the development of Deebing Springs have on the local road network?

The Deebing Springs approvals require the widening of Grampian Drive and allows for the future provision of a signalised intersection with Rawlings Road. As detailed in the development applications, qualified Traffic Engineers have reviewed the proposal and confirmed that the development will not adversely impact on the surrounding road network. This assessment is supported by the relevant approval for the development issued by both the lpswich City Council and the Department of Transport and Main Roads.

Cultural Heritage

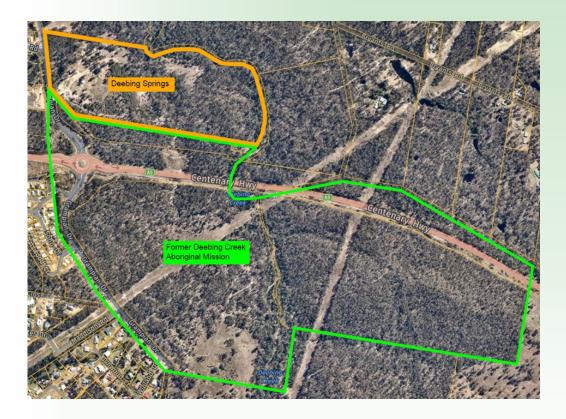
Was the Deebing Springs site part of the former Deebing Creek Aboriginal Mission?

No. The Deebing Springs site was never part of the former Deebing Creek Aboriginal Mission that operated from 1892 to 1915.

The Deebing Creek Mission was directly to the south of Deebing Springs. That is, the southern boundary of Deebing Springs was the northern boundary of the former Mission. The plan below shows the relative locations.

A historical title search shows that the Deebing Springs site has been freehold since 8 July 1867, when the property was purchased by Michael Macnamara.

The Deebing Springs site is also referred to by many of the Yuggera Ugarapul Elders as "Walsh's Paddock". This is reference to the fact that the land was owned by the Walsh Family from April 1901 to 1969. During a part of that period, it was held by Charles Cheyne, who was Mary Walsh's second husband.



Is the Aboriginal Cemetery on the Deebing Springs site?

No. The Aboriginal Cemetery directly abuts the south -eastern corner of the Deebing Springs site and is on a separate parcel of land, as shown on the plan to the right. The cemetery land is owned by the State Government and is held as a Reserve for an Aboriginal Cemetery.



What is a CHMP?

A Cultural Heritage Management Plan (CHMP) is an agreement between a land user and the Aboriginal Party, developed under Part 7 of the Aboriginal Cultural Heritage Act 2003 (ACHA) that explains how land use activities can be managed to avoid or minimise harm to Aboriginal or Torres Strait Islander Cultural Heritage.

While a CHMP must be developed and approved under Part 7 of the legislation when an environmental impact statement (EIS) is required for a project, any land user can voluntarily develop and seek to have a CHMP approved. This is regarded as best practise heritage management in Queensland. In the case of Deebing Springs, an EIS was not required, however a voluntary CHMP was developed and approved by the Queensland Government to minimise harm to Cultural Heritage.

What is AVJennings doing to protect Aboriginal Cultural Heritage?

The Registered Aboriginal Party for this property is the Yuggera Ugarapul People (YUP) who have lodged a Native Title Claim which encompasses this site. AVJennings have been engaging with the Yuggera Ugarapul People (YUP) for over 4 years as the Native Title Applicant, to identify, recognise, protect and conserve Aboriginal Cultural Heritage on the Deebing Springs site at 144 Grampian Drive, Deebing Heights.

Under the provisions of the Queensland *Aboriginal Cultural Heritage Act 2003* (ACHA), the Native Title party are the Aboriginal Party that AVJennings are to enter into an agreement with and develop a Cultural Heritage Management Plan (CHMP). AVJennings and the YUP entered into a CHMP over this site in April 2019 and this was subsequently registered and approved by the Queensland Government in May 2019.

Are the protesters on the Deebing Springs site, Traditional Owners?

The majority of the protesters that are occupying the Deebing Springs site are not Yuggera Traditional Owners.

How has AVJennings ensured the voice of Traditional Owners have been heard?

AVJennings began consultation with the YUP in October 2017 when a meeting was held with Aboriginal Elders and YUP Applicants at the cemetery.

The formal process to establish a CHMP commenced in January 2018.

Following an extensive process of engagement and consultation, a CHMP was agreed in April 2019. The CHMP was registered and approved with the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) in May 2019

The agreed CHMP area on the Deebing Springs site is shown in purple below. The yellow area is the area adjacent to the cemetery (shown in pink) and it was agreed with YUP in 2019, that this area required further investigation in the future.

The CHMP area was kept approximately 130m from the cemetery at the request of the YUP. This was done to enable a Cultural Heritage clearance to be given over the low-risk areas in the western part of the site and allow more time and research to be conducted on the area closer to the cemetery before works commenced in that area.



What has been done on site to meet the Cultural Heritage obligations?

AVJennings staff members, the Traditional Owners and Elders of the YUP walked the site together in in November 2018.

A Cultural Heritage survey of the entire site was undertaken in July 2019. The survey involved two weeks of on-site investigations by a team of four Traditional Owners from the YUP, their Technical Adviser (Archaeologist) and an AVJennings consulting Archaeologist. The cost of this survey was met by AVJennings.

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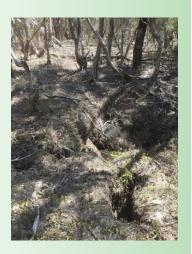
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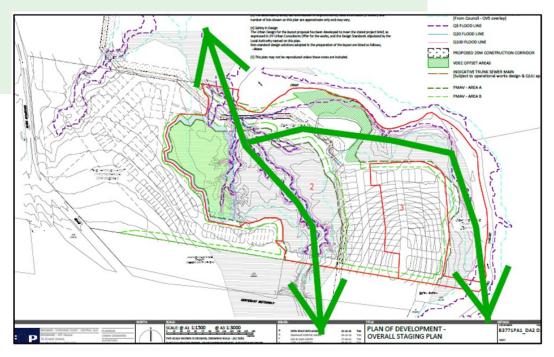
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Enquiries

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Doc ID No: A8615987

ITEM: 14.2

SUBJECT: SUSPECTED INAPPROPRIATE CONDUCT OF A COUNCILLOR

AUTHOR: CHIEF EXECUTIVE OFFICER

DATE: 27 JANUARY 2023

EXECUTIVE SUMMARY

This is a report concerning a referral from the Office of the Independent Assessor related to the suspected Inappropriate Conduct of a Councillor.

RECOMMENDATION/S

- A. That the suspected inappropriate conduct of Councillor Jacob Madsen be handled in a way determined by the Council.
- B. That once determined, the reasons for the decision of the Council be included in the resolution.

PURPOSE OF REPORT/BACKGROUND

On 21 December 2022, Ipswich City Council received a referral from the Office of the Independent Assessor (OIA) under Section 150AC of the *Local Government Act 2009* (the Act) (Attachment 1).

This followed the OIA receiving two (2) complaints or information about the conduct of Councillor Jacob Madsen of the Ipswich City Council on 1 December 2022.

The letter from the OIA advises that it is alleged that Councillor Madsen breached Ipswich City Council's (ICC) Media and Corporate Communications Policy (Attachment 2) (the Policy) when he participated in media releases with the Federal Member for Blair on bridge upgrades. Further detail is included in the OIA letter.

In summary, the concern reported is that in line with the Policy the Council spokespersons should have been the Chair and Deputy Chair of the Growth, Infrastructure and Waste Committee as the matter related to infrastructure. Further that the media opportunity should have been referred to the Media, Communications and Engagement Branch.

Councillor Madsen has provided a response to the OIA and put forward that the matter was within the authority of the Governance and Transparency Committee of which he is the Chair as the matter related to grant funding and that information on Council's budget was already in the public domain.

The Council Media and Corporate Communications Policy is Attachment 2.

The media statement (Attachment 3) announced \$5.7 million in Federal Government grant funding through the Bridges Renewal Program for the upgrade of two timber bridges in Division 1.

As further background consideration for Council, in allocating the grant funding through the Bridges Renewal Program, the Department of Infrastructure, Transport, Regional Development and Communications provided the following advice to officers of Council:

3.7.2 Events and Publicity

You must provide us with advice of any events or communications in relation to this project, with as much advance notice as practicable.

Media releases and other like material must be cleared by us prior to use to ensure that the Australian Government's contribution is recognised appropriately.

Events, including openings, must include an invitation for an Australian Government representative to participate. You must liaise directly with the Department, and not through the local MP, or the Minister's Office. Please submit your event and any media requests to events@infrastructure.gov.au. They will liaise with the appropriate government officials on your behalf.

Attachments 4 and 5 are articles published in the Ipswich News Today and Ipswich Tribune.

The referrals to the OIA and Councillor Madsen's response to the OIA are attached as confidential attachments 6, 6.1, 7 and 8.

In accordance with Chapter 5A, Part 3, Division 5 of the Act, the OIA has referred the alleged conduct for Council to deal with.

Following notification to all Councillors of the referral from the OIA, in accordance with section 150AF of the Act, and Council's Investigations Policy; Cr Andrew Fechner requested the matter be placed on the agenda of the next ordinary council meeting for Council to determine the way in which the matter should be handled (in a way that differs from the usual process under the investigations policy). Any resolution to handle the matter in a different way, must state the decision and the reasons for the decision.

After investigating the suspected conduct of Councillor Madsen in a way resolved by the Council, it must then decide whether or not Councillor Madsen has engaged in inappropriate conduct and if so, decide what action to take.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- OIA Notice of Decision to Refer 🗓 🖼 1.
- 2. Media and Corporate Communications Policy $\sqrt[4]{2}$
- Media Statement Fed Member Blair 🗓 🕍 3.
- Article Ipswich News Today 🗸 🖼 4.
- Article Ipswich Tribune 🗸 🖼 5.

CONFIDENTIAL

COUNCIL 23 FEBRUARY MEETING AGENDA 2023

6. Referral to OIA 1
6.1 Referral attachment
7. Referral to OIA 2
8. Response to 150AA notice

Sonia Cooper

CHIEF EXECUTIVE OFFICER

I concur with the recommendations contained in this report.

Sonia Cooper

CHIEF EXECUTIVE OFFICER

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

Office of the **Independent Assessor**

Our ref: C/22/00861& C/22/00865

21 December 2022

Ms Sonia Cooper Chief Executive Officer Ipswich City Council

Sonia.cooper@ipswich.qld.gov.au

Dear Ms Cooper

On 1 December 2022, the Office of the Independent Assessor (OIA) received two complaints or information about the conduct of Councillor Jacob Madsen of the Ipswich City Council.

It is alleged Councillor Madsen breached Ipswich City Council's (ICC) Media and Corporate Communications Policy when he participated in media releases with the federal member for Blair on bridge upgrades.

On 7 December 2022, I wrote to Councillor Madsen, advising that I reasonably suspected the complaint involved inappropriate conduct and considered that the complaint should be referred to the Council to be dealt with, pursuant to section 150W(1)(b) of the *Local Government Act 2009* (the Act). At this time, I also provided Councillor Madsen with an opportunity to respond to the complaint and to address why I should not decide to refer the complaint to Council to deal with.

Notice of Decision to Refer

Having now considered the following information;

- The complaint received
- The 14 October 2022 Ipswich News Today and 21 October 2022 Ipswich Tribune articles
- ICC Media and Corporate Communications Policy
- Submissions in response received from the Councillor
- · Relevant provisions of the Act
- Queensland Human Rights Act 2019.

I reasonably suspect, pursuant to section 150W(1)(b), that the complaint, if proven, involves inappropriate conduct and refer the conduct to Council to be dealt with under Chapter 5A, Part 2 Division 5 of the Act.

Relevant Facts and Circumstances

It is alleged that Councillor Madsen breached Ipswich City Council's (ICC) Media and Corporate Communications Policy when he participated in media releases with the federal member for Blair on bridge upgrades.

Office of the Independent Assessor PO Box 15031 City East Qld 4002



In particular the councillor is quoted in articles published in Ipswich News Today on 14 October 2022 and Ipswich Tribune on 21 October 2022 making comments on behalf of council namely: "The Ipswich City Council 2022-23 Budget included more than \$4.6 million in council funding for these essential upgrades and this Federal Government contribution will ensure the projects can go ahead". The councillor does not present his comments in relation to division 1 only.

Under the Policy, any position of Council where there is a spokesperson, it is to be the Chair and Deputy Chair of the relevant committee. The relevant committee for federal funding for bridge upgrades, as the ICC applied for the grant, is alleged to be the Growth, Infrastructure and Waste (GIW) Committee.

It is understood Mayor Harding is the chair of the GIW and Cr Tully is the deputy chair.

It is alleged Councillor Madsen should have referred any request for a media statement to ICC's Media Team.

Councillor Madsen has asserted that the appropriate committee for grants is the Governance and Transparency Committee according to its delegated authority and refers to the 30 June ICC Media Report which was already in the public domain.

Reasons for Referral

I reasonably suspect that Councillor Madsen has engaged in inappropriate conduct for the following reasons:

It is alleged Councillor Madsen's comments purported to represent council as a whole and were not specific to his division or the work of the GT committee when he said "The Ipswich City Council 2022-23 Budget included more than \$4.6 million in council funding for these essential upgrades and this Federal Government contribution will ensure the projects can go ahead" in contrast to Councillor who specifically made comment related to division 1.

If proven, the conduct may be inappropriate conduct pursuant to section 150K(1)(b) of the Act on the basis that it contravenes a policy of the local government namely the ICC Media and Corporate Communications Policy.

Recommendation about how to further investigate or deal with conduct complaint

The investigation must be conducted in accordance with the Council's investigation policy adopted pursuant to section 150AE. Section 150AG prescribes that after conducting the investigation, the Council must decide whether the councillor has engaged in inappropriate conduct and what action, if any the Council will take to discipline the councillor.

If you have any questions in relation to this correspondence, please contact Darryl Reynolds on or by email at @oia.qld.gov.au.

In due course I would be grateful if you could advise both the complainant and the OIA of the outcome of this complaint.



Yours sincerely

Charles Kohn

Deputy Independent Assessor Office of the Independent Assessor

Enclosures:

- 1. Copy of complaint/ information x 2
- 2. Copy of letter sent to Councillor Madsen of referral to Council
- Copy of 150AA notice to Councillor Madsen
 Copy of response from Councillor Madsen to 150AA Notice





Media and Corporate Communications Policy











Version Control and Objective ID	Version No: 2 Objective ID: A8262051	
Adopted at Council Ordinary Meeting on	25 August 2022	
Date of Review	25 August 2026	

1. Statement

At Ipswich City Council we value the role print, broadcast and digital media play in sharing news of the city's events, activities and milestones. This policy confirms our ongoing commitment to provide timely, accurate, relevant and consistent information to the community through positive working relationships with media organisations and via Council's media channels.

Ipswich City Council welcomes and encourages scrutiny from the public and from third party media organisations. As a matter of principle, this policy acknowledges that all information made public through official channels, including but not restricted to, Committee and Ordinary Council briefings, is open to media scrutiny. As a core principle, Council should be in a position to explain all publicly-available background, commentary, decisions, or other publicly-available material to the community, including through official Council media channels or via third party media organisations.

Purpose and Principles

The purpose of this policy is to:

- Ensure the community is aware of Council's Corporate Plan, strategies, policies, services, activities, and decisions.
- Ensure the timely, accurate, relevant and consistent provision of information to the community via Council's external communication networks including Council's media channels and external media organisations.
- Ensure an overall positive image and reputation of Council is maintained through our external communication networks.
- Provide clear direction on the responsibilities of Councillors, Council employees, and contractors in relation to official media comment.
- Encourage the sharing of Council's successes with the community.
- Ensure Council media resources are utilised effectively, efficiently and economically.
- Ensure Councillors, as elected representatives of the community, are aware of emerging media issues.

IPSWICH CITY COUNCIL | Media and Corporate Communications Policy

- Ensure Councillors have fair and equitable opportunity to engage with the community about divisional, committee and other community matters through Council's external communication networks, recognising the citywide role and responsibilities of all Councillors under section 12 of the Local Government Act 2009.
- Provide clarity with media statements and other external communications.

3. Strategic Plan Links

This policy aligns with the following iFuture 2021-2026 Corporate Plan theme/s:

• A Trusted and Leading Organisation

4. Regulatory Authority

- Local Government Act 2009
- Local Government Regulation 2012
- Code of Conduct for Councillors in Queensland
- Employee Code of Conduct
- Media and Communications Procedure

5. Human Rights Commitment

Ipswich City Council (Council) has considered the human rights protected under the *Human Rights Act 2019 (Qld)* when adopting and/or amending this policy. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision in accordance with the *Human Rights Act 2019 (Qld)*.

6. Scope

This policy applies to all Councillors, Council staff and contractors of Ipswich City Council when responding to media enquiries or when seeking to make comment on behalf of Council or otherwise by a Councillor on a particular matter.

This policy specifies who is authorised to act as a Designated or Lead Spokespersons and the procedures to be followed for issuing of any proactive or reactive media statement or publication of any public facing document.

This policy applies to the preparation and issuing of any media statement which purports to represent a position or policy of Council.

This policy applies to all external communications undertaken by Council departments, branches and sections.

This policy enables information dissemination and discussion of topics relevant to Council's strategic and operational activities and objectives for the city.

This policy does not preclude Councillors from making their own statements or comments which may conflict with Council's position, or on matters that are not current Council programs or initiatives. In these scenarios, Councillors must be aware of their Code of Conduct obligations by ensuring that their comments are not portrayed by them as the official view of Council.

IPSWICH CITY COUNCIL | Media and Corporate Communications Policy

Nothing in the policy shall be interpreted as affecting the right of individual Councillors to raise or comment on issues of public importance or significance to them and to speak about such matters as elected representatives of the local community or in some other capacity.

7. Media Statements

Communications and Engagement Branch will manage proactive and reactive media statements to ensure a positive image and reputation is maintained through the Council's external communications.

During election caretaker periods, all parties must be mindful of the restrictions outlined in Section 10 of this policy.

7.1 Proactive Media Statements

Proactive media statements provide Council with an opportunity to share its successes with the community and to inform the community of issues, events and activities.

The Mayor, Councillors and authorised Council staff and contractors may seek advice and assistance regarding proactive media statements from Communications and Engagement Branch.

Council staff are encouraged to consider instances where their activities and achievements, and those of their team, branch and department could be shared with the community. Staff may raise these instances through normal operational processes for consideration by Communications and Engagement Branch.

7.2 Reactive Media Statements

Reactive media statements are prepared and issued in response to media enquiries or emerging community issues.

The Manager, Media, Communications and Engagement is responsible for ensuring media enquiries are responded to within a prompt timeframe.

Communications and Engagement Branch will manage the response to any media enquiry in accordance with this policy.

Communications and Engagement Branch will promptly advise the Office of the Mayor and any relevant General Managers, Committee Chairpersons, Deputy Committee Chairpersons and Councillors of all media enquiries regarding major matters.

Communications and Engagement Branch will also advise relevant Divisional Councillor(s) of any media enquiry regarding a matter in relation their division by email and SMS as soon as reasonably practicable.

