



City of  
**Ipswich**

## **AGENDA**

---

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

Thursday, 9 February 2023  
9.00 am

Council Chambers, Level 8  
1 Nicholas Street, Ipswich

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



## GROWTH INFRASTRUCTURE AND WASTE COMMITTEE AGENDA

Item No.	Item Title	Page No.
	<b>Welcome to Country or Acknowledgment of Country</b>	
	<b>Declarations of Interest</b>	
	<b>MATTERS TO BE RESOLVED UNDER DELEGATION</b> (in accordance with section 257(1)(c) of the <i>Local Government Act 2009</i> , the Growth, Infrastructure and Waste Committee has been delegated power to make decisions on behalf of Council for decisions made under the <i>Planning Act 2016</i> and the <i>Economic Development Act 2012</i> )	
	<b>Nil</b>	
	<b>MATTERS FOR RECOMMENDATION TO COUNCIL</b>	
	<b>Business Outstanding</b>	
1	Response to Petition: Request for Sound Barrier - Redbank Motorway Industrial Estate	8
	<b>Confirmation of Minutes</b>	
2	Confirmation of Minutes of the Growth Infrastructure and Waste Committee No. 2022(11) of 29 November 2022	17
	<b>Officers' Reports</b>	
3	Warrill Park Lawn Cemetery - Master Plan Report	26
4	Regional Planning Interests Act 2014- Application 22/009- Austral Bricks- Mt Walker- Request for comments	80
5	Exercise Of Delegation Report	87
6	Planning and Environment Court Action Status Report	113
7	Infrastructure and Environment Department Capital Delivery Report December 2022	120
	<b>Notices of Motion</b>	
	<b>Matters Arising</b>	

\*\* Item includes confidential papers

**GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 1**

**9 FEBRUARY 2023**

AGENDA

**WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY**

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

---

**MATTERS TO BE 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*)

Nil

---

**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.

---

**CONFIRMATION OF MINUTES**

2. **CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(11) OF 29 NOVEMBER 2022**

**RECOMMENDATION**

That the Minutes of the Meeting held on 29 November 2022 be confirmed.

---

### **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**

- 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.
- 

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**

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

---

5. **EXERCISE OF DELEGATION REPORT**

This is a report concerning applications that have been determined by delegated authority for the period 15 November 2022 to 24 January 2023.

RECOMMENDATION

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

---

---

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

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

---

7. INFRASTRUCTURE AND ENVIRONMENT DEPARTMENT CAPITAL DELIVERY REPORT  
DECEMBER 2022

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

RECOMMENDATION

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

---

**NOTICES OF MOTION**

**MATTERS ARISING**

Doc ID No: A8448041

ITEM: 1

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

AUTHOR: MANAGER, CITY DESIGN

DATE: 10 NOVEMBER 2022

### **EXECUTIVE SUMMARY**

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/S**

**That the report be received and noted.**

### **RELATED PARTIES**

Goodman Group (Goodman Properties Australia)

Petitioners

### **IFUTURE THEME**

A Trusted and Leading Organisation

### **PURPOSE OF REPORT/BACKGROUND**

The purpose of this report is to provide an update to the Council on the circumstances surrounding this petition, and the response to the petition.

#### ***Site Background and Location***

The Redbank Motorway Estate is located between the Ipswich Motorway and the Brisbane River, in Redbank. To the east is the suburb of Goodna, and to the west is the suburb of Riverview. The Brisbane River forms the boundary between the Ipswich and Brisbane City Council Local Government Areas, with the suburbs of Moggill, Priors Pocket and Bellbowrie to the north and within the area of Brisbane City Council (See Attachment 1).

The Redbank Motorway Estate has been identified as a potential industrial area since 1999, and the southern parts of the Redbank Peninsula have been used as an industry precinct

for a significant period of time including for heavy industry purposes, with the operation of a railway workshops and foundry commencing in 1958, however the areas south of the railway workshops were used for various industrial purposes since the late 1800's, including a boiling down works, hosting American troops in the 1950's and a range of other uses.