Communications and Engagement Branch will promptly advise Councillors by email and SMS who are the subject of any media enquiry.

7.3 Roles and Responsibilities

The following roles and responsibilities relate only to the preparation and issuing of media statements.

IPSWICH CITY COUNCIL | Media and Corporate Communications Policy

7.3.1 Designated Spokesperson

A Designated Spokesperson is a person authorised by this policy to make comment on behalf of Council on a particular matter.

The appropriate Designated Spokesperson(s) for a particular matter will be determined in accordance with this policy.

Media statements may include comments or quotes from one or more Designated Spokespersons in accordance with this policy.

Each Designated Spokesperson will be offered an opportunity to comment on a particular matter in a media statement.

A Designated Spokesperson may decline to provide a comment or quote on a particular matter.

All parties will be mindful of deadlines and endeavour to respond in a prompt manner to enquires made.

All parties will be mindful that a key purpose of this policy is to ensure all Councillors have fair and equitable opportunities to engage with the community about divisional, community and committee matters through the Council's external communication networks.

7.3.2 Lead Spokesperson

The Lead Spokesperson is the Designated Spokesperson responsible for authorising a media statement or response.

Where a matter has more than one Designated Spokesperson, the Lead Spokesperson will be assigned in accordance with sections 7.3.3 to 7.3.6 of this policy.

A Lead Spokesperson is not authorised to amend comments or quotes provided by any other Designated Spokesperson without the consent of that spokesperson.

Communications and Engagement Branch will consult with the Lead Spokesperson regarding any media release or response.

7.3.3 Mayor

As civic leader, the Mayor will be the Lead Spokesperson on major matters including those specified in section 12(4) of the Local Government Act 2009.

The Mayor may request media advice and assistance regarding such matters, including proactive media statements, from Communications and Engagement Branch.

Where these matters originate from, or relate to, a standing committee, the committee chairperson will also be a Designated Spokesperson. Where these matters originate from, or relate to, a particular division(s), the relevant divisional Councillor(s) will also be a Designated Spokesperson.

In the absence of the Mayor, or when the Deputy Mayor is the Acting Mayor, the Deputy Mayor will be Lead Spokesperson for matters such matters.

IPSWICH CITY COUNCIL | Media and Corporate Communications Policy

The Mayor may also delegate their Lead or Designated Spokesperson role on particular matters to the Deputy Mayor or other Councillor(s).

7.3.4 Committee Chairperson

The relevant standing committee Chairperson will be the Lead Spokesperson on matters arising from their committee portfolio to the extent that these are consistent with the responsibilities outlined in the Committee Terms of Reference document.

A Chairperson may request media advice and assistance regarding committee matters, including for proactive media statements, from Communications and Engagement Branch.

Where the Chairperson is unavailable, the Deputy Chairperson may be Lead Spokesperson. The Chairperson may also delegate their Lead Spokesperson role on particular committee matters to the Deputy Chairperson or other Councillor(s).

Where the Mayor is the relevant Committee Chairperson, the Deputy Chairperson of that committee is also a Designated Spokesperson.

Where a committee matter relates to an issue, initiative or activity principally within or affecting a particular division, the Councillors representing that division will also be Designated Spokespersons.

Where a committee matter relates to an issue, initiative or activity on or near the boundary of divisions, the Councillors representing those divisions are also Designated Spokespersons.

7.3.5 Divisional Councillors

The relevant Divisional Councillors are Designated Spokespersons on matters that relate to an event, issue, activity or other matter principally within or affecting the division they represent or other matter initiated by them.

Divisional Councillors may request advice and assistance, including for proactive media statements, from Communications and Engagement Branch regarding events, issues, activities or other matters within or affecting the Division they represent.

7.3.6 Chief Executive Officer

Subject to any direction by the Mayor, the Chief Executive Officer will be the Designated Spokesperson for matters concerning Council staff and contractors, and for the operational activities of Council.

The Chief Executive Officer may determine if a matter is an operational matter.

The Chief Executive Officer may choose to delegate their Designated Spokesperson role on a particular matter.

The Chief Executive Officer (or delegate) is responsible for authorising the issuing of all media statements regarding operational matters.

7.3.7 Communications and Engagement Branch

Communications and Engagement Branch will manage requests received for advice and assistance from the Mayor, Councillors and Council staff to ensure Council resources are

IPSWICH CITY COUNCIL | Media and Corporate Communications Policy

utilised equitably, effectively and efficiently. Requests received may be reasonably prioritised, amended or declined owing to competing media priorities or resourcing issues, with the requestor advised.

Communications and Engagement Branch will seek any required technical or background information from the relevant areas of Council.

Communications and Engagement Branch will consult with the Lead Spokesperson regarding any proposed media release or response.

Communications and Engagement Branch will seek comment from the Lead Spokesperson and any additional Designated Spokespersons.

Communications and Engagement Branch will follow the Designated and Lead Spokesperson identification requirements according to Section 7.3 of this policy and the attribution requirements in Section 7.4 of this policy.

Communications and Engagement Branch will follow the authorisation process in Section 7.5 of this policy.

Communications and Engagement Branch will keep a register of all media enquiries and all requests for assistance received from councillors and any assistance provided.

7.3.8 Council Staff and Contractors

All media enquiries received by Council staff and contractors will be referred to Communications and Engagement Branch.

Council and contractor staff may not make any media comment on behalf of Council unless they have been nominated as a Designated Spokesperson for the matter by the Chief Executive Officer (or delegate).

Council staff and contractors are encouraged to consider instances where their activities and achievements, and those of their team, branch, and department, could be shared with the community.

7.4 Attribution

Comments will be attributed to the Designated Spokesperson(s) as detailed in Section 7.3 of this policy unless that spokesperson declines to, or is unable to, provide a comment within required timeframes.

Where all Designated Spokespersons are unable to provide comment, "Council spokesperson" will be attributed in any media response or release.

7.5 Authorisation

Communications and Engagement Branch must seek final approval of any media statement from the Lead Spokesperson.

Authorisation is not to be sought from any other party.

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Preliminary approval of any quote or comment attributed to any official spokesperson should be sought from that spokesperson before final approval is sought from the Lead Spokesperson.

All parties will be mindful of deadlines and endeavour to respond in a prompt manner to authorisation requests.

Authorisation is not required for Councillor communication though non-Council social and digital media platforms, individual newsletters, media interviews, media releases or personal communications where the councillor is not seeking to represent the official position of Council.

Communications and Engagement Branch shall keep a register of all approvals.

7.6 Key Practice Guidelines

Statements issued on behalf of Council must:

- Be consistent with Council's current policy and position.
- Support the reputation of the city, its Council, Council staff and contractors.
- Be respectful of the Mayor, Councillors, the Chief Executive Officer, Council officers, and the community.
- Not commit the city or its resources without prior Council discussion and/or resolution.
- Not be in breach of any laws (such as privacy, defamation, racial vilification or equal opportunity) or the Code of Conduct.
- Avoid any admission of legal liability.

8. Community Matters Newsletters

As a specific channel of external communication, Community Matters newsletters will be provided across the city in both physical and digital format, at least four times per calendar year.

Newsletter facilitation and distribution will be undertaken by the Communications and Engagement Branch in consultation with the Mayor and Divisional Councillors.

During election caretaker periods, all parties must be mindful of the restrictions outlined in Section 10 of this policy.

8.1 Distribution

Community Matters newsletters must be approved and published by Council's Corporate communications team in consultation with the Councillors.

8.2 Content

Information within Community Matters newsletters must be consistent with the Code of Conduct for Councillors in Queensland, Council's Corporate Plan and other relevant Council policies.

A standard template will be provided that is consistent with the Information that will generally be considered acceptable for inclusion in a newsletter may include:

• Information about Council services, facilities, events or projects

IPSWICH CITY COUNCIL | Media and Corporate Communications Policy

- Matters of local community or citywide interest
- Information about Councillor community meeting times
- Information about community and sporting organisations, activities and events.

Each Community Matters newsletter will consist of 2 pages for Citywide initiatives, and 2 pages per division for divisional events or matters of local interest. The back page will be dedicated to promoting existing programs or initiatives of Council.

8.3 Exclusions

Community Matters newsletters must not contain information which is election campaign material or matters of particular political sensitivity.

Any information considered inappropriate for publication in a community newsletter by the Corporate Communications team will be provided to the CEO for review.

Should the Chief Executive Officer determine that the information is inappropriate for publication, the CEO will discuss the matter with the Mayor and/or relevant Councillor to determine the most appropriate action with the CEO exercising final approval.

8.4 Community Matters Newsletter Approval

Individual Councillors will provide final endorsement of the divisional pages and the Mayor will provide endorsement of the lead city pages.

The Chief Executive officer (or delegate) is responsible for final approval of publication.

9. Other External Facing Communications

Council departments, branches and sections are responsible for creating, publishing and updating an extensive range of public facing communications.

These communications include:

- Operational information on Council websites
- General interest articles on Council websites
- Posting to Council social media accounts
- Marketing and tourism publications (e.g. Discover Ipswich)
- Departmental publications (e.g. Environmental Matters newsletters)
- Flyers, newsletters and other materials that promote Council services, activities or initiatives
- Community consultation activities
- Commencement of an advertising campaign.

9.1 Content Approval

Content approval of public facing communications is to be sought through normal operational procedures.

9.2 Authorisation

Authorisation for publishing and updating public facing communications is to be sought from the Chief Executive Officer (or delegate).

IPSWICH CITY COUNCIL | Media and Corporate Communications Policy

9.3 Mayor and Councillors

The Mayor and Councillors are to be advised of any significant public facing communications prior to their release, updating or commencement.

Approval from the Mayor and Councillors is not necessarily required for publications of this type and generally there will not be a Designated Spokesperson.

10. Caretaker Period

The Local Government Act 2009 (the Act) prohibits the publication or distribution of election material during the caretaker period.

Section 90A of the Act defines the caretaker period for a local government as the period during an election for the local government that –

- (a) starts on the day when public notice of the holding of the election is given under the Local Government Electoral Act, section 25(1); and
- (b) ends at the conclusion of the election.

Section 90D of the Act defines election material as anything able to, or intended to:

- (a) influence an elector about voting at an election; or
- (b) affect the result of an election.

Council and Councillors must not issue direct any mail outs from Council during the caretaker period.

11. Monitoring and Evaluation

The success and effectiveness of the policy will be measured by:

- Information to the community that is timely and accurate, and which encourages discussion about Council decisions and policies
- Information about the city and its people that encourages and promotes participation in an active, healthy and liveable community
- Ensuring the community has access to Council decisions and policies, the reasons for those decisions, and the resultant outcomes
- Ensuring information that encourages and promotes advancement towards the accomplishment of Council's social, cultural, economic and development goals
- Ensuring Council media resources are utilised effectively, efficiently and economically
- Ensure Councillors have fair and equitable opportunity to engage with the community about divisional and committee matters through our external communication networks

Maintenance of audience across Council-owned external communication channels (relative to population).

12. Definitions

Council means Ipswich City Council.

Media includes television, print, radio, online and social media, as well as Council-branded or sub-branded social media, mastheads, magazines and media releases

IPSWICH CITY COUNCIL | Media and Corporate Communications Policy

Media Statement means a statement that provides an official statement of Council that is published to a Council website, social media channel or provided to external media organisations

Proactive media means external communication that is initiated by media release. It does not include general educational or communications that help Council achieve specific outcomes such as iFuture or the publication of an information brochure or flyer

Reactive media includes a media statement in response to external enquiries or anticipated community issues

Spokesperson is a person who speaks as a designated representative of Council.

13. Policy Owner

The General Manager, Coordination and Performance Department is the Policy Owner. The Manager, Media, Communications and Engagement is responsible for reviewing this policy.

Media release



THE HON SHAYNE NEUMANN MP MEMBER FOR BLAIR

CR JACOB MADSEN DEPUTY MAYOR AND DIVISION 1 COUNCILLOR IPSWICH CITY COUNCIL

CR SHEILA IRELAND DIVISION 1 COUNCILLOR IPSWICH CITY COUNCIL

NEW FUNDING FOR BRIDGE UPGRADES

Motorists who travel on some of rural Ipswich's oldest and narrowest bridges will benefit from new Australian Government-funded upgrade and replacement projects.

The Australian Government contributes \$85 million per year to the Bridges Renewal Program.

As part of this, the Albanese Government has committed over \$50.3 million towards 23 projects under the program, including \$5.7 million towards two timber bridge replacements in Blair.

This includes \$3.9 million in funding to replace the existing one-lane Tom Kerle Bridge at the Old Red Gum Crossing on Hiddenvale Road in Calvert with a two-lane concrete bridge to make it safer for road users.

In addition, \$1.8 million will be provided towards the replacement of the one-lane timber bridge at Keanes Road, Ebenezer with a one-lane concrete structure.

Both projects are co-funded with Ipswich City Council, comprising a total of \$7.1 million in joint funding.

The Bridges Renewal Program provides funding to fix issues with bridges no longer fit for purpose, often involving the replacement of historic single-lane timber bridges with double-lane, modern concrete structures.

State, territory and local governments are encouraged to apply for funding from the program with applications accepted year-round.

For more information on the program, visit https://investment.infrastructure.gov.au/about/local-initiatives/bridges-renewal-program.aspx

Federal Member for Blair Shayne Neumann said the Bridges Renewal Program funds the upgrade and replacement of bridges across Australia, to enhance access and improve freight through local communities.

"These projects will allow local residents and visitors to travel in greater safety, and help businesses deliver and receive their products and services more efficiently."

Ipswich Deputy Mayor and Division 1 Councillor Jacob Madsen welcomed the Australian Government funding towards the timber bridge replacements.

"The Ipswich City Council 2022-23 Budget included more than \$4.6 million in council funding for these essential upgrades and this Federal Government contribution will ensure the projects can go ahead."

Division 1 Councillor Sheila Ireland said the rural road network in Division 1 would benefit greatly from these bridge upgrades.

"This funding will make these bridges at Calvert and Ebenezer much safer for road users."

Funded projects:

Project Name	Project Summary	Australian Government Commitment (\$)	Total Project Cost (\$)
Ipswich City Council Replacement of Calvert bridge — Hiddenvale Road, Calvert	Replace existing one-lane timber bridge over Western Creek on Hiddenvale Road, Calvert with a two-lane concrete structure	3,901,761	4,877,202
Ipswich City Council Replacement of Keanes Road bridge, Calvert	Replace existing one-lane timber bridge over Bremer River on Keanes Road, Calvert with one-lane concrete structure	1,747,860	2,184,826

MONDAY, 10 OCTOBER 2022

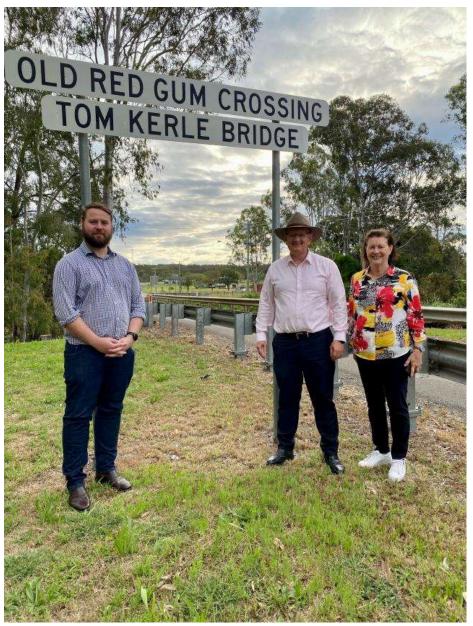
MEDIA CONTACT:

Authorised by Shayne Neumann, ALP, Ipswich.

Photo: Federal Member for Blair Shayne Neumann and Ipswich Division 1 Councillors Jacob Madsen and Sheila Ireland have announced joint Federal Government and Ipswich City Council funding to replace Tom Kerle Bridge at Old Red Gum Crossing in Calvert.

Ipswich's oldest and narrowest bridges to be upgraded

14/10/2022



Blair MP Shayne Neumann and Division One Councillors Jacob Madsen and Sheila Ireland have announced joint Federal Government and Ipswich City Council funding to replace Tom Kerle Bridge at Old Red Gum Crossing in Calvert. PHOTO: Supplied

Motorists who travel on some of rural Ipswich's oldest and narrowest bridges will benefit from new Australian Government-funded upgrade and replacement projects.

The Australian Government contributes \$85 million per year to the Bridges Renewal Program.

As part of this, the Government committed more than \$50.3 million towards 23 projects under the program, including \$5.7 million towards two timber bridge replacements in Blair.

This includes \$3.9 million in funding to replace the existing one-lane Tom Kerle Bridge at the Old Red Gum Crossing on Hiddenvale Road in Calvert with a two-lane concrete bridge to make it safer for road users.

In addition, \$1.8 million will be provided towards the replacement of the one-lane timber bridge at Keanes Road, Ebenezer with a one-lane concrete structure.

Both projects are co-funded with Ipswich City Council, comprising a total of \$7.1 million in joint funding.

The Bridges Renewal Program provides funding to fix issues with bridges no longer fit for purpose, often involving the replacement of historic single-lane timber bridges with double-lane, modern concrete structures.

Blair MP Shayne Neumann said the program funded the upgrade and replacement of bridges across Australia, to enhance access and improve freight through local communities.

"These projects will allow local residents and visitors to travel in greater safety, and help businesses deliver and receive their products and services more efficiently," he said.

Ipswich Deputy Mayor Councillor Jacob Madsen welcomed the Australian Government funding towards the timber bridge replacements.

"The Ipswich City Council 2022-23 Budget included more than \$4.6 million in council funding for these essential upgrades and this Federal Government contribution will ensure the projects can go ahead," he said.

Councillor Sheila Ireland said the rural road network in Division 1 would benefit greatly from these bridge upgrades.

"This funding will make these bridges at Calvert and Ebenezer much safer for road users."

About Contac

THURSDAY, 1 DECEMBER 2022

IPSWICH TRIBUNE



IPSWICH TRIBUNE



Deputy Mayor Jacob Madsen, Member for Blair Shayne Neumann and Cr Sheila Ireland inspect the timber bridge at the Old Red Gum Crossing on Hiddenvale Road in Calvert. MBN

Work to start to replace timber bridges

Oct 21 2022 | Updated October 21, 2022

Staff Writers





MOTORISTS who travel on Hiddenvale and Keanes Roads will benefit from a \$5.7 million allocation towards two timber bridge replacements as part of the Federal Government's Bridges Renewal Program.

The Government has announced more than \$50.3 million towards 23 projects under the program, including \$3.9 million to replace the existing one-lane Tom Kerle Bridge at the Old Red Gum Crossing on Hiddenvale Road in Calvert.

It will be replaced with a two-lane concrete bridge to make it safer for road users.

In addition, \$1.8 million will be provided towards the replacement of the one-lane timber bridge at Keanes Road, Ebenezer with a one-lane concrete structure.

Both projects are co-funded with Ipswich City Council, comprising a total of \$7.1 million in joint funding.

Federal Member for Blair, Shayne Neumann, said the Bridges Renewal Program funded the upgrade and replacement of bridges across Australia to enhance access and improve freight through local communities.

"These projects will allow local residents and visitors to travel in greater safety, and help businesses deliver and receive their products and services more efficiently," Mr Neumann said.

Ipswich Deputy Mayor Jacob Madsen welcomed the Federal Government funding towards the timber bridge replacements.

"The Ipswich City Council 2022-23 Budget included more than \$4.6 million in council funding for these essential upgrades and this Federal Government contribution will ensure the projects can go ahead," Cr Madsen said.

Division 1 Councillor Sheila Ireland said the rural road network in the region would benefit greatly from these bridge upgrades.



GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2023(01)

9 FEBRUARY 2023

REPORT

COUNCILLORS' ATTENDANCE: Mayor Teresa Harding (Chairperson); Councillors Paul Tully

(Deputy Chairperson), Sheila Ireland, Marnie Doyle, Andrew Fechner, Kate Kunzelmann, Russell Milligan and Nicole Jonic

Deputy Mayor Jacob Madsen arrived at the meeting at

9.15 am.

COUNCILLOR'S APOLOGIES: Nil

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

Planning and Regulatory Services (Peter Tabulo), General Manager Corporate Services (Matt Smith), General Manager Community, Cultural and Economic Development (Ben Pole), Acting General Manager Coordination and Performance (Barb Dart), Acting General Manager Infrastructure and Environment (Graeme Martin), Manager, Economic and Community Development (Cat Matson), Manager, City Design (Brett Davey), Principal Officer Projects (Graham Schultz), Chief Financial Officer (Jeff Keech), Development Assessment West Manager (Michael Simmons), Resource Recovery Manager (David McAlister), Chief of Staff, Office of the Mayor (Melissa Fitzgerald), Program Manager Flood Recovery (Matthew Mulroney), Manager, Development Planning (Anthony Bowles), Safe City and Asset Protection Manager (Larry Waite), Senior Communications and Policy Officer (Jodie Richter), Senior Media Officer (Darrell Giles),

Senior Media Officer (Lucy Stone) and Theatre Technician

(Harrison Cate)

WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY

Mayor Teresa Harding (Chairperson) delivered the Acknowledgement of Country.

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

In accordance with section 150EQ of the *Local Government Act 2009*, Councillor Paul Tully informed the meeting that he has a declarable conflict of interest in Item 3 titled Warrill Park Lawn Cemetery – Master Plan Report.

The nature of the interest is that Councillor Tully is a Trustee of the Goodna Cemetery Trust.

Councillor Paul Tully invited the other councillors to determine if he can continue to participate in the decision process.

It was moved by Mayor Teresa Harding and seconded by Councillor Kate Kunzelmann that Councillor Paul Tully does not have a declarable conflict of interest in the matter because there is no personal or financial benefit to the councillor and therefore a reasonable person would trust that the final decision is made in the public interest.

The eligible councillors present at the meeting decided that Councillor Paul Tully may participate in the meeting in relation to the matter, including by voting on the matter.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil
Ireland

Doyle Fechner Kunzelmann Milligan Jonic

Councillor Tully did not take part in the vote on this matter.

The motion was put and carried.

MATTERS FOR RECOMMENDATION TO COUNCIL

BUSINESS OUTSTANDING

1. RESPONSE TO PETITION: REQUEST FOR SOUND BARRIER - REDBANK MOTORWAY INDUSTRIAL ESTATE

On 13 July 2022 a petition was provided to Council seeking action and effective consultation in respect to the Redbank Motorway Estate and reported impacts on the nearby community of Moggill and Bellbowrie. This petition was presented to and accepted by Council at its meeting of 25 August 2022. This report seeks to provide an update consisting of some background to the submission, and the actions taken by Council officers in response to the submission.

RECOMMENDATION

That the report be received and noted.

Mayor Teresa Harding proposed the following recommendation as Recommendation B:

B. That an update be provided to Councillors in six months.

RECOMMENDATION

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

- A. That the report be received and noted.
- B. That an update be provided to Councillors in six months.

Deputy Mayor Jacob Madsen arrived at the meeting at 9.15 am.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Madsen (Abstain)

Tully Ireland Doyle Fechner Kunzelmann Milligan Jonic

The motion and was put and carried.

Attachments

- 1. Comments from residents in relation to Item 1
- 2. Addendum to comments from residents in relation to Item 1

CONFIRMATION OF MINUTES

2. <u>CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(11) OF 29 NOVEMBER 2022</u>

RECOMMENDATION

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

That the Minutes of the Growth, Infrastructure and Waste Committee held on 29 November 2022 be confirmed.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Tully
Ireland
Madsen
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

OFFICERS' REPORTS

3. WARRILL PARK LAWN CEMETERY - MASTER PLAN REPORT

This is a report concerning a review of the concept master plan for the Warrill Park Lawn Cemetery. Cemetery master planning is integral to ensuring best use of the asset, inventory management and to inform capital budget and works scheduling. The review of the Warrill Park master plan considered the practicalities of the proposed construction, requirements for the protected vegetation *Melaleuca irbyana* and flood levels, it was determined that adjustments to the current concept would be required.

RECOMMENDATION

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

- A. That the Master Plan for the Warrill Park Lawn Cemetery presented to the Council Ordinary Meeting on 19 February 2013 be revised and updated.
- B. That the revised Concept Master Plan for the Warrill Park Lawn Cemetery be presented to a future meeting of the Growth and Infrastructure and Waste Committee.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Tully Ireland Madsen Doyle Fechner Kunzelmann Milligan Jonic

The motion was put and carried.

4. REGIONAL PLANNING INTERESTS ACT 2014 - APPLICATION 22/009 - AUSTRAL BRICKS - MT WALKER - REQUEST FOR COMMENTS

This is a report concerning a response to the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) regarding an application for clay mining exploration activities made under the Regional Planning Interests Act 2014 by Austral Bricks. Council is an assessing agency under the Regional Planning Interests Regulation 2014 and has been requested to provide DSDILGP with details of any further information required to be provided by the applicant to assist in the assessment of the application.

RECOMMENDATION

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

That Council provide the response to Department of State Development, Infrastructure, Local Government and Planning as set out in Attachment 1.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Tully
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 15 November 2022 to 24 January 2023.

RECOMMENDATION

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

That the Exercise of Delegation report for the period 15 November 2022 to 24 January 2023., be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Tully
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 court actions associated with development planning applications.

RECOMMENDATION

Moved by Mayor Teresa Harding: Seconded by Councillor Russell Milligan:

That the Planning and Environment Court Action status report be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Tully
Ireland
Madsen
Doyle
Fechner
Kunzelmann
Milligan

Jonic

The motion was put and carried.

ADJOURN MEETING

Moved by Mayor Teresa Harding

That the meeting be adjourned at 9.37 am to reconvene at 10.07 am.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Tully
Ireland
Madsen
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

The meeting reconvened at 10.21 am.

7. <u>INFRASTRUCTURE AND ENVIRONMENT DEPARTMENT CAPITAL DELIVERY REPORT DECEMBER 2022</u>

This is a report concerning the performance of the capital delivery by the Infrastructure and Environment Department for the month of December 2022.

RECOMMENDATION

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

That the capital delivery report for the month of December 2022, be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Tully Ireland Madsen Doyle Fechner Kunzelmann Milligan Jonic

The motion was put and carried.

MATTER RESOLVED UNDER DELEGATION

(In accordance with section 257(1)(c) of the *Local Government Act 2009*, the Growth, Infrastructure and Waste Committee has been delegated power to make decisions on behalf of Council for decisions made under the *Planning Act 2016* and the *Economic Development Act 2012*)

8. <u>DEVELOPMENT APPLICATION (17522/2021/PDA) RECOMMENDATION - PROPOSED COMMUNITY USE (CHILD CARE CENTRE) AT 7001 GRAMPIAN DRIVE, DEEBING HEIGHTS</u>

This is a report concerning a development application seeking a Material Change of Use approval for a Community Use (Child Care Centre) over land at 7001 Grampian Drive, Deebing Heights. Specifically, this report is a follow up to a report presented to the Growth Infrastructure and Waste Committee (GIWC) meeting held on 13 October 2022 (Attachment 1) and details the steps that have been taken since that meeting including the outcome of the Council recommendations to consult with the Minister for Economic Development Queensland (EDQ) and the Minister for Police and Corrective Services about the development application.

Having now undertaken further consultation with external parties including the Minister for Economic Development Queensland (EDQ) and the Minister for Police and Corrective Services, it is recommended that the proposed Community Use (Child Care Centre) be approved subject to conditions.

RECOMMENDATION

A. That Council approve Development Application No. 17522/2021/PDA, being the Material Change of Use for Community Use (Child Care Centre), subject to conditions as contained in Attachment 2 of this report.

Statement of Reasons

Council has reached its position having regard to the confirmation that the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP) are satisfied that cultural heritage matters

have been addressed through the obligations under the Aboriginal Cultural Heritage Act 2003. The Queensland Police Service (QPS) Report has confirmed the results of the analysis of the bone fragments found near the subject site were of non-human origin and the advice from Economic Development Queensland (EDQ) that they have considered the assessment of cultural heritage matters and they are satisfied that matters relating to cultural heritage have been appropriately addressed. This has been reflected in the following correspondence.

- The Correspondence dated 18 November 2022 from the Assistant Commissioner, Queensland Police Service.
- The Correspondence dated 16 December 2022 from the Minister for Economic Development Queensland.
- The Correspondence dated 22 December 2022 from the Executive Director Planning Services of Economic Development Queensland.

DECISION

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

That Item 8 titled 'Development Application (17522/2021/PDA)
Recommendation - Proposed Community Use (Child Care Centre) at 7001
Grampian Drive, Deebing Heights' be referred to the Council Ordinary meeting scheduled for 23 February 2023.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil
Tully

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 9.02 am.

The meeting closed at 10.30 am.

Growth Infrastructure and Waste Committee 9 Feb 2023 - Item 1 / Minutes Attachment 1

To Mayor Teresa Harding; Councillors for Division 3: Marnie Doyle, Andrew Fechner

Re: Growth, Infrastructure and Waste Committee Meeting of 9Th Feb 2023

Comments in respect of Business Outstanding: item 1: Response to Petition

As affected Moggill residents, we wish to provide the following comments in respect of the published agenda item.

We feel that the true extent of the issues has not been highlighted. We have tabled these in point form to keep it as brief as possible:

- The report mentions a 200M separation buffer, but does not highlight the fact that the buffer is primarily across water. Fact is that our Noise consultant informs us, that when the river is flat, it would make for a perfect sound reflector.
- A large diesel generator plant supplying the Coles complex has been built in close proximity
 to residential developments. This generator plant does not appear on any of the plans
 submitted to Council. I should add that this plant has been the subject of many noise
 complaints. Our Noise consultant recommends that we request a "Please Explain" to the
 Ipswich City Council and Goodman on how and why this plant was allow to be installed.
- In the past, Goodman has generally been extremely slow to act on any noise complaints. A
 faulty air conditioner plant generating very high levels of high frequency noise on the Coles
 complex took weeks to rectify. Other Noise issues have taken months and some, literally,
 years to resolve. Some noise issues are still ongoing. I have been in meetings with
 residents at which the husband and wife of a family are both literally in tears because of the
 ongoing torment created by reversing beepers along with other noise issues (day and night)
- Our Noise consultant also pointed out that Large Cover Panels shown on the development plans submitted to Council, to screen the large roof-mount HVAC systems on the Coles complex have not been installed.
- I should add that the local residents are not against the new developments per se however, feel that there must be some active restrictions on what noise can be generated by the Redbank estate once the complex is fully operational. There also seems to be a few paragraphs written about which developments were approved first. I don't have a firm answer on this point, but our house in Landing Place was built in 2003.

It's likely that one of two of the residents will be attending the meeting tomorrow, so you would be welcome to ask any further questions in person.

Thanking you in anticipation,

David Collins & Ben Brown on behalf of affected Moggill residents

Growth Infrastructure and Waste Committee 9 Feb 2023 - Item 1 / Minutes Attachment 2

ADDENDUM TO THE SUBMISSION EMAILED EARLIER TODAY

From: David Collins & Ben Brown on behalf of affected Moggill residents

To Mayor Teresa Harding; Councillors for Division 3: Marnie Doyle, Andrew Fechner

Re: Growth, Infrastructure and Waste Committee Meeting of 9Th Feb 2023

Additional Comment in respect of Business Outstanding: item 1: Response to Petition

• We refer to the paragraph headed *Planning Awareness* which states:

"The residents who have lived and have been moving into this area in Moggill, Priors Pocket and Bellbowrie may likely not have been aware of the proposed development near them and were not prepared for the development that has ensued. This is a reflection on the awareness of planning and planning schemes and their importance in considering property decisions and purchasing land. It is observed that at times, individuals may do more research on a used car in comparison to the research undertaken when buying land."

This final comment by the writer is a personal one and is an unreasonable assumption to hold in the circumstances, and certainly a personal opinion that should not be part of a formal report to Council

Further, there is no relevant recommended search listed in the Queensland Law Handbook in respect of Searches Regarding Property Information Before Settlement

(https://queenslandlawhandbook.org.au) that identifies a need to consider searches outside the relevant local authority.

Neither is it one recommended, considered or raised by any local solicitor undertaking conveyancing in the western suburbs, (being from Kenmore to Moggill), as confirmed by the fact that not one single resident that has signed the petition to Council, or has otherwise been affected by the RME development, was or became aware of the proposed development, at the time of purchase of their property.

It is difficult to request a search in respect of an adjoining local authority when you, quite reasonably in the circumstances, have no standard or normal means of being aware of such need, prudent or otherwise.

Contact: David Collins

GOVERNANCE AND TRANSPARENCY COMMITTEE NO. 2023(01)

9 FEBRUARY 2023

REPORT

COUNCILLORS' ATTENDANCE: Deputy Mayor Jacob Madsen (Chairperson); Councillors

Russell Milligan (Deputy Chairperson), Mayor Teresa Harding, Marnie Doyle, Kate Kunzelmann and Nicole Jonic

COUNCILLOR'S APOLOGIES: Nil

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

Corporate Services (Matt Smith), General Manager Planning and Regulatory Services (Peter Tabulo), Acting General Manager Coordination and Performance (Barb Dart), Acting General Manager Infrastructure and Environment (Graeme

Martin), Acting Manager Procurement (Ross Muller),
Resource Recovery Manager (David McAlister), Acting
Property Services Manager (Alicia Rieck), Manager,
Community and Cultural Services (Don Stewart), Natural
Environment and Land Manager (Phil A Smith), Program
Manager Flood Recovery (Matt Mulroney), Chief of Staff
Office of the Mayor (Melissa Fitzgerald), Chief Information
Officer (Sylvia Swalling), Manager, Libraries and Customer
Services (Samantha Chandler), Senior Communications and
Policy Officer (Jodie Richter), Senior Media Officer (Darrell
Giles), Senior Media Officer (Lucy Stone), Customer Strategy

and Experience Manager (Anne Cahill) and Theatre

Technician (Harrison Cate)

WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY

Deputy Mayor Jacob Madsen (Chairperson) delivered the Acknowledgement of Country.

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

BUSINESS OUTSTANDING

Nil

CONFIRMATION OF MINUTES

1. <u>CONFIRMATION OF MINUTES OF THE GOVERNANCE AND TRANSPARENCY</u> <u>COMMITTEE NO. 2022(11) OF 29 NOVEMBER 2022</u>

RECOMMENDATION

Moved by Mayor Teresa Harding: Seconded by Councillor Russell Milligan:

That the Minutes of the Governance and Transparency Committee held on 29 November 2022 be confirmed.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Madsen Nil

Milligan Harding Doyle

Kunzelmann

Jonic

The motion was put and carried.

OFFICERS' REPORTS

2. QUARTER 2 - OPERATIONAL PLAN 2022-2023 QUARTERLY PERFORMANCE

This is a report concerning an assessment of Council's progress towards implementation of the 2022-2023 Operational Plan with notable achievements that have occurred during quarter two (Q2) (October to December).

RECOMMENDATION

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

That the Quarter 2 Operational Plan 2022-2023 Quarterly Performance report be received and noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Madsen Nil

Milligan Harding Doyle Kunzelmann Jonic

The motion was put and carried.

3. QUARTERLY REPORT TO THE DEPARTMENT OF STATE DEVELOPMENT, INFRASTRUCTURE, LOCAL GOVERNMENT AND PLANNING

This is a report concerning a request from the Director-General, Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) for Council to provide a series of quarterly performance reports.

This report represents the October to December 2022 quarter and is reflective of the scope requested by the Director-General in June 2022.

RECOMMENDATION

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

That the Committee endorse the draft letter to the Director-General (DSDILGP) containing the quarterly update for October to December 2022 as set out in Attachment 1.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Madsen Nil

Milligan Harding Doyle

Kunzelmann

Jonic

The motion was put and carried.

4. <u>UPDATE TO COUNCIL'S MEETING CONDUCT POLICY, MEETING PROCEDURES POLICY AND PUBLIC PARTICIPATION POLICY</u>

This is a report concerning recent minor updates to the State Government's *Model Meeting Procedures* and *Best Practice Example - Standing Orders for Local Government and Standing Committee Meetings* and updating Council's Meeting Procedures Policy, Meeting Conduct Policy and Public Participation Policy so they are not inconsistent with the State Government model as per legislative requirements.

RECOMMENDATION

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

- A. That the updated policy titled 'Meeting Conduct' as outlined in Attachment 3, be adopted.
- B. That the updated policy titled 'Meeting Procedures' as outlined in Attachment 6, be adopted.
- C. That the updated policy titled 'Public Participation at Ordinary Council Meetings' as outlined in Attachment 9 and the revised 'Public Participation Application Form' as outlined in Attachment 11, be adopted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Madsen Nil

Milligan Harding Doyle

Kunzelmann

Jonic

The motion was put and carried.

5. <u>DISPOSAL OF INTEREST IN LAND FOR EASEMENT PURPOSES OVER PART OF 1 HAIG STREET, BRASSALL</u>

This is a report concerning the disposal of an interest in land to grant a new easement for a sewerage purpose in favour of Urban Utilities. This easement will connect to the existing Urban Utilities sewerage treatment plant that is currently being upgraded located at 13 Haig Street, Brassall, described as Lot 1 on RP115168.

"The attachment/s to this report are confidential in accordance with section 254J(3)(g) of the Local Government Regulation 2012."

RECOMMENDATION

Moved by Councillor Nicole Jonic: Seconded by Councillor Russell Milligan:

A. That Council resolve pursuant to section 236(2) of the *Local Government**Regulation 2012 (the Regulation) that the exemption referred to in section 236(1)(c)(iv) of the Regulation applies for the disposal of the easement interest

of part of 1 Haig Street, Brassall, described as Lot 4 on RP8227 ("the Land"), by way of a new easement arrangement for sewerage purposes between Council and Urban Utilities.

B. That pursuant to s257(1)(b) of the *Local Government Act 2009* Council resolve to delegate the power to the Chief Executive Officer to be authorised to negotiate and finalise the terms of the proposed easement as detailed in Recommendation A of this report and to do any other acts necessary to implement Council's decision.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Madsen Nil

Milligan Harding Doyle

Kunzelmann

Jonic

The motion was put and carried.