The more recent development interest in the area commenced in 2004, with initial interest in developing the area into a mix of industry and residential uses. This concept did not proceed, and instead in 2006 an application was lodged to subdivide the area into industrial lots.

Ultimately, the area has been the subject of major development including the establishment of Rheinmetall, Auspost, DB Schenker, Coles, Tyres4U, Zenexus and TNT/FedEx. The type of industrial uses have to date been predominantly logistics uses rather than heavy manufacturing uses. Some of these uses operate 24 hours a day, with activity largely contained within buildings. Logistics uses in particular do rely on public roads, and then outdoor areas for heavy vehicle access and manoeuvring and unloading activities.

The development of the site is advanced to the point that there are very few remaining lots left to be developed (Attachment 1).

### ***Zoning, Zone History and Land Use Intent***

As the site was already designated for industrial purposes (being a combination of Low Impact and Medium Impact Industrial Zones and Buffer along the River) development of industrial uses in this precinct was consistent with the planning intent for the area as contained within the 1999 planning scheme, later amendments and then the 2004 and 2006 Planning schemes.

It is also noteworthy to mention that the perimeter of the area and the riverbank was identified in these planning schemes as a buffer and open space area and, anticipated to buffer the future uses from the surrounding land uses. This offers at least a 200 metre buffer to the perimeter of the area. This buffer is consistent with or exceeds other comparable buffers identifiable in the Ipswich examples of Carole Park, and Wulkuraka within Ipswich and as a comparison to Logan City Council Areas of Park Ridge.

Development in this area had the potential to be a range of industrial activities. In fact, the current planning scheme foreshadows a range of manufacturing, logistics and service industries to be suitable for this area. Given the presence of these overarching planning documents, and the resultant land use designations, no individual development applications were subject to public notification, affording no formal submission rights to the community.

There were, however, opportunities to make submissions on planning instruments as they were prepared and implemented, however this would have been between 1997 and 2006 in the preparation of those consecutive planning schemes (1999, 2004, 2006).

### ***Current Issues***

As described in the petition, residents in Moggill and Bellbowrie are reporting that impacts from dust, noise and light are negatively impacting them as well as the impacts of hooning.

It is understood that the noise and light impacts are inclusive of construction activities as well as the operation of uses at the site, and the night time operation of certain uses is a particular focus.

The petition also outlines a series of actions to be considered, including:

1. The construction of an acoustic barrier to protect them from the impacts from the industrial activity;
2. A CCTV system to assist in regulation of hooning by the Queensland Police Service; and
3. A 'legislative guarantee' that reversing broadband scrubbers be used exclusively in lieu of tonal beepers.

### ***Response to Issues***

Council officers have been responding to complaints in this area since at least 2018, with specific attention given to this site and the impacts of a range of issues raised by residents.

During 2018 and 2019, Council officers worked with some of the residents in the area to understand their issues, and sought to involve both Rheinmetall, the QLD Government and Goodman to address and resolve some of these issues.

During 2020, the issue of reverse beeper noise from some operations became apparent as another issue being experienced by the residents. More recently, noise emissions from the construction of another new facility has become a specific focus for the residents. This has led to some additional concern about future developments along the Brisbane River frontage of the area.

### ***Issue 1 - Noise***

Developments are undertaking noise assessments in order to demonstrate compliance with the planning scheme with a specific focus on uses that are intended on operating 24 hours a day. Building siting and design has been the predominant form of attenuation used in this area, however there are some uses that have an operational limitation requiring the use of broadband reverse sounds rather than tonal beepers.

There are presently no acoustic barriers between the development and the residential area, and no single acoustic report has recommended barriers as described in the petition.

In response to the petition, Council officers will continue to scrutinise applications to ensure that the design of development seeks to contain impacts. Council officers will also discuss the issue with Goodman to consider if there is more than can be done in this space.

Response: Council officers are in discussion with Goodman on this subject.

### ***Issue 2 – Hooning***



In some circumstances road design can influence hooning behaviour. Unfortunately, the design of the road corridors in this area is to accommodate the movement