6. PROCUREMENT: RATES MODELLING SOFTWARE (EASYREV) MAINTENANCE AND SUPPORT AGREEMENT - EXTENSION TO CONTRACT 12472

This is a report seeking Council Resolution by Ipswich City Council (Council) to undertake a direct engagement with Harbour Software Pty Ltd (Harbour Software). It is proposed, to extend the current contract by a further three (3) years on a 1+1+1 arrangement, for the continuation of the Rates Modelling Software (EasyRev) maintenance and support. It is intended that this software is replaced under the iVolve Project during the upcoming implementation process. The current software has been used by the Treasury Department since 2016 and is a key tool to provide the capture, analysis and calculation of rating scenarios. The current contract expires on 30 April 2023.

RECOMMENDATION

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

A. That pursuant to Section 235(b) of the Local Government Regulation 2012 (Regulation), Council resolve that the exception applies because of the specialised nature of the services that are sought and it would be impractical and disadvantageous to invite quotes for the provision of the Rates Modelling Software (EasyRev) maintenance and support.

B. That Council enter into a contractual arrangement (Council file reference number 12472) with Harbour Software Pty Ltd, at an approximate purchase price of \$24,000.00 (excluding GST) over the entire term, being an initial term of one (1) year, with options for extension at the discretion of Council (as purchaser), of an additional two (2) X one (1) year terms.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Madsen Nil

Milligan Harding Doyle

Kunzelmann

Jonic

The motion was put and carried.

7. PROCUREMENT: SUPPLY OF UNBOUND PAVEMENT MATERIAL FOR MAINTENANCE OF COUNCIL'S UNSEALED ROADS

This is a report concerning an increase in the approximate value for the Procurement of Supply of Unbound Pavement Material for Maintenance of Council's Unsealed Roads.

RECOMMENDATION

Moved by Councillor Russell Milligan: Seconded by Councillor Nicole Jonic:

- A. That Council vary the contractual arrangement with CW & EJ Russell for an additional approximate purchase price of \$3,000,000 excluding GST over the entire term of up to three (3) years, being an initial term of one (1) year, with options for extension at the discretion of Council (as purchaser), for an additional two (2) x one (1) year terms.
- B. 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, in order to implement Council's decision.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Madsen Nil

Milligan Harding Doyle Kunzelmann Jonic

The motion was put and carried.

8. PROCUREMENT: CUSTOMER EXPERIENCE MATURITY ASSESSMENT

This is a report concerning the procurement of a supplier to conduct annual maturity assessments of Council's Customer Experience Strategy over a three (3) year period from 2023 to 2025 without first inviting written quotes or tenders. Section 235(b) of the *Local Government Regulation 2012* allows a local government to enter into a medium or large sized contractual arrangement, if the local government resolves that the services provided are of a specialised nature.

RECOMMENDATION

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

- A. That pursuant to Section 235(b) of the Local Government Regulation 2012 (Regulation), Council resolve that the exception applies because of the specialised nature of the services that are sought and it would be impractical to invite quotes for the provision of the annual Customer Experience Maturity Assessment.
- B. That Council enter into a contractual arrangement (Council file reference number 19806) with Ipsos Pty Ltd, at an approximate purchase price of \$70,000 excluding GST over the entire term, being an initial term of one (1) year with options for extension at the discretion of Council (as purchaser), of an additional two (2) X one (1) year terms.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Madsen Nil

Madsen Milligan Harding Doyle

Kunzelmann

Jonic

The motion was put and carried.

9. PROCUREMENT: WASTE MANAGEMENT SOFTWARE SOLUTION CONTRACTS 12759 AND 14024

This a report seeking a resolution by Council to vary contract 14024 with existing supplier Mandalay Technologies Pty Ltd and contract 12759 with existing supplier 3 Logix Pty Ltd to add further extension options until 30 June 2026 to continue the uninterrupted provision of Council's core community waste collection service systems whilst awaiting an iVolve outcome to be determined. The contracts are for the provision of Council's transfer station operations system and waste collection vehicle operational system respectively.

This matter is required as officers seek Council resolution that the exception under section 235(a) of the *Local Government Regulation 2012* applies to the uninterrupted continuation of these key systems for the operational functionality required. The specialised nature of these systems provided means that the incumbent suppliers are the only suppliers reasonably available to continue the provision of these systems for the duration. Further, due to the identified iVolve relevance of the systems, it is more costly and disadvantageous to Council to go to tender until the iVolve impact is assessed and understood.

A resolution of Council is sought to vary the contractual arrangements with both suppliers to allow further optional extensions until 30 June 2026. This will increase the total value of the contract 14024 to approximately two hundred and fifty-five thousand dollars (\$255,000.00) excluding GST, and the total value of contract 12759 to approximately two million, one hundred and sixty thousand dollars (\$2,160,000.00) excluding GST for the full extended term of the contracts if all extension options are exercised.

RECOMMENDATION

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

- A. That pursuant to Section 235(a) of the *Local Government Regulation 2012* (Regulation), Council resolve that the exception applies as it is satisfied that there is only one supplier who is reasonably available for the ongoing provision of the transfer stations operations system and related ancillary items provided by Mandalay Technologies Pty Ltd (Mandalay).
- B. That the contractual arrangement 14024 with Mandalay for the transfer stations operations system and related ancillary items be extended for a further optional period(s) until 30 June 2026 at an approximate value of \$77,281.00 + GST over the additional term (increasing the approximated contract value to \$255,000.00 + GST over the entire extended term of the contract if all options are utilised).

- C. That Council enter into a Deed of Variation with Mandalay to appropriately amend the existing contractual arrangement.
- D. That pursuant to Section 235(a) of the *Local Government Regulation 2012* (Regulation), Council resolve that the exception applies as it is satisfied that there is only one supplier who is reasonably available for the ongoing provision of the waste collection vehicle operations system and related ancillary items provided by 3 Logix Pty Ltd (3 Logix).
- E. That the contractual arrangement 12759 with 3 Logix for the waste collection vehicle operations system and related ancillary items for a further optional period(s) until 30 June 2026 at an approximate value of \$309,355.00 + GST over the additional term (increasing the approximated contract value to \$2,160,000.00 + GST over the entire extended term of the contract if all options are utilised).
- F. That Council enter into a Deed of Variation with 3 Logix to appropriately amend the existing contractual arrangement.
- G. 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, in order to implement Council's decision.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Madsen Nil

Milligan Harding Doyle

Kunzelmann

Jonic

The motion was put and carried.

10. PROCUREMENT: DISC PROFILE SOLUTION

This is a report concerning a contractual arrangement with INTEGRO Learning Company Pty Ltd (INTEGRO), to provide continued servicing of the DISC profile solution.

The Council is requested to consider and resolve that the exception set out in section 235(a) of the Local Government Regulation 2012 applies due to INTEGRO being the authorised Australian distributor of Wiley's Everything DiSC assessment tools. The value of the arrangement is estimated to be \$60,000 excluding GST per

annum, for three (3) years to February 2026 up to the sum of \$200,000 excluding GST.

RECOMMENDATION

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

- A. That pursuant to Section 235(a) of the Local Government Regulation 2012 (Regulation), Council resolve that the exception applies as it is satisfied that INTEGRO is the only supplier reasonably available to provide the John Wiley & Sons Everything DiSC assessment tool through INTEGRO for the current DiSC system for the following reason:
 - 1. As the current DiSC profile system is under an arrangement between the John Wiley & Sons and INTEGRO which has established a sole supplier arrangement for the DiSC John Wiley & Sons Everything DiSc profile system.
- B. That Council enter into a contractual arrangement with INTEGRO for the provision of the DiSC profile system for a period of one (1) year with the option to extend for an additional two (2) years.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Madsen Nil
Milligan
Harding

Harding Doyle

Kunzelmann

Jonic

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 10.43 am.

The meeting closed at 10.58 am.

ECONOMIC AND INDUSTRY DEVELOPMENT COMMITTEE NO. 2023(01)

9 FEBRUARY 2023

REPORT

<u>COUNCILLORS' ATTENDANCE:</u> Councillor Nicole Jonic (Chairperson); Councillor Jacob

Madsen (Deputy Chairperson and Deputy Mayor), Mayor Teresa Harding, Kate Kunzelmann, Andrew Fechner and

Marnie Doyle

COUNCILLOR'S APOLOGIES: Nil

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

Community, Cultural and Economic Development (Ben Pole), Manager, Marketing and Promotions (Carly

Gregory), Coordinator – Major Projects and Advocacy (Dan Heenan), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Acting General Manager Infrastructure and

Environment (Graeme Martin), Manager Economic and

Community Development (Cat Matson), Senior

Communications and Policy Officer (Jodie Richter), Senior Media Officer (Darrell Giles), Senior Media Officer (Lucy

Stone) and Theatre Technician (Harrison Cate)

WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY

Councillor Nicole Jonic (Chairperson) delivered the Acknowledgement of Country.

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

BUSINESS OUTSTANDING

Nil

CONFIRMATION OF MINUTES

1. <u>CONFIRMATION OF MINUTES OF THE ECONOMIC AND INDUSTRY DEVELOPMENT</u> COMMITTEE NO. 2022(11) OF 29 NOVEMBER 2022

RECOMMENDATION

Moved by Councillor Nicole Jonic: Seconded by Mayor Teresa Harding:

That the Minutes of the Economic and Industry Development Committee held on 29 November 2022 be confirmed.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Madsen Nil

Harding Kunzelmann Fechner Jonic Doyle

The motion was put and carried.

OFFICERS' REPORTS

2. EVENT SPONSORSHIP - IPSWICH CUP 2023

This is a report concerning an event sponsorship application by Ipswich Turf Club for support of the Ipswich Cup Race Day in June 2023.

The application is for \$25,000 ex GST in financial support. However, the recommendation is to maintain the sponsorship level provided in 2022.

RECOMMENDATION

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

That the Ipswich Turf Club receive \$20,000 excl. GST in financial support.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Madsen Nil

Harding Kunzelmann Fechner Jonic Doyle

The motion was put and carried.

3. QUARTERLY EVENT SPONSORSHIP AND TICKET ALLOCATION REPORT

This is a report concerning event sponsorship approved in the period of 1 October 2022 to 31 December 2022 as required under the Event Sponsorship Policy.

RECOMMENDATION

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

A. That Council receive and note that the following event sponsorship allocations during the 1 October 2022 to 31 December 2022 period:

Event Sponsorship under \$15,000 (excl. GST) approved by the General Manager, Community, Culture and Economic Development:

- Australian Skateboarding Community Initiative Pty. Ltd. receive \$10,000 (excl. GST) in cash support for the 2023 Eastern Rumble.
- Queensland Basketball Inc. receive \$7,000 (excl. GST) in cash support for the 2023 Basketball Qld U12 Girls State Championship.
- B. That Council receive and note that there were no event sponsorship ticket allocations made during the 1 October 2022 to 31 December 2022 period.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Madsen Nil

Harding Kunzelmann Fechner Jonic Doyle

The motion was put and carried.

4. <u>IPSWICH CITY COUNCIL FEDERAL BUDGET SUBMISSION</u>

This is a report concerning Ipswich City Council's Federal Pre-Budget submission as part of Council's advocacy program.

RECOMMENDATION

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

That the Ipswich City Council 2023 – 2024 Federal Budget Pre-Budget Submission be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Madsen Nil

Harding Kunzelmann Fechner Jonic Doyle

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Councillor Nicole Jonic (Chair) noted that a report on the Mayoral Motion for Council to be a more Event Friendly Council was due to the February Committee meeting however will now be presented at the March Committee meeting.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 11.54 am.

The meeting closed at 12.08 pm.

ENVIRONMENT AND SUSTAINABILITY COMMITTEE NO. 2023(01)

9 FEBRUARY 2023

REPORT

<u>COUNCILLORS' ATTENDANCE:</u> Councillor Russell Milligan (Chairperson); Mayor Teresa

Harding, Councillors Andrew Fechner (Deputy

Chairperson), Jacob Madsen (Deputy Mayor) and Kate

Kunzelmann

COUNCILLOR'S APOLOGIES: Nil

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

Manager Infrastructure and Environment (Graeme Martin), General Manager Community, Cultural and Economic Development (Ben Pole), Emergency Management and Sustainability Manager (Matthew Pinder), Natural Environment and Land Manager (Phil A Smith), Senior Media Officer (Darrell Giles) and Theatre

Technician (Harrison Cate)

WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY

Councillor Russell Milligan (Chairperson) delivered the Acknowledgement of Country.

ADJOURN MEETING

Moved by Councillor Russell Milligan

That the meeting be adjourned at 12.20 pm to reconvene at 1.00 pm.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Milligan Madsen (Abstain)

Fechner Kunzelmann

The motion was put and carried.

The meeting reconvened at 1.00 pm.

Mayor Teresa Harding arrived at the meeting at 1.01pm.

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

BUSINESS OUTSTANDING

1. <u>UPDATE - NOTICE OF MOTION TO REQUEST WHITE ROCK SPRING MOUNTAIN</u>
CONSERVATION ESTATE TO BE DEDICATED AS A NATIONAL PARK

This is a report updating Committee on the actions following the Council Ordinary Meeting Thursday 18 November 2021, where Councillor Tully tabled a Notice of Motion seeking dedication of White Rock - Spring Mountain Conservation Estate (WRSMCE) as a National Park.

After actioning the recommendation in discussion with Queensland Parks and Wildlife Services (QPWS), a number of considerations and limitations were identified.

In the same discussions the proposal to look at alternative areas to investigate for a possible National Park within the Ipswich LGA was raised. Whilst this is at a very early stage, it is felt that the benefits to the local and wider community and local environment are worth further investigation.

RECOMMENDATION

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

That Council support continued discussion with Queensland Parks and Wildlife Services, Department of Environment and Science around alternative locations, rather than pursue the dedication of White Rock – Spring Mountain Conservation Estate as a National Park.

Councillor Andrew Fechner proposed the following as Recommendation B.

B. That an update be brought to the May 2023 Environment and Sustainability committee.

The seconder of the original motion agreed to the proposed additional recommendation.

RECOMMENDATION

Moved by Councillor Andrew Fechner: Seconded by Deputy Mayor Jacob Madsen:

A. That Council support continued discussion with Queensland Parks and Wildlife Services, Department of Environment and Science around alternative locations,

rather than pursue the dedication of White Rock – Spring Mountain Conservation Estate as a National Park.

B. That an update be brought to the May 2023 Environment and Sustainability committee.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Milligan Nil

Fechner Harding Madsen Kunzelmann

The motion was put and carried.

2. <u>UPDATE - ENGAGEMENT PLANNING - ABORIGINAL AND TORRES STRAIT ISLANDER ENGAGEMENT GUIDE</u>

At the Council Ordinary Meeting of 16 September 2021 Council considered recommendations to endorse the formation of a Traditional Owner Reference Group (Indigenous Accord Action item 2.1.1) under the proposed terms and structure. The matter was referred back to the Environment and Sustainability Committee for further consideration.

Through further internal and external discussions regarding the recommendation, a preferred approach was presented for Council to develop an Aboriginal and Torres Strait Islander Engagement Guide (Guide) initially. The Guide aims to include guidelines around the engagement of the Ipswich Aboriginal and Torres Strait Islander community, including the appropriate membership structure and topics of consultation for each of the endorsed representative 'Groups' in accordance with the Indigenous Accord 2020-2025.

In doing so Ipswich City Council is acting under the agreed outcomes and action items of the adopted Indigenous Accord, thereby acknowledging the rights, interests and aspirations of the Ipswich Aboriginal and Torres Strait Islander community and, more specifically, the Traditional Owners to improve and formalise the process of engagement and consultation in this space.

RECOMMENDATION

Moved by Councillor Andrew Fechner: Seconded by Councillor Kate Kunzelmann:

A. That a draft Aboriginal and Torres Strait Islander Engagement Guide be developed and presented at a future Environment and Sustainability Committee for endorsement, following relevant stakeholder engagement.

B. That the matter of establishing a Traditional Owners Reference Group, referred to the Environment and Sustainability Committee for further consideration by Council on the 16 September 2021, be considered following the adoption of the Aboriginal and Torres Strait Islander Engagement Guide.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Milligan Nil

Fechner Harding Madsen Kunzelmann

The motion was put and carried.

CONFIRMATION OF MINUTES

3. <u>CONFIRMATION OF MINUTES OF THE ENVIRONMENT AND SUSTAINABILITY</u> <u>COMMITTEE NO. 2022(11) OF 29 NOVEMBER 2022</u>

RECOMMENDATION

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

That the Minutes of the Environment and Sustainability Committee held on 29 November 2022 be confirmed.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Milligan Nil

Fechner Harding Madsen Kunzelmann

The motion was put and carried.

OFFICERS' REPORTS

4. <u>REVIEW OF THE LOCAL DISASTER MANAGEMENT PLAN</u>

This is a report concerning the annual review of the City of Ipswich Local Disaster Management Plan.

RECOMMENDATION

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

- A. That the updated City of Ipswich Local Disaster Management Plan provided as Attachment 2 be approved.
- B. That the Chief Executive Officer, in consultation with the Mayor, be authorised to make amendments based on feedback from members of the Local Disaster Management Group, who form part of the governance arrangements for adopting this plan.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Milligan Nil

Fechner Harding Madsen Kunzelmann

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 12.19 pm.

The meeting closed at 1.08 pm.

COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE NO. 2023(01)

9 FEBRUARY 2023

REPORT

<u>COUNCILLORS' ATTENDANCE:</u> Councillor Andrew Fechner (Chairperson); Councillors Kate

Kunzelmann (Deputy Chairperson), Mayor Teresa Harding, Jacob Madsen (Deputy Mayor), Nicole Jonic, Sheila Ireland

and Marnie Doyle

COUNCILLOR'S APOLOGIES: Nil

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

Community, Cultural and Economic Development (Ben Pole), General Manager Corporate Services (Matt Smith), General Manager Planning and Regulatory Services (Peter Tabulo), Acting General Manager Infrastructure and

Environment (Graeme Martin), Chief Financial Officer (Jeff

Keech), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Manager Economic and Community

Development (Cat Matson), Community Development Manager (Melissa Dower), Manager Libraries and Customer Services (Samantha Chandler), Manager Marketing and Promotions (Carly Gregory), Team Lead (Open Space and Facilities) (Mark Bastin), Open Space Program Coordinator (Grant Sorensen), Customer Strategy

and Experience Manager (Anne Cahill), Senior Media Officer (Darrell Giles), Senior Media Officer (Lucy Stone), Manager Community and Cultural Services (Don Stewart), Senior Communications and Policy Officer (Jodie Richter)

and Theatre Technician (Harrison Cate)

WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY

Councillor Kate Kunzelmann (Deputy Chairperson) delivered the Acknowledgement of Country.

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

BUSINESS OUTSTANDING

Nil

CONFIRMATION OF MINUTES

1. <u>CONFIRMATION OF MINUTES OF THE COMMUNITY, CULTURE, ARTS AND SPORT</u> COMMITTEE NO. 2022(11) OF 29 NOVEMBER 2022

RECOMMENDATION

Moved by Councillor Andrew Fechner: Seconded by Councillor Kate Kunzelmann:

That the Minutes of the Community, Culture, Arts and Sport Committee held on 29 November 2022 be confirmed.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Fechner Nil

Kunzelmann Harding Madsen Jonic Ireland Doyle

The motion was put and carried.

OFFICERS' REPORTS

2. <u>ACTIVE IPSWICH STRATEGY 2031 ANNUAL REPORT CARD</u>

This is a joint report by the Sport and Recreation Officer (Physical Activity) and the Team Lead (Open Space and Facilities) concerning the first-year review of the Active Ipswich Strategy 2031 implementation.

RECOMMENDATION

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

That the report concerning the first-year review of the Active Ipswich Strategy 2031 implementation be received and the contents noted.

Councillor Andrew Fechner proposed the following as Recommendation B.

B. That the Councillor representation be amended to reflect the revised arrangements for the Active Ipswich Strategy 2031.

Mayor Teresa Harding proposed the following variation to Recommendation B.

B. That the Councillor representation be amended to reflect the revised arrangements for the Active Ipswich Strategy 2031 noting this is a change from Healthy Active City Alliance to West Moreton Obesity Advisory Group.

The mover and seconder of the original motion agreed to the proposed variation.

RECOMMENDATION

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

- A. That the report concerning the first-year review of the Active Ipswich Strategy 2031 implementation be received and the contents noted.
- B. That the Councillor representation be amended to reflect the revised arrangements for the Active Ipswich Strategy 2031 noting this is a change from Healthy Active City Alliance to West Moreton Obesity Advisory Group.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Fechner Nil

Kunzelmann Harding Madsen Jonic Ireland Doyle

The motion was put and carried.

3. IPSWICH LIBRARIES ANNUAL REPORT CARD

This is a report concerning Ipswich Libraries services, improvements and customer demand in 2022.

RECOMMENDATION

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

That the report concerning Ipswich Libraries Annual Report Card be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Fechner Nil

Kunzelmann Harding Madsen Jonic Ireland Doyle

The motion was put and carried.

4. <u>COMMUNITY FUNDING AND SUPPORT ALLOCATIONS STATUS REPORT -</u> 1 OCTOBER TO 31 DECEMBER 2022

This is a report concerning the allocation of Council's Community Funding and Support Programs from 1 October to 31 December 2022.

In the three (3) months from 1 October to 31 December 2022, Council approved 63 applications across 50 unique organisations, allocating a total of \$216,580.09 to a variety of community events and projects.

All successful applicants and projects are detailed in Attachment 1 and also reported online on both the Transparency and Integrity Hub and on the Community Funding and Support webpage in accordance with Council's principles of transparency and the Community Funding and Support Policy.

RECOMMENDATION

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

That the report concerning the allocation of Council's Community Funding and Support Programs from 1 October to 31 December 2022 be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Fechner Nil

Kunzelmann Harding Madsen Jonic Ireland Doyle The motion was put and carried.

5. <u>CUSTOMER EXPERIENCE PROGRAM QUARTERLY REPORT - DECEMBER 2022</u>

This is a quarterly report concerning the Customer Experience (CX) Program of Work providing an update on the Immediate Action Plan (IAP) and the CX Strategy Implementation Plan.

RECOMMENDATION

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

That the 31 December 2022 quarterly report concerning Council's Customer Experience program of work be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Fechner Nil

Kunzelmann Harding Madsen Jonic Ireland Doyle

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 11.12 am.

The meeting closed at 11.41 am.

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2023(01)

9 FEBRUARY 2023

REPORT

COUNCILLORS' ATTENDANCE: Councillor Marnie Doyle (Chairperson); Mayor Teresa

Harding, Councillors Kate Kunzelmann, Russell Milligan

and Nicole Jonic (Deputy Chairperson)

COUNCILLOR'S APOLOGIES: Nil

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

Manager (Greg Thomas), Activation Coordinator (Tia Prasser), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Senior Media Officer (Darrell Giles), Senior Communications and Policy Officer (Jodie Richter), Senior Media Officer (Lucy Stone) and Theatre

Technician (Harrison Cate)

WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY

Councillor Marnie Doyle (Chairperson) delivered the Acknowledgement of Country.

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

BUSINESS OUTSTANDING

Nil

CONFIRMATION OF MINUTES

1. <u>CONFIRMATION OF MINUTES OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2022(11) OF 29 NOVEMBER 2022</u>

RECOMMENDATION

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

That the Minutes of the Ipswich Central Redevelopment Committee held on 29 November 2022 be confirmed.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Doyle Nil

Harding Kunzelmann Milligan

The motion was put and carried.

OFFICERS' REPORTS

2. <u>NICHOLAS STREET PRECINCT - BRAND AND ACTIVATION MANAGER REPORT - JANUARY 2023</u>

This is a report concerning the brand and activation activity undertaken and planned for the Nicholas Street Precinct in January 2023.

RECOMMENDATION

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

That the Nicholas Street Precinct Communications, Engagement and Events Monthly Report be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Doyle Nil

Harding Kunzelmann Milligan

The motion was put and carried.

Councillor Nicole Jonic arrived at the meeting at 1.22 pm.

3. <u>NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE</u> <u>DECEMBER 2022</u>

This is a report concerning the December 2022 report from the Retail Sub-Project Steering Committee on the status of the leasing program and associated developments with the retail component of the Nicholas Street Precinct redevelopment.

RECOMMENDATION

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

That the December 2022 Retail Sub-Project Steering Committee Report be received and the contents noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Doyle Nil

Harding 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 1.19 pm.

The meeting closed at 1.23 pm.

Doc ID No: A8616852

ITEM: 16.1

SUBJECT: CEO ORGANISATIONAL PERFORMANCE REPORT FOR JANUARY 2023

AUTHOR: CHIEF EXECUTIVE OFFICER

DATE: 6 FEBRUARY 2023

EXECUTIVE SUMMARY

This report is for the month of January 2023 and summarises organisational performance in the areas of workplace health and safety, progress in delivery of Council's Corporate and Operational Plans, our people and culture, financial management, capital program delivery and significant risks and legal matters.

The organisation continues to remain focused on our ongoing service delivery while ensuring the recovery and rehabilitation of Council's assets within the City that were impacted by the February and May 2022 significant weather events. Recovery and rehabilitation works will continue throughout 2023 and 2024.

The report for this period highlights current significant matters and progress on key performance indicators.

RECOMMENDATION

That the Chief Executive Officer Organisational Performance Report for the month of January 2023 be received and the contents noted.

BACKGROUND

1. Current Significant Matters

Demolition of Ipswich Houses begins for flood buy-back program

Heavy machinery and specialist crews began demolishing homes at Goodna which were among the first homes bought back under the \$741 million Resilient Homes Fund. The Resilient Homes Fund is a jointly funded initiative delivered through Commonwealth-State Disaster Recovery Funding Arrangements (DRFA).

More than 40 Ipswich homeowners have now accepted offers under the program including 21 whose homes have already settled. Over 160 valuations have been undertaken across the city and it's expected that more homeowners will accept these life-changing offers over the coming weeks.

Recovery of Colleges Crossing Recreation Reserve and Riverheart Parklands

Council is continuing to progress the recovery of Colleges Crossing Recreation Reserve and Riverheart Parklands following the February and May 2022 flood and significant rain events. Council understands that these are heavily utilised areas that are highly valued by residents and is prioritising work on their reopening. Council is giving consideration to a further temporary reopening of a remaining portion of the Riverheart Parklands, including the footpath but not the boardwalk, and a temporary reopening of a portion of Colleges Crossing for partial use by the community. Council has published information to keep the community informed, including frequently asked questions for Colleges Crossing Recreation Reserve.

First milestone for 2023 achieved for the Nicholas Street Precinct

Twin openings of new business Sofia Nails and the Internal Mall known as Tulmur Walk marked the first milestone for 2023 in the Nicholas Street Precinct redevelopment. The opening of Tulmur walk will provide an internal link between Nicholas Street and the Ipswich Train Station, with Sofia Nails the first tenant to open for trade inside. Construction is also progressing for Sushi Hyo which is expected to open its doors to customers in the weeks ahead. Joining Zambrero, That Dumping Place, Stellarossa and Gelatissimo in a growing range of dining options available.

2. Workplace Health and Safety

There was very good safety performance across council, with the injury and incident rates well below the same time last year.

The Lost Time Injury Frequency Rate (LTIFR) is 1.43 which is slightly higher than the month of December (1.22), successive LTI's in September, October and November will continue to influence this average rate. This equates to 1.43 lost time injuries every six (6) months. At the time of writing the State averages for January had not been released. Based on previous averages provided (November 14.32), the Ipswich City Council (ICC) rate is significantly less than the state average and places ICC as one of the best performing Councils in Queensland.

Lost time severity rate is 35.7* which is higher than the month of December (29.41*). At the time of writing the State averages for January had not been released but noting that January is below the state average recorded for December (38.34*). (*Total days lost for each LTI).

3. Update on Corporate/Operational Plans

The Quarterly Performance Report for October - December 2022 (Quarter 2 period) on the 2022-2023 Operational Plan was presented to the February Governance and Transparency Committee.

Plans and the last quarterly report are available for public viewing on council's website:

https://www.ipswich.qld.gov.au/about council/media/corporate publications/annual-plan

4. **Major Key Performance Indicators**

People and Culture

COUNCIL

- Council's workforce 'head count' has slightly increased as of 31 January 2023 at 1513 and is shown with 1144 full-time (1486 in December), 160 part-time (153 in December); 127 casual (126 in December); and 82 contingency (70 in December) staff.
- Turnover rate for January 2023 is currently tracking at 10.03% and has increased (9.63% in December).

Finance

The full financial performance report for January 2023will be tabled as a separate report on the Council agenda.

Council's overall net result as at 31 January 2023 (including capital revenues) is less than budget with a net surplus of \$51.4 million compared to the budget of \$55.8 million. The operating surplus is \$1.5 million ahead of budget which is driven by greater interest income, greater fees and charges revenue received than budget, and the receipt of QRA flood recovery revenue. The higher revenue is offset by expenditure incurred in the continued flood recovery, the use of contract labour and overtime, and higher prices of goods and services which are impacted by inflation. Some elements of these expenditures are likely to continue for the year and will be considered in budget amendments.

The whole of council capital program spending for the month (excluding flood buy back and flood recovery) was in line with budget, but included underspends in the Nicholas Street Precinct of \$5.0 million and overspends in the IED construction program of \$5.7 million due to carryover spending from the prior financial year.

Capital Delivery Program 2022-2023

The Infrastructure & Environment Department performed well during January with the combined Capital Works Program achieving expenditure of \$7.45 million against a budget of \$8.95 million. The underspend from budget is primarily a phasing discrepancy with no significant delays encountered across the Program. As previously reported, the key risk of cost escalation due to the on-going high inflation rate continues to place pressure on the full-year budgeted expenditure position.

5. Risk and Compliance Update

Corporate Risk Register

Council's corporate risk register is reported through Council's Audit and Risk Management Committee which is held every quarter. Council's corporate risk register is reviewed every two months at the Executive Leadership Team (ELT) Risk Committee Meeting. Council's

corporate risk register was reviewed at the ELT Risk Committee meeting held on 14 February 2023 with amendments agreed to areas of responsibility, key mitigations and milestone progress. Council's iVolve Project corporate risk will continue to be closely monitored with regular reports to the Executive Leadership Team, Audit and Risk Management Committee and Governance and Transparency Committee through to the Council.

Legal Matters

An overview of all current active court proceedings and all significant legal matters that are not the subject of court proceedings is provided in a Confidential Attachment 2 to this report.

Matters that are not the subject of court proceedings will be considered significant where:

- they concern subject matter of significant public interest/concern; and/or
- where their outcome may present significant financial value/impact for Council; and/or
- where their outcome may set an important precedent for Council.

Generally significant non-court matters will only be reported where they are the subject of dispute and management of that dispute is being administered by Legal Services (as opposed to where Legal Services' involvement is ad-hoc or limited to the provision of internal advice), or where they concern a significant project for Council.

The detail reported in respect of each matter listed has been provided with privacy, confidentiality and legal professional privilege (and the requirement to maintain same) in mind.

Current Consultation Matters 6.

Shape your Ipswich is Ipswich City Council's digital engagement platform where Council uses a range of digital techniques to connect with the community and promote any events associated with the consultation project. https://shapeyouripswich.com.au/

Projects currently open on Shape Your Ipswich (January 2023):

Project Name	Project Lead (Council	Purpose of engagement
	Department)	
New Ipswich Planning	Planning and	Informing the community that
Scheme	Regulatory Services	the consultation process will
	Department	begin in the first half of 2023 and
		to learn more about the planning
		schemes.
iGO Transport Strategy	Infrastructure and	A survey and pop up locations to
Review	Environment	help inform the iGO transport
	Department	strategy review.

2023

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member pagePanel meeting.Ipswich Arts AdvisoryCommunity, Cultural and Economic Development DepartmentClosed page for information sharing and discussion for the Ipswich Arts Advisory Group.The Ipswich Heritage Network Group – closed member pagePlanning and Regulatory Services DepartmentClosed page for information sharing and discussion on our city's heritage, history and conservation.Habitat Gardens Partnership – closed member pageInfrastructure and Environment DepartmentPlatform for urban property owners to share their thoughts, ideas, successes, learnings and	Panel (ICP) Working	Performance	working group coming together
Ipswich Arts Advisory Group - closed members pageCommunity, Cultural and Economic Development DepartmentClosed page for information sharing and discussion for the Ipswich Arts Advisory Group.The Ipswich Heritage Network Group - closed member pagePlanning and Regulatory Services DepartmentClosed page for information sharing and discussion on our city's heritage, history and conservation.Habitat Gardens Partnership - closed member pageInfrastructure and Environment DepartmentPlatform for urban property owners to share their thoughts, ideas, successes, learnings and	Group – closed	Department	to plan the next Community
Group - closed and Economic Development Department The Ipswich Heritage Network Group - Closed member page Department Habitat Gardens Partnership - closed Page Department The Ipswich Heritage Planning and Regulatory Services Department Closed page for information sharing and discussion on our city's heritage, history and conservation. Platform for urban property owners to share their thoughts, member page Department ideas, successes, learnings and	member page		Panel meeting.
members page Development Department The Ipswich Heritage Network Group — Closed member page Closed page for information Sharing and discussion on our Closed member page Department Closed page for information Sharing and discussion on our City's heritage, history and Conservation. Habitat Gardens Partnership — closed Platform for urban property Owners to share their thoughts, member page Department Dep	Ipswich Arts Advisory	Community, Cultural	Closed page for information
The Ipswich Heritage Planning and Regulatory Services Closed member page Department Closed Department Department Closed	Group - closed	and Economic	sharing and discussion for the
The Ipswich Heritage Network Group — closed member page Department Partnership — closed Department Department Partnership — closed Department Closed page for information sharing and discussion on our city's heritage, history and conservation. Platform for urban property owners to share their thoughts, ideas, successes, learnings and	members page	Development	Ipswich Arts Advisory Group.
Network Group – Regulatory Services closed member page Department Conservation. Habitat Gardens Partnership – closed Partnership – closed member page Department Conservation. Regulatory Services sharing and discussion on our city's heritage, history and conservation. Platform for urban property owners to share their thoughts, ideas, successes, learnings and		Department	
closed member page Department city's heritage, history and conservation. Habitat Gardens Partnership – closed member page Department Environment Department Department ideas, successes, learnings and	The Ipswich Heritage	Planning and	Closed page for information
conservation. Habitat Gardens Infrastructure and Platform for urban property Partnership – closed Environment owners to share their thoughts, member page Department ideas, successes, learnings and	•	Regulatory Services	
Habitat Gardens Infrastructure and Platform for urban property Partnership – closed Environment owners to share their thoughts, member page Department ideas, successes, learnings and	closed member page	Department	city's heritage, history and
Partnership – closed Environment owners to share their thoughts, member page Department ideas, successes, learnings and			conservation.
member page Department ideas, successes, learnings and	Habitat Gardens	Infrastructure and	Platform for urban property
	Partnership – closed	Environment	owners to share their thoughts,
conservation aspirations.	member page	Department	ideas, successes, learnings and
			conservation aspirations.

Projects (new) that may open in the next month:

Project Name	Project Lead (Council	Purpose of engagement
	Department)	
Inclusion and	Community, Cultural	To seek feedback to help inform
Connectedness Plan	and Economic	the Inclusion and Connectedness
	Development	Plan.
	Department	

Project updates for January 2023 – closing the loop:

Project Name	Project Lead (Council Department)	Purpose of engagement
Urban Heat	Infrastructure and Environment Department	 Survey closed Research workshop conducted on 31 January 2023. Research to be presented to Council upon completion of project

Community panel activity next month:

- Community Panel Meeting – 22 February 2023

7. External Funding

A summary of the grant revenue portfolio is provided below:

Funding Type	Total number of Grant projects	Total External Funding Received	Total Cost of Grant funded project/s (inc. Council & other Contributions)
State Government	38	\$20,943,598	\$39,423,382
Federal Government	22	\$20,641,481	\$34,960,026
Other	5	\$559,424	\$1,508,849
Total	65	\$42,144,503	\$75,892,257

8. Council Flood Recovery Coordination

Council is currently working with the Queensland Reconstruction Authority (QRA) and other Departments regarding the costs associated with the February and May 2022 flooding and significant rain events.

The following table provides details on the current financial position of the recovery works:

1,338,088

Net Position

	2	021-2022	2	2022-2023	c	OMBINED
Revenue	-\$	1,355,459	-\$	21,522,241	-\$	22,877,6
xpense	\$	6,544,262	\$	17,671,526	\$	24,215,7
let Position	\$	5,188,803	-\$	3,850,715	\$	1,338,0
		001 0000		2022 2022	60	MOINED
Na	2	021-2022	- 4	2022-2023	CO	MBINED
Revenue Revenue - Operational	4	1,355,459	-\$	1,486,782	ċ	2,842,2
•	-\$	1,355,459			-\$	
Revenue - Capital	\$		-\$	20,035,459	-\$	20,035,4
	-\$	1,355,459	-\$	21,522,241	-\$	22,877,6
xpense						
Employee Expense (Excl Labour Contracts)	\$	1,623,199	\$	1,784,985	\$	3,408,1
Labour Contracts	\$	284,493	\$	66,910	\$	351,4
Expense Allocation In/Out	\$	61,795	\$	2,225	\$	64,0
Internal Trading Expense	\$	683,679	\$	583,999	\$	1,267,6
Material & Services	\$	3,882,875	\$	15,231,044	\$	19,113,9
Other Expenses		8,221	\$	2,363	\$	10,5
	\$	6,544,262	\$	17,671,526	\$	24,215,7

5,188,803 \$ - -\$ 3,850,715 \$

COMBINED DATA - Flood Recovery Projects - February Flood Event, May Flood Event, LRRG. Excludes QRRRF projects (Qld Resilience & Risk Reduction Funding)

The following tables provide an overview of the current status of claims:

Council Flood Recovery Coordination Program Claims							
Funding Source	Claim Details	Status	Requested Amount	Approved Amount	% of Claim Approved		
Counter Disaster Operations	Payment advance	Approved	\$1,000,000.00	\$1,000,000.00	100%		
Counter Disaster Operations	Claim 1 (Feb 22)	Approved	\$655,195.00	\$655,036.00	99.98%		
Counter Disaster Operations	Claim 2 (Feb 22)	Approved	\$668,078.92	\$667,887.10	99.97%		
Counter Disaster Operations	Claim 3 (Feb 22)	Approved	\$235,122.69	\$235,122.69	100%		
Counter Disaster Operations	Claim 4 (Feb 22)	Approved	\$127,583.88	\$124,573.15	97.64%		
Counter Disaster Operations	Claim 5 (Feb 22)	Approved	\$63,788.40	\$63,788.40	100%		
Counter Disaster Operations	Claim 6 (Feb 22)	Approved	\$6,438.90	\$6,438.90	100%		
Counter Disaster Operations	Claim 1 (May 22)	Approved	\$36,314.27	\$36,264.79	99.86%		
Counter Disaster Operations	Claim 2 (May 22)	Approved	\$7,788.00	\$7,788.00	100%		
Emergency Works	Claim 1 (Feb 22)	Approved	\$1,018,271.41	\$1,018,271.41	100%		
Emergency Works	Claim 2 (Feb 22)	Approved	\$306,961.51	\$306,390.31	99.81%		
Emergency Works	Claim 3 (Feb 22)	Approved	\$129,440.39	\$129,440.39	100%		

Council Flood Recovery Coordination Program Claims							
Funding Source	Claim Details	Status	Requested Amount	Approved Amount	% of Claim Approved		
Emergency Works	Claim 4 (Feb 22)	Approved	\$51,368.09	\$51,368.09	100%		
Emergency Works	Claim 5 (Feb 22)	Approved	\$176,152.97	\$ 176,152.97	100%		
Emergency Works	Claim 1 (May 22)	Approved	\$1,108,993.26	\$1,108,993.26	100%		
Emergency Works	Claim 2 (May 22)	Approved	\$262,226.28	\$262,226.28	100%		
Emergency Works	Claim 3 (May 22)	Approved	\$379,255.87	\$379,255.87	100%		
Local Recovery and Resilience Grants	Pre-payment	Approved	\$1,000,000.00	\$1,000,000.00	100%		
Stream Total			\$7,232,979.84	\$7,228,997.61	99.94%		

Stream 1 Council Asset Recovery Program Claims							
Funding Source	Claim Details	Status	Requested Amount	Approved Amount	% of Claim Approved		
Immediate Reconstruction	Romulus Crt Drainage failure	Approved	\$73,945	\$73,945	100%		
Reconstruction of Essential Public Assets	Flood Monitoring Gauge Replacement	Approved	\$157,594	\$157,594	100%		
Reconstruction of Essential Public Assets	Piepers Road Culvert Reconstruction	Approved	\$13,463	\$13,463	100%		
Sport and Recreation Recovery Package	Community and Recreation Facilities	Assessment	\$25,011,602				
Reconstruction of Essential Public Assets	East Ipswich stormwater outfall	Assessment	\$700,149				
Reconstruction of Essential Public Assets	Erosion repair Bradfield Bridge Nth	Assessment	\$283,159				
Stream Total			\$26,239,912	\$245,002			

Stream 3 Environmental Recovery Program Claims							
Funding Source	Claim Details	Status	Requested Amount	Approved Amount	% of Claim Approved		
Reconstruction of Essential Public Assets	Ventura Way Bio- Basin	Approved	\$56,164	\$56,164	100%		
Reconstruction of Essential Public Assets	Iron pot Creek	Approved	\$27,003	\$27,003	100%		
Reconstruction of Essential Public Assets	Nth Ipswich Sinkhole	Approved	\$145,730	\$72,865	50%		

Reconstruction of Essential Public Assets	Repair sinkhole in drainage channel Wiley St	Approved	\$23,650	\$23,650	100%
Healthy Land & Water	Woogaroo Creek Reach - Reconnaissance	Approved	\$15,000	\$15,000	100%
Reconstruction of Essential Public Assets	Bio Basins – Bertilia St, Heron Ct, Azure Ct, Elmwood Ct, Magpie Cres	Assessment	\$448,987		
Stream Total			\$716,534	\$194,682	

Stream 4 Resilient Homes Fund Claims						
Funding Source	Claim Details	Status	Requested Amount	Approved Amount		
Resilient Homes Fund	Advance Payment	Approved	\$60,000,000	\$60,000,000		
Stream Total			\$60,000,000	\$60,000,000		

9. Council Resolutions

Number of resolutions finalised since last report (10 January 2023): 23

Number of resolutions in progress as at 14 February 2023: 57

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.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Actions report as at 14 February 2023 🗓 🖫	
	CONFIDENTIAL	
2.	Legal Services Confidential Attachment for CEO Organisation Per for January 2023	formance Report

IPSWICH CITY COUNCIL ACTIONS REPORT

Total actions in progress: 57

Total action completed since last report: 23

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COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE

Actions in Progress: 1

Meeting	Dept	Item	Title	Expected Completion Date	Status
Community, Culture, Arts and Sport Committee 17/09/2020	Community, Cultural and Economic Development Department	5	Rosewood Community Centre	28/02/2023	In progress

COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE

Actions completed since last report: Nil

COUNCIL

Actions in progress: 22

Meeting	Dept	Item	Title	Expected Completion Date	Status
Council 28/01/2021	Planning and Regulatory Services Department	15.1	Review of Footpath Dining	1/07/2023	In progress
Council 27/01/2022	Corporate Services Department	16.7	Procurement - Rosewood Showgrounds Camping Facility	31/03/2023	In progress
Council 27/01/2022	Corporate Services Department	16.7	Procurement - Rosewood Showgrounds Camping Facility	ТВА	In progress
Council 24/03/2022	Corporate Services Department	16.3	Acquisition of Drainage Easements for INF03896 Tregair Street Newtown	28/06/2024	In progress
Council 21/04/2022	Coordination and Performance Department	16.2	Appointment of Deputy Mayor	27/04/2023	In progress
Council 19/05/2022	Community, Cultural and Economic Development Department	17.1	Notice of Motion - Ripley Valley Library	28/02/2023	In progress
Council 30/06/2022	Infrastructure and Environment Department		Flood Siren Warning Facility at Goodna	28/02/2023	In progress
Council 30/06/2022	Coordination and Performance Department	14.1	Community Engagement Report on the Naming of the Bridge on Sinnathamby Boulevard, Springfield Central and the Renaming of Pisasale Drive, Yamanto	30/06/2023	In progress
Council 14/07/2022	Infrastructure and Environment Department	6.2	Nicholas Street Precinct - Approval of an Agreement for Lease for Metro B Tenancy 2B05	TBA	In progress
Council 11/08/2022	Corporate Services Department	6.1	Nicholas Street Precinct - Investment Strategy	30/04/2023	In progress
Council 25/08/2022	Community, Cultural and Economic Development Department	16.2	Brighton Homes Arena, Springfield Central Stadium Project Funding	30/06/2023	In progress
Council 25/08/2022	Corporate Services Department	16.2	Brighton Homes Arena, Springfield Central Stadium Project Funding	26/04/2023	In progress
Council 25/08/2022	Planning and Regulatory Services Department	7.1	Petition - Request for Sound Barrier - Redbank Motorway Industrial Estate	10/02/2023	In progress

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Meeting	Dept	Item	Title	Expected Completion Date	Status
Council 29/09/2022	Corporate Services Department	16.2	Flood Recovery Resilient Homes Fund - Voluntary Home Buy-Back Proposed Property Acquisition	28/02/2023	In progress
Council 8/12/2022	Corporate Services Department	16.1	Potential Sale of Swifts Sports Club located over part of 95A Brisbane Road, Booval	31/12/2023	In progress
Council 8/12/2022	Corporate Services Department	16.6	Further General Rates Concession for Properties Impacted by the February 2022 Flood Event	28/02/2023	In progress
Council 8/12/2022	Community, Cultural and Economic Development Department	9	Public Participation	31/03/2023	In progress
Council 19/01/2023	Corporate Services Department	16.2	Disposal of Council Freehold Land - Access Restriction Strip located at Lot 236 Hartog Street, Barellan Point	15/02/2023	In progress
Council 19/01/2023	Corporate Services Department	16.3	Disposal of Council Freehold Land - Access Restriction Strip located at Lot 504 Berrigan Street, Redbank Plains	15/02/2023	In progress
Council 19/01/2023	Corporate Services Department	16.5	Procurement - George Alder Tennis Centre	31/07/2023	In progress
Council 19/01/2023	Corporate Services Department	16.6	Procurement - Recommendation to Award New Modular Clubhouses for Ironbark Park and Jim Donald Parklands	28/02/2023	In progress
Council 19/01/2023	Infrastructure and Environment Department	7.1	Petition - Build a playground in Woodend, Ipswich	30/03/2023	In progress

COUNCIL

Meeting	Dept	Item	Title
Council 28/07/2022	Corporate Services Department	16.5	Resolution of outstanding rates
Council 24/11/2022	Coordination and Performance Department	16.2	Adoption of Ipswich City Council's Annual Report 2021-2022
Council 19/01/2023	Coordination and Performance Department	14.1	Delegation to the Growth Infrastructure and Waste Committee
Council 19/01/2023	Corporate Services Department	16.2	Disposal of Council Freehold Land - Access Restriction Strip located at Lot 236 Hartog Street, Barellan Point
Council 19/01/2023	Corporate Services Department	16.3	Disposal of Council Freehold Land - Access Restriction Strip located at Lot 504 Berrigan Street, Redbank Plains
Council 19/01/2023	Corporate Services Department	16.4	Disposal of Council Freehold Land - Access Restriction Strip located at 49 Conway Street, Riverview
Council 19/01/2023	Corporate Services Department	16.4	Disposal of Council Freehold Land - Access Restriction Strip located at 49 Conway Street, Riverview
Council 19/01/2023	Corporate Services Department	16.5	Procurement - George Alder Tennis Centre
Council 19/01/2023	Corporate Services Department	16.6	Procurement - Recommendation to Award New Modular Clubhouses for Ironbark Park and Jim Donald Parklands
Council 19/01/2023	Corporate Services Department	16.7	Procurement - Contract 18178 Geographic Information System (GIS) Enterprise Spatial Solution
Council 19/01/2023	Corporate Services Department	16.7	Procurement - Contract 18178 Geographic Information System (GIS) Enterprise Spatial Solution

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ECONOMIC AND INDUSTRY DEVELOPMENT COMMITTEE

Actions in progress: 1

Meeting	Dept	Item	Title	Expected Completion Date	Status
Economic and Industry Development Committee 13/10/2022	Community, Cultural and Economic Development Department	2	Notice of Motion - Event Friendly Council	31/03/2023	In progress

ECONOMIC AND INDUSTRY DEVELOPMENT COMMITTEE

Actions completed since last report: Nil

ENVIRONMENT AND SUSTAINABILITY COMMITTEE

Actions in progress: 6

Meeting	Dept	Item	Title	Expected Completion Date	Status
Environment and Sustainability Committee 10/02/2022	Infrastructure and Environment Department	5	Franklin Vale Creek Catchment Restoration Plan 2021-2026	1/06/2023	In progress
Environment and Sustainability Committee 11/08/2022	Infrastructure and Environment Department	5	Proposal for renewing Resilient Rivers Bremer River Catchment Officer hosted as a Partnership between Scenic Rim and Ipswich City Council	31/03/2023	In progress
Environment and Sustainability Committee 10/11/2022	Infrastructure and Environment Department	3	Little Liverpool Range Initiative update	28/02/2023	In progress
Environment and Sustainability Committee 10/11/2022	Infrastructure and Environment Department	5	Healthy Land and Water Network Membership Agreement 2023 - 2025	28/02/2023	In progress
Environment and Sustainability Committee 10/11/2022	Infrastructure and Environment Department	6	Repeal of the Conservation Estates and Reserves Management Policy	28/02/2023	In progress
Environment and Sustainability Committee 29/11/2022	Infrastructure and Environment Department	5	Response to Mayoral Motion - Review of the February/March 2022 flood event	ТВА	In progress

ENVIRONMENT AND SUSTAINABILITY COMMITTEE

Actions completed since last report: 2

Meeting	Dept	Item	Title
Environment and Sustainability Committee 10/11/2022	Coordination and Performance Department	1	Sandbag Availability and Community Consultation - Matter referred from Council Ordinary Meeting of 27 October 2022
Environment and Sustainability Committee 10/11/2022	Infrastructure and Environment Department	1	Sandbag Availability and Community Consultation - Matter referred from Council Ordinary Meeting of 27 October 2022

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IPSWICH CITY COUNCIL ACTIONS REPORT

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GOVERNANCE AND TRANSPARENCY COMMITTEE

Actions in progress: 16

Meeting	Dept	Item	Title	Expected Completion Date	Status
Governance and Transparency Committee 11/02/2021	Corporate Services Department	4	Acquisition of Land for INF02414 Road Purposes Redbank Plains Road Stage 3	TBA	In progress
Governance and Transparency Committee 11/02/2021	Corporate Services Department	6	Acquisition of Drainage Easements for INF04089 Local Drainage Rehabilitation Project Pryde and Hume Street, Woodend	30/06/2024	In progress
Governance and Transparency Committee 10/02/2022	Corporate Services Department	7	Acquisition of Land for Road Purposes for INF03875 Keanes Road Rosewood Bridge Replacement	28/02/2023	In progress
Governance and Transparency Committee 16/06/2022	Corporate Services Department	9	Repeal of Previous Council Decision for Renewal of Lease - Kiosk 1 Karalee Shopping Village, 39 Junction Road, Chuwar - CVS Lane Capital Partners Pty Ltd to Ipswich City Council	28/03/2023	In progress
Governance and Transparency Committee 14/07/2022	Corporate Services Department	4	Renewal of Lease over 205 Brisbane Street, Ipswich from MAEA Investments Pty Ltd	28/03/2023	In progress
Governance and Transparency Committee 14/07/2022	Corporate Services Department	5	Acquisition of extinguished easement - Easement B on RP202017 over 15 Nelson St, Bundamba	28/02/2023	In progress
Governance and Transparency Committee 11/08/2022	Corporate Services Department	5	Proposed New Trustee Lease to Goodna and Districts Rugby League Football Club Inc. over 135 Brisbane Terrace, Goodna	30/04/2023	In progress
Governance and Transparency Committee 15/09/2022	Corporate Services Department	3	Acquisition of Land for Road Purpose for INF04368 Hunter Street Bus Relocation	31/03/2023	In progress
Governance and Transparency Committee 15/09/2022	Corporate Services Department	6	Renewal of Lease to Brisbane City Council for the Riverview Asphalt Plant	31/03/2023	In progress
Governance and Transparency Committee 13/10/2022	Corporate Services Department	7	Renewal of Expenditure Lease over Shop 3321 and 3322, Redbank Plaza, 1 Collingwood Drive, Redbank	1/03/2023	In progress
Governance and Transparency Committee 13/10/2022	Infrastructure and Environment Department	8	Flood Recovery Resilient Homes Fund - Voluntary Home Buy Back Proposed Property Acquisition	ТВА	In progress
Governance and Transparency Committee 13/10/2022	Corporate Services Department	8	Flood Recovery Resilient Homes Fund - Voluntary Home Buy Back Proposed Property Acquisition	28/02/2023	In progress
Governance and Transparency Committee 10/11/2022	Corporate Services Department	4	Procurement: Oracle Service Cloud (RightNow) Licence and Support 2023	31/03/2023	In progress
Governance and Transparency Committee 10/11/2022	Infrastructure and Environment Department	7	Flood Recovery Resilient Homes Fund - Voluntary Home Buy Back Proposed Property Acquisition	ТВА	In progress

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Meeting	Dept	Item	Title	Expected Completion Date	Status
Governance and Transparency Committee 10/11/2022	Corporate Services Department	9	Disposal of interest in land for Easements over part of 13B and 15 Haig Street, Brassall for Urban Utilities Sewerage Treatment Plant located at 13 Haig Street, Brassall	29/12/2023	In progress
Governance and Transparency Committee 29/11/2022	Coordination and Performance Department	1	Response to Council Resolution - Reporting Processes	15/12/2023	In progress

GOVERNANCE AND TRANSPARENCY COMMITTEE

	D	1 14	
Meeting	Dept	Item	Title
Governance and Transparency Committee 4/11/2021	Coordination and Performance Department	5	Community Panels
Governance and Transparency Committee 10/02/2022	Corporate Services Department	5	New Lease Over Part of 125A Chubb Street, One Mile to West Moreton Greyhound Owners & Trainers Association Inc.
Governance and Transparency Committee 15/09/2022	Corporate Services Department	7	Procurement: 18997 South Station Rd, Raceview - Pavement Rehabilitation
Governance and Transparency Committee 10/11/2022	Coordination and Performance Department	6	Community Engagement Policy and Strategy Update
Governance and Transparency Committee 10/11/2022	Corporate Services Department	8	Disposal of Council Freehold Land - Access Restriction Strips Located at Lot 406 and Lot 403 Orana Street, Redbank Plains
Governance and Transparency Committee 29/11/2022	Coordination and Performance Department	8	CEO Performance Appraisal 2021-2022

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GROWTH, INFRASTRUCTURE AND WASTE COMMITTEE

Actions in progress: 9

Meeting	Dept	Item	Title	Expected Completion Date	Status
Growth Infrastructure and Waste Committee 10/06/2021	Corporate Services Department	13	Amendment to Acquisition of INF02725 Drainage Easement for Local Drainage Rehabilitation at Arthur Summervilles Road, Karalee	30/06/2024	In progress
Growth Infrastructure and Waste Committee 5/08/2021	Corporate Services Department	2	Disposal of Subterranean Land Located at Lots 21 and 22 lpswich- Rosewood Road, Amberley	29/12/2023	In progress
Growth Infrastructure and Waste Committee 4/11/2021	Infrastructure and Environment Department	2	E-Scooters in Ipswich	30/03/2023	In progress
Growth Infrastructure and Waste Committee 4/11/2021	Corporate Services Department	5	Acquisition of Drainage Easement INF04249 - 11 Panton Street, Woodend	30/04/2023	In progress
Growth Infrastructure and Waste Committee 15/09/2022	Corporate Services Department	2	Redbank Plains Library Additional Community Meeting Space - Response to Notice of Motion	31/03/2023	In progress
Growth Infrastructure and Waste Committee 15/09/2022	Corporate Services Department	8	Alternative Road Surfacing Options	31/03/2023	In progress
Growth Infrastructure and Waste Committee 15/09/2022	Infrastructure and Environment Department	8	Alternative Road Surfacing Options	1/03/2023	In progress
Growth Infrastructure and Waste Committee 10/11/2022	Planning and Regulatory Services Department	1	Updated Heritage Study to Assist and Inform the New Ipswich Planning Scheme	1/07/2023	In progress
Growth Infrastructure and Waste Committee 10/11/2022	Planning and Regulatory Services Department	3	Ipswich General Cemetery Heritage Project Final Concept Design	30/06/2023	In progress

GROWTH, INFRASTRUCTURE AND WASTE COMMITTEE

Meeting	Dept	Item	Title
Growth Infrastructure and Waste Committee 10/02/2022	Infrastructure and Environment Department	2	Expanding the Ipswich Bus Network
Growth Infrastructure and Waste Committee 15/09/2022	Infrastructure and Environment Department	1	Response to Petition - Leash Free Dog Area, Camira Recreation Park
Growth Infrastructure and Waste Committee 29/11/2022	Planning and Regulatory Services Department	5	Concept Design Master Plan - Tallegalla Cemetery

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IPSWICH CENTRAL REDEVELOPMENT COMMITTEE

Actions in progress: 2

Meeting	Dept	Item	Title	Expected Completion Date	Status
Ipswich Central Redevelopment Committee 13/10/2022	Infrastructure and Environment Department	2	Nicholas Street Precinct - Approval of an Agreement for Lease for Metro B Tenancy 2BK3	TBA	In progress
Ipswich Central Redevelopment Committee 29/11/2022	Infrastructure and Environment Department	6	Procurement - Contract 16456 Program Management Services Variation	TBA	In progress

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE

Meeting	Dept	Item	Title
Ipswich Central	Corporate Services	5	
Redevelopment	Department		Procurement - Tender Consideration Plan - Retail Leasing Services
Committee			Producement - Tender Consideration Plan - Retail Leasing Services
29/11/2022			

Doc ID No: A8598165

ITEM: 16.2

SUBJECT: PROCUREMENT: ORACLE LICENCES FOR IVOLVE

AUTHOR: ICT CATEGORY MANAGER

DATE: 19 JANUARY 2023

EXECUTIVE SUMMARY

This is a report seeking Council resolution for the approval and execution of the contract with Oracle Corporation Australia Pty Ltd for the Oracle SaaS Solution through the iVolve ERP project to replace the Oracle eBusiness suite. The system purchase falls under section 235 (f) of *Local Government Regulation 2012* (Regulation), for an approximate total contract purchase price of \$5,009,777.30+ GST.

RECOMMENDATION

- A. That pursuant to Section 235(f) of the Local Government Regulation 2012 (Regulation), Council utilise government agency contractual arrangement ICTSS.1102 by State of Queensland (acting through the Department of Communities Housing and Digital Economy) for the provision of Oracle Products and Services (Council file reference number 18396), with Oracle Corporation Australia Pty Ltd (Supplier) who is a party to the government agency contractual arrangement.
- B. That under the government agency contractual arrangement with the Supplier, the approximate purchase price is \$5,009,777.30 excluding GST over the entire term, the end date of the initial term being 26 February 2026, with current options for extension at the discretion of Department of Communities Housing and Digital Economy and/or Ipswich City Council of an additional two (2) X one (1) year terms.
- C. That Council may enter into ancillary contractual arrangements with the supplier, as allowed by the government agency contractual arrangement.
- D. 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, in order to implement Council's decision.

RELATED PARTIES

Oracle Corporation Australia Pty Ltd

Ipswich City Council

An external probity advisor has been appointed for the iVolve procurement program. There were no Conflicts of Interests (COI) to declare concerning this tender.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

Council wishes to enter into a contractual arrangement with Oracle Corporation Australia Pty Ltd (Oracle) for the acquisition of the Oracle Fusion ERP SaaS solution licences to replace the Oracle eBusiness suite which, is currently end-of-life, unsupported and vulnerable to cyber risk.

Council is seeking an exemption under section 235 (f) of the Regulation by engaging Oracle and establishing a GITC Contract under Standing Offer Arrangement (SOA) ICTSS.1102 Provision of Oracle Products and Services with Oracle Corporation Australia Pty Ltd (ABN 80 003 074 468) for the provision of Councils Enterprise Resource Planning Software Solution for a three (3) year period with optional extension periods of two (2) x one (1) year extension options (3 +1 +1)

Through the SOA, Council approached Oracle directly to respond to an Invitation to Offer for the core impacted functional areas of:

- Financial Management
- Procurement
- Project & Contract Management
- Asset & Works Management

A full evaluation and gap analysis determined the suitability of the Oracle product offering for Council. In addition to a written submission, Oracle attended site to demonstrate the aspects of the product and how they would address Council's core impacted functional areas. As part of the procurement process, contract and price negotiations were undertaken in line with the Ipswich City Council Procurement Procedure and the SOA conditions.

At the conclusion of the Procurement activities, it was determined that Oracles SaaS solution provides the functionality and enhancements required to meet Council's requirements.

The value of the contractual arrangement over the term is approximately \$5,009,777.30 excluding GST, which includes the initial contract period of three (3) years at the cost of \$2,576,029.04 ex GST, two (2) optional extensions periods of 1 year each at a total cost of \$1,941,015.42 ex GST and a contingency of 10% to allow for growth of \$455,434.30 ex GST. This exceeds the Chief Executive Officer's delegated financial authority for expenditure of up to two million dollars (\$2,000,000). Therefore, approval is being sought from Council to enter into the contractual arrangement with Oracle under section 235(f) of the Regulation for the approximate value of \$5,009,777.30 excluding GST.

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

The matter of this report is consistent with the Procurement Policy. No other policies have been identified that would be impacted.

RISK MANAGEMENT IMPLICATIONS

The existing Oracle eBusiness suite is currently unsupported, end of its life and vulnerable to cyber risk. While the ICT Branch have migrated the current Oracle suite to a Cloud environment, risk remains and requires remediation. The risk of not approving this recommendation and engaging Oracle for the Oracle SaaS Solution is that Council is managing a high probability that core systems will fail which poses a significant risk for Council activities.

The additional risk for the Council not approving this Recommendation at the 23 February Ordinary Council meeting is a financial risk. Oracle has held the originally quoted pricing for an extended validity period to 27 February 2023 to allow time for Council approval and contract execution. The impact for not achieving this timeline is an additional cost of approximately \$250,000 excluding GST per annum as the pricing will then be subject to the increased 2023 price points.

FINANCIAL/RESOURCE IMPLICATIONS

The Oracle SaaS Solution is budgeted as an operational expense in the ICT Budget as it is being offset by the existing Oracle eBusiness Maintenance costs which are being waived by Oracle for a nine (9) month period as part of the negotiation with Oracle to purchase the SaaS Solution.

The purchase price of the contractual arrangement is approximately \$5,009,777.30 excluding GST over the contract term, including a 10% contingency allowance, and exercising extension options.

Procurement actions achieved a cost saving of approximately \$3.4M ex GST (annually) from the SOA rate card for year 1 of the contract. Depending on further purchases throughout the contract, Council could see additional cost savings from the standard rate card prices offered under the SOA.

COMMUNITY AND OTHER CONSULTATION

The Procurement Branch has consulted with the ICT, Finance and Asset Services Branches who support the recommendations of this report.

This report does not require Community consultation.

CONCLUSION

For Council to resolve the ongoing issues of the unstable Oracle eBusiness suite as well as take advantage of a value for money offer, it is recommended that Council utilise Section 235(f) of the *Local Government Regulation 2012*, resolve to provide the requested approval for the proposed contractual arrangement with Oracle for a total term consisting of an initial term of three (3) years, with two (2) further one (1) year extension options (3+1+1) at the cost of approximately \$5,009,777.30 ex GST (if all options and contingency are exercised).

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACT	S
OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendations A B and C state that Council enter into a contractual arrangement with Oracle Corporation Australia Pty Ltd for the acquisition of the Oracle Fusion ERP SaaS solution to replace the existing Oracle business suite with the ability to enter into ancillary contractual arrangements as required.
(b) What human rights are affected?	No human rights are affected by this decision as the contracts will be with a Company. Further, the subject matter of the contract will not impact on the human rights of any third parties.
(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.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

	CONFIDENTIAL
1.	Recommendation to Award - Oracle Saas for iVolve

Jacquie Whitham

ICT CATEGORY MANAGER

I concur with the recommendations contained in this report.

Ross Muller

ORGANISATIONAL DEVELOPMENT MANAGER

I concur with the recommendations contained in this report.

Sylvia Swalling

CHIEF INFORMATION OFFICER

I concur with the recommendations contained in this report.

Matt Smith

GENERAL MANAGER CORPORATE SERVICES

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

Doc ID No: A8617094

ITEM: 16.3

SUBJECT: MONTHLY FINANCIAL PERFORMANCE REPORT - JANUARY 2023

AUTHOR: FINANCIAL ACCOUNTING MANAGER

DATE: 7 FEBRUARY 2023

EXECUTIVE SUMMARY

This is a report concerning Council's financial performance for the period ending 31 January 2023, submitted in accordance with section 204 of the *Local Government Regulation 2012*.

RECOMMENDATION/S

That the report on Council's financial performance for the period ending 31 January 2023, submitted in accordance with section 204 of the *Local Government Regulation 2012*, be considered and noted by Council.

RELATED PARTIES

Not applicable.

IFUTURE THEME

A Trusted and Leading Organisation

PURPOSE OF REPORT/BACKGROUND

This report outlines the financial results for Ipswich City Council at 31 January 2023.

The total net result (including capital revenue) for Ipswich City Council as at 31 January 2023 is \$51.4 million compared to the year to date (YTD) budget of \$55.8 million.

Council's YTD operating deficit (excluding capital revenue) is approximately \$185k compared to the YTD budget deficit of \$1.7 million.

Overall, capital expenditure including the Nicholas Street Redevelopment YTD but excluding the flood buy-back is \$10.3 million behind budget. Asset donations as at 31 January 2023 are \$18 million below the YTD budget.

Revenue

Operating revenue continues to be further ahead of budget and is now \$9.1 million ahead of budget primarily due to additional interest revenue of \$3.4 million as well as additional fees and charges, rates and utilities revenue.

Rates and utilities revenue is ahead of budget due to growth in residential rates, a lower portion of rate payers taking advantage of on time payment discounts than expected and other rates adjustments.

Fees and charges revenue continued the trend of tracking above budget for January 2023. This is primarily related to Plumbing Town Planning Fees which are ahead of budget by \$987k and waste disposal fees which are \$894k ahead budget.

Total grant revenue, including capital and operating grants, is ahead of budget approximately \$12.5 million. The variance relates to the recognition of \$8.7 million relating to the Voluntary Home Buy Back Scheme, Road to Recovery capital grant revenue received earlier than budgeted, LCRI 20/21 Phase 1 Grant received this year, which was budgeted in the prior financial year, and the receipt of \$2.5m relating to flood recovery from the QRA. The above are partially offset by lower financial assistance grant revenue.

Other revenue is tracking ahead of budget for the year which is primarily due to interest revenue being \$3.4 million ahead of budget and profit from the sale of fleet assets.

Donated asset and cash contributions revenue is \$16.3 million below the YTD budget which is driven primarily by asset donations being \$18 million lower than budget expectations, and partially offset by cash contributions being \$1.7 million above budget.

Expenses

Overall operating expenses are approximately \$7.6 million above the YTD budget.

Employee expenses (including labour contracts) are over budget by \$3.0 million which is mainly due to flood recovery, use of contract labour, overtime, and allowances.

The variance includes \$1.2m employee expenses related to flood recovery as set out in the table later in the report. Additional overtime has been incurred resulting in overtime being \$1.2m over budget YTD (\$427k of overtime was incurred in January). Overtime relates to Resource Recovery (associated with truck downtime) and staffing requirements for Works and Field Services.

Materials and services (excluding labour contracts) are over budget \$3.3 million which primarily relates to unbudgeted flood recovery expenses of \$3.2 million and an unallocated efficiency target of \$1.8 million. Flood recovery expenditure will continue to be incurred throughout the year and will be considered as part of a budget amendment. Variance also relates to higher fuel prices, kerbside collection and legal appeals that have also been incurred. These overspends are partially offset by lower-than-expected cleaning, security, power, and water costs for the Nicholas Street Precinct.

Other expenses are \$828k over budget which is primarily due to interest expenses being \$391k over budget due to higher interest rates.

Depreciation is over budget YTD and includes increased depreciation expenses as a result of revaluation increments recorded for the Roads, Bridges and Footpaths, Buildings and Structures and Drainage asset classes. These over budget amounts are partially offset by

lower than expected capitalised projects and the impact of the change in accounting treatment of software as a service at 30 June 2022.

Flood Recovery

The total operating and capital expenditure on flood recovery since the flood events is \$24 million, of which \$17.0 million has been incurred in the 2022-2023 financial year. A breakdown of the flood recovery revenue and expenditure is included in the table below:

	2022-2023 (\$' 000)	Project to date (\$' 000)
Operational funding received from QRA Voluntary Home Buy Back Program Funding	2,486 20,000	2,486 20,000
Operating expenses incurred		
Employee expenses	1,266	3,294
Materials and services	3,231	7,012
Other	213	919
Total operating expenses incurred	4,710	11,225
Capital expenditure incurred (incl flood buy back)	12,315	12,990
Total expenses incurred	17,025	24,215

Funding of \$832k was received from the QRA in January 2023 which related to the Emergency Works claims. Capital revenue of \$20m relates to funding from the QRA for the Voluntary Home Buy Back Program.

The operational expenditure has been focused on clean up and restoration works across impacted sport and recreational spaces.

The capital expenditure has been primarily in the focused on repairing gravel and sealed road network (\$660k in January).

Of the \$24 million incurred as flood recovery, based on a high-level estimate, approximately \$19.6 million is recoverable from the QRA. Further review of the costs continues to be undertaken as part of collating claims to QRA which will provide more clarity of the amount recoverable.

Council has provided detailed submissions to the QRA for reconstruction projects for extraordinary funding (Category D) Community and Recreational Assets Program. These remain in the assessment phase with QRA at the date of this report.

Capital Expenditure

The total YTD capital expenditure (including the Nicholas Street Redevelopment) is \$90.9 million compared to the YTD budget of \$92.4 million.

The Nicholas Street Precinct Redevelopment is tracking under budget by approximately \$5 million YTD.

IED YTD capital expenditure (excluding flood recovery and voluntary home buy back) is \$63.6 million compared to a YTD budget of \$60.7 million. The overspend relates to works carrying over from the 2021-22 financial year in the infrastructure program.

IED are currently forecasting full year capital expenditure (excluding Nicholas Street Precinct Redevelopment and voluntary home buy back) to be \$12.5 million over budget which includes expenditure on projects carried over from 2021-22. Work is currently underway on the likely delivery timing of these and flood recovery projects to confirm forecasts.

Cash Balances

Council's cash and cash equivalents balance as at 31 January 2023 was \$219 million and is higher than forecast as a result of funds received for the Voluntary Home Buy Back Program and Waste Levy.

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

Council's financial position is managed in accordance with the Financial Management Policy.

RISK MANAGEMENT IMPLICATIONS

The operating result being a \$185k deficit against a budgeted deficit of \$1.7 million is favourable and primarily been driven by greater than expected interest revenue. Expenses remain over budget across numerous categories, and flood expenses are impacting the result as mentioned.

Some of the additional expenditure will be considered as part of a future budget amendment and some relates to timing differences which will resolve as the year continues. The Executive Leadership Team will also continue to monitor and consider the efficiency targets in the adopted budget or any budgetary impacts.

The operational costs of the flood recovery remain an ongoing issue to be monitored and reported. The impacts on the capital expenditure will also be reported, including any constraints on resourcing to complete the capital program alongside the flood recovery.

Regular reporting on labour and labour contracts continues to ensure ongoing management of risk. This includes monitoring of FTEs, vacancies, overtime, annual leave and forecast employee expenses.

The increased monthly depreciation resulting from the revaluation increases to three (3) of Council's major asset classes will be monitored, and the impact on the budget position considered.

FINANCIAL/RESOURCE IMPLICATIONS

There are no specific implications as a result of this report.

COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation. Analysis and explanations of the variances are undertaken in conjunction with the various departments.

CONCLUSION

Regular reporting and monitoring of expenditure will continue during the financial year as part of Council's regular governance and reporting process.

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.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1. Monthly Financial Performance - January 2023 🗓 🖫

Christina Binoya

FINANCIAL ACCOUNTING MANAGER

I concur with the recommendations contained in this report.

Jeffrey Keech

CHIEF FINANCIAL OFFICER

I concur with the recommendations contained in this report.

Matt Smith

GENERAL MANAGER CORPORATE SERVICES

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



Ipswich City Council

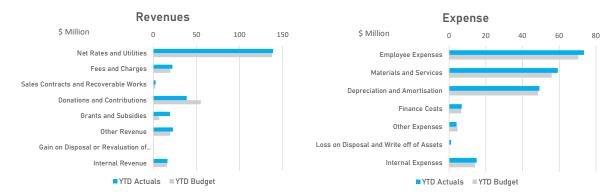
Performance Report

JANUARY 2023

FINANCIAL EXECUTIVE SUMMARY

JANUARY 2023

		ΥT	ľD D		Annual	
	Actuals	Current Budget	Variance	Variance	Current Budget	Trend from DEC
	\$'000s	\$'000s	\$'000s	%	\$'000s	2022
Operating Revenue	207,842	198,704	9,138	4.6%	348,544	A
Operating Expense	208,026	200,397	(7,629)	(3.8%)	347,566	▼
Operating Surplus/(Deficit)	(184)	(1,693)	1,509	(89.1%)	978	▼
Capital Revenue	52,311	57,536	(5,225)	(9.1%)	121,326	▼
Other Capital Income (Asset disposals)	383	0	383	N/A	0	A
Capital Loss (Asset write-off)	1,092	0	(1,092)	N/A	0	▼
Net Result	51,418	55,843	(4,425)	(7.9%)	122,304	▼
Construction Program and Asset Purchase	80,183	76,788	(3,395)	(4.4%)	187,336	▼
CBD	10,687	15,624	4,936	31.6%	41,607	A
Donated Assets	23,681	41,724	18,043	43.2%	71,518	A
Total Capital Expenditure	114.551	134.135	19.584	14.6%	300.461	A



Net Result

The total Net Result (including capital revenues) for Ipswich City Council as at 31 January 2023 is \$51.4 million compared to the YTD budget of \$55.8 million. Council's operating deficit (excluding capital revenue) is approximately \$0.2 million compared to the YTD budget deficit of \$1.7 million.

Operating revenue is \$9.1 million above the YTD budget

The \$9.1 million variance is made up of: net rates and utilities \$1.1 million over budget, fees and charges \$2.3 million over budget, operational grant revenue \$1.4 million over budget, other revenue \$1.70k under budget, sales contracts and recoverable works \$302k over budget, interest revenue \$3.4 million over budget, and internal revenue \$746k over budget. These items are discussed further in this report.

Operating expenses are \$7.6 million above the YTD budget

The \$7.6 million variance is made up of: employee expenses including labour contracts \$3 million over budget, materials and services \$3.3 million over budget, other expenses \$597k under budget, depreciation and amortisation \$722k over budget, finance costs \$318k over budget, and internal expenses \$934k over budget. These items are discussed further in this report.

Capital Expenditure

Capital expenditure including CBD as at 31 January is \$1.5 million below the YTD budget. Approximately \$90.9 million has been expended to 31 January compared to the YTD capital expenditure budget of \$92.4 million.

- The Infrastructure Program actual expenditure was below the January monthly budget by approximately \$1.7 million. Actual YTD costs are \$54 million compared to the current YTD budget of \$48.3 million.
- CBD redevelopment is approximately \$4.9 million under budget. Actual YTD costs are \$10.7 million compared to the current YTD budget of \$15.7 million.

Asset donations as at 31 January are \$18 million under the YTD budget. Approximately \$23.7 million has been recognised to 31 January compared to the YTD donated assets budget of \$41.7 million.

FINANCIAL EXECUTIVE SUMMARY

JANUARY 2023

	YTD				Annual		1	Variance \$'000s by Department														
	Actuals \$'000s	Current Budget \$'000s		ariance 5'000s	Variance %	Current Budget \$'000s	Trend from DEC 2022	Note	E	х	CP		cs		CE		IE			IWS	PR	
Revenue																						
Net rates and utilities charges	138,750	137,616	ī	1,134	0.8%	236,795	A	1		N/A		N/A	ī	1,240		N/A	ī	21	i	(120)	ī	(8)
Fees and charges	21,969	19,656	ī	2,313	11.8%	34,811	•	2		N/A		N/A	ï	(25)	ï	288	ī	(115)	i	894	ī	1,271
Government grants and subsidies	19,209	6,741	'n	12,468	185.0%	38,352	•	3		0	1	0	ï	(410)	ï	(36)	'n	12,896	i	0	ï	17
Internal revenue	16,288	15,542	ī,	746	4.8%	26,535	•	4		N/A		N/A	ï	(651)	ï	(22)	ī,	392	i	1,027	ï	0
Other revenue	25,649	21,694	'n	3,955	18.2%	39,121	A	5		N/A	1	0	ï	3,775	ï	(39)	'n	261	i	251	ï	74
Donations and contributions	38,688	54,990	'n	(16,302)	(29.6%)	94,257	•	6		N/A		N/A		N/A	ï	787	'n	(17,090)		N/A		N/A
Total Revenue	260,553	256,239		4,314	1.7%	469,871	V			0		0		3,929		978		(3,635)		2,052		1,354
Expense																						
Employee expenses	70,776	69,189	ī,	(1,587)	(2.3%)	120,244	•	7		(149)	1	249	ï	(82)	ï	24	ī,	(828)	i	(732)	ï	(70)
Labour contracts	2,731	1,355	'n	(1,376)	(101.5%)	2,511	•	7		(130)	1	(275)	ï	(148)	ï	247	'n	(1,072)	i	(20)	ï	20
Materials and services	59,215	55,926	'n	(3,289)	(5.9%)	97,033	•	8		1,566	1	78	ï	(586)	ï	1,505	'n	(4,829)	i	(277)	ï	(745)
Internal expenses	15,074	14,140	'n	(934)	(6.6%)	24,135	•	9		29		115	ï	12	ï	(22)	'n	(384)	ï	(686)	ï	5
Other expenses	12,118	11,290	'n.	(828)	(7.3%)	19,281	•	10		(170)		(4)	ï	(177)	ï	(32)	'n.	(590)	ï	153	ï	(9)
Depreciation & amortisation	49,220	48,498	Ť	(722)	(1.5%)	84,362	•	11		1,008		0	i	116	ï	93	i	(1,933)	í	(15)	i	9
Total Expenses	209,134	200,398	Ė	(8,736)	(4.4%)	347,566	V		_	2,154		163	Ť	(865)	Ť	1,815	Ť	(9,636)	Ť	(1,577)	Ť	(790)
Net Result	51,419	55,841		(4,422)	(7.9%)	122,305	V			2,154		163		3,064		2,793		(13,271)		475		564



- 1. Rates and utilities are are ahead of budget estimations as a result of a greater than expected number of rate payers making payment after the on time payment discount
- deadline, greater than expected growth in residential rates and other rates adjustments.

 2. Fees and charges are tracking above budget, with the positive variance relating to town planning and development fees (\$987k relating to plumbing fees), and waste disposal fees (\$894k).
- 3. Grants revenue above budget by \$12.5 million primarily relating to the Voluntary Home Buy Back scheme drawdown for the month of \$8.7 million, a remaining timing difference of \$1.2 million associated with the Road to Recovery grant which will clear in March, LRCI 20/21 Phase 1 of \$1.2 million received however budgeted in the prior financial year, and the receipt of \$2.5 m from the QRA relating to flood recovery. This is partially offset by lower Financial Assistance Grant revenue as a portion of the grant was received in the 2021-
- Internal revenue above budget due to additional interest revenue (\$3.4 million) and profit from the disposal of fleet assets.
- 6. Donations and Contributions are under budget by \$16.3 million. The variance relates to asset donations being \$18 million under budget which is partially offset by cash contributions being \$1.7 million above budget. Donations and Contributions are developer driven.

- 7. Employee expenses including labour contracts over budget \$3.0 million. The variance relates to the cost to Council of mowing crews being greater than expected due to contract labour being utilised whilst the recruitment process for internal crews was finalised, backfilling of staff working on flood recovery, additional overtime and EBA increase applied in October greater than budgeted.
- 8. Materials and services (excluding labour contracts) were over budget \$841k for the month bringing the total overspend to \$3.3 million (5%) YTD. The overspend relates primarily to unbudgeted flood recovery expenses (\$3.2 million) and the higher than expected cost of fuel (\$600k), second river cross and new ISTM projects ahead of budget, streetscape maintenance claim relating to a prior year (\$114k), fire trail maintenance, Somerset new bin project, unbudgeted kerbside collection, and conditional assessment tracking in Asset Services. This is partially offset by lower than expected cleaning, security, power, water and marketing costs for the Nicholas Street Precinct (\$1.5 million).

 9. Internal expenditure slightly above budget due to internal waste charges relating to flood clean up, and also lower than expected fleet cost recovery indicating under utilisation of assets.
- 10. Other expenses variance relates primarily to QTC finance costs being \$391k over budget due to higher than anticipated interest rates. These overspends are partially offset by a \$65k refund of the motor vehicle float from Council's previous insurers.

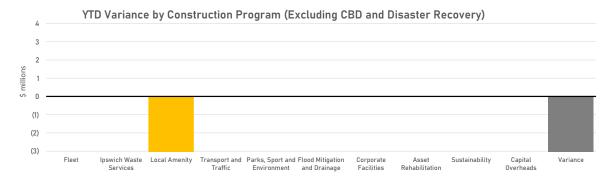
 11. Depreciation is over budget YTD and includes increased depreciation expenses as a result of revaluation increments recorded for the Roads, Bridges and Footpaths, Buildings
- and Structures and Drainage asset classes which is partially offset by lower than expected capitalised projects and the impact of the change in accounting treatment of software

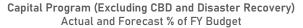
FINANCIAL EXECUTIVE SUMMARY

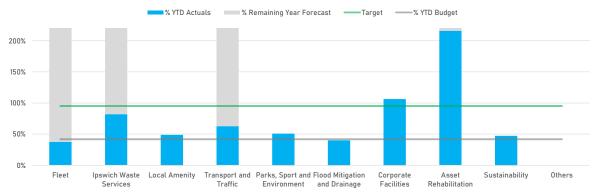
JANUARY 2023

Capital

		Υ		Annual		
	Actuals	Current	Variance	Variance	Current	Trend
		Budget			Budget	from DEC
	\$'000s	\$'000s	\$'000s	%	\$'000s	2022
Executive	10,559	15,534	4,974	32.0%	41,517	A
Corporate Services	3,162	3,042	(120)	(3.9%)	10,692	▼
Community, Cultural and Economic Development	1,069	2,310	1,241	53.7%	4,040	A
Infrastructure and Environment	75,760	70,951	(4,810)	(6.8%)	170,921	A
Planning and Regulatory Services	320	575	255	44.4%	1,773	A
Net Result	90,871	92,412	1,541	1.7%	228,943	A

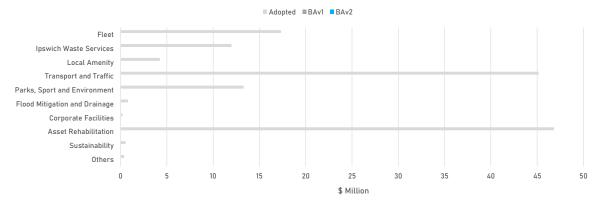






Capital Program (Excluding CBD and Disaster Recovery)

Budget Version Comparison



	CAPITAL SUMMARY AS AT JANUARY 2023												
	MTD Actual \$'000s	MTD Budget \$'000s	MTD Variance \$'000s	YTD Actual \$'000s	YTD Budget \$'000s	YTD Variance \$'000s	Full Year Budget \$'000s	et Budget Comments					
Whole of Council													
Construction Program and Asset Purchase	14,062	18.004	3,942	90,871	92,412	1,541	228,943	3 249,272					
Donated Assets	1,937	5,961	4,023	23,681	41,724	18,043	71,518	18 71,518					
Executive													
CBD Development	3,171	4,070	899	10,559	15,534	4,974	41,517	42,997 Administration building and Civic Space: delays with approvals and procurement issues for the "Day 2" construction activities (\$1.1M) however, overall delivery for 2022-23 still on budget. Commonwealth Hotel: delay in execution of construction contract impacting commencement of works, potentially pushing out to 2023-24 (forecast to be underspent by \$517k at year end). In discussion with contractor regarding ability to still achieve original milestone dates. Retail: delays in execution of lease agreements due to difficult retail market conditions impacting Metro B & Eats (\$1.2M) with some pushing out to 2023-24; along with delays in award of the construction contract with further review and discussions of current construction scope ahead (\$1.7M). This is partially offset by the early completion of the AV Projection project (\$224k). Metro A is complete with expected savings to be redirected to Metro B/Eats.					
Total Capital Expenditure	3,171	4,070	899	10,559	15,534	4,974	41,517	17 42,997					
Corporate Services													
Construction Program and Asset Purchase	141	182	41	2,015	2,005	(10)	5,602	12 5,602 Hardware - \$88k overspent YTD - no expected overspend for the full year.					
CBD Development - ICT Component	4	0 60	(4) (51)	128 1.019	90 948	(38) (71)	90 5,000	migration. Budget reallocation will be sought					
							·	Objective Upgrade - \$138k overspent YTD - project is now finished and will be considered for a budget reallocation within the ICT portfolio.					
								Data Governance - \$193k underspent YTD - funding is being reviewed. Vendor deliverables anticipated in February, which will inform future requirements.					
								ISMS Implementation - \$130k underspent YTD - this is under review.					
								Cyber Security Assurance - \$75k underspent YTD - likely to be returned to funding pool/incorporated and performed under the new cyber security managed service partner.					
			40			(400)	40.100	Minor variances, primarily underspends, across the other ICT projects.					
Total Capital Expenditure	257	242	(14)	3,162	3,042	(120)	10,692	2 10,692					

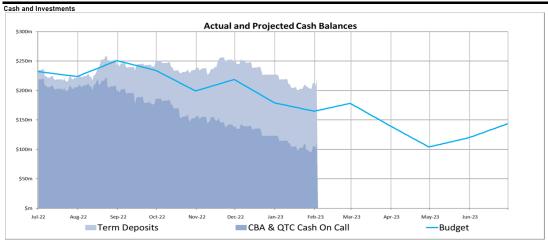
				CAF	PITAL SU	IMMARY A	AS AT JAI	NUARY	2023
	MTD Actual \$'000s	MTD Budget \$'000s	MTD Variance \$'000s	YTD Actual \$'000s	YTD Budget \$'000s	YTD Variance \$'000s	Full Year Budget \$'000s	EOY Budget \$'000s	Comments
Community, Cultural and Economic Development									
Construction Program and Asset Purchase	224	455	231	1,069	2,310	1,241	4,040		Library & Customer Service - Libraries \$243k under YTD mainly due to the Logistics Hub fitout project which is a little behind but still on track for 2022-23. Customer Strategy and Experience currently under budget \$450k with ICT works in progress. Community Facilities - \$275k under YTD budget mainly as a result of long lead times on Civic Theatre Wired/Wireless Comms equipment ordered in October. Potential delay to Gallery Seating project pushing out to 2023-24. Art Gallery - \$32k under YTD budget mainly related to: Cabinets and Interactives behind schedule due to access issues as a result of unscheduled maintenance issues with the gallery building; offset by YTD progress on the website redevelopment. Safe City and Asset Protection - \$247k under YTD mainly due to the Key System Upgrade slightly behind budget schedule and offset by flood recovery and resilience works. Expect these projects to receive external flood recovery funding.
									Sport and Recreation - \$30k under budget YTD with Sports club storage currently behind original schedule.
Total Capital Expenditure	224	455	231	1,069	2,310	1,241	4,040	(<u></u>
-									

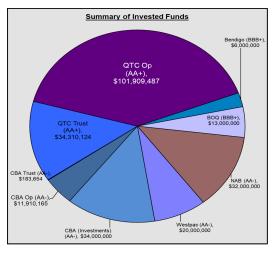
				CAP	ITAL SU	MMARY A	AS AT JAI	NUARY	2023
	MTD	MTD	MTD	YTD	YTD	YTD	Full Year	EOY	
	Actual \$'000s	Budget \$'000s	Variance \$'000s	Actual \$'000s	Budget \$'000s	Variance \$'000s	Budget \$'000s	Budget \$'000s	Comments
Infrastructure and Environment									
Infrastructure Program	6,775	8,444	1,669	54,017	48,253	(5,764)	111,051	123,076	Asset Rehabilitation: over YTD budget, mainly in: Sealed Road rehabilitation: lpswich St (\$1.1M), Resurfacing program (\$1.5M) & Doyle St (\$3.42k), offset by delays on Settler Way \$9.26k with the project currently out to market, Charlotte St Basin Pocket under \$5.09k & South Station Rd under by \$5.43k; Bridge Rehabilitation: Old One Mile Bridge projects (\$1.6M), Cochrane St (\$5.21k) & Bundamba Ck Bridge (\$3.73k), offset by delays on Keanes Rd Bridge \$1.2M; Drainage Rehabilitation: Pettigrew St (\$3.68k), Hayne St (\$3.33k) & Champions Way (\$2.19k), offset by delays on Moores Pocket Rd \$5.84k; Disturbed Land Management: Whitwood Rd Nth (\$4.37k) and Kerb and Channel Rehabilitation: Kirton St (\$2.90k), Variances are mainly due to works carried over from 2021-22. Transport and Traffic: over YTD budget, mainly in: Strategic Transport with works carried over on Queen & Albert Sts traffic signals related to inground services and construction now progressing well (\$1.49M) & Mary William traffic lights (\$2.41k), Road Safety and Operations over budget with a change in delivery method for some elements of Pine Mountain Rd project (\$3.62k), Signs & Lines (\$2.85k) & Augusta Parkway tree lighting (\$2.20k). Sustainable Travel is under: Ipswich CBD wayfinding signage (\$105k) & Ipswich City Centre Bikeway Stages 1 & 2 (\$1.47k). Parks, Sports & Environment: over YTD budget, mainly in: Developer Funded Parks: unbudgeted works carried over and variations on Redbank Plains Recreation Reserve Youth Area (\$5.88k); offset by: Natural Environment/Stormwater: Woogaroo Ck bank stablisation \$150k. Local Amenity: over YTD budget, mainly in: Unmaintained gravel roads: with significant weather delays and works carried over impacting Waters Rd gravel road upgrade (\$4.55k). Flood Mitigation & Drainage: over YTD budget, mainly in: Local Drainage: with expedited delivery of Loder Rd (\$3.07k) and emergent works project Queens Pk (\$173k).
Equipment	145	10	(135)	190	176	(14)	232	128	Bequipment - Satisfactory YTD result
Ipswich Central Revitalisation	52	48	(4)	53	65	12	140		Ipswich Central Revitalisation - Satisfactory
Waste	149	220	71	964	2,373	1,409	11,982	9,107	
Fleet	325	223	(102)	8,345	9,864	1,519	17,316	17,446	Fleet - YTD underspend mainly due to delayed deliveries of Waste truck replacements \$479k and Truck replacement \$5.63k; Waste Trucks Domestic Growth to be deferred \$882k offset by Somerset (Commercial Growth) (\$4.24k) that's prioritised. Partially offset by emergent project: remote control mower ordered in 2021-22 (\$142k). 2022-23 Truck and Waste truck replacement orders are anticipated to extend into the next financial year.
Disaster Recovery	588	4,112	3,524	3,466	10,020	6,554	30,000	37,919	
Voluntary Home Buy Back Scheme	2,366	0	(2,366)	8,726	0	(8,726)	0	6,360	Voluntary Home Buy Back Scheme - Emergent in 2022-23 with 22 properties acquired. The program concludes on 30 June 2024 - with a total of 160-180 properties expected to be acquired.
Construction Program and Asset Purchase	0	0	0	0	200	200	200	С	Springfield Stadium - No movement YTD.
Total Capital Expenditure	10,401	13,057	2,656	75,760	70,951	(4,810)	170,921	194,166	<u>.</u>

CAPITAL SUMMARY AS AT JANUARY 2023													
	MTD Actual \$'000s	MTD Budget \$'000s	MTD Variance \$'000s	YTD Actual \$'000s	YTD Budget \$'000s	YTD Variance \$'000s	Full Year Budget \$'000s	EOY Budget \$'000s	Comments				
Planning and Regulatory Services													
Construction Program and Asset Purchase	9	179	170	320	575	255	1,773	1,41	Cemeterys - \$388k under YTD mainly due to design delays on Warrill Park Cemetery projects and the Ipswich Cemetery internal road upgrade project. Anticipating an underspend on Warrill Park Cemetery Section 3 Expansion, with construction no longer being expedited to meet external grant conditions. Animal Management - \$145k over budget YTD with Pound facility upgrade works carried over from 2021-22. Software projects - \$53k overspend YTD due to Development.i implementation and Infrastructure Charges managment system projects carrying over from 2021-22. Specialist Equipment - \$25k over YTD due to Automatic Number Plate Recognition (ANPR) upgrade carried over from 2021-22.				
Total Capital Expenditure	9	179	170	320	575	255	1,773	1,417	, =				
Donated Assets													
Coordination and Performance Corporate Services Community, Cultural and Economic Development Infrastructure and Environment Planning and Regulatory Services Total Donated Assets	0 0 0 1,937 0 1,937	0 0 3 5.958 0 5,961	0 0 3 4,021 0 4,023	0 0 392 23,289 0 23,681	0 0 18 41,706 0 41,724	0 0 (374) 18,417 0 18,043	0 0 30 71,488 0 71,518	((30 71,488 (71,518					

FINANCIAL EXECUTIVE SUMMARY

JANUARY 2023





Investments and Earnings Summary	Margin	% Return	\$
CBA Operating Account	0.002	3.60%	\$11,910,165
Term Deposit Investments	0.006	3.96%	\$105,000,000
QTC Trust Fund Account	0.005	3.86%	\$34,310,124
QTC Operating Account - CBD	0.005	3.86%	\$10,409,424
QTC Operating Account - General	0.005	3.86%	\$91,500,063
QTC Operating Account - Total	0.005	3.86%	\$101,909,487
Total Invested funds (W.Avg return)	0.005	3.89%	\$253,129,777
Total Operating Funds (Ex Trust)	0.005	3.90%	\$218,819,653

Cashflow

Council's cash and cash equivalents balance as at 31 January 2023 was \$218.8 million. Actual cash balance includes \$20 million of unbudgeted funds related to Voluntary Home Buy-Back Program. Council's investments are made in accordance with Council's Investment Policy (adopted as part of the annual budget) with an average return percentage of 3.9%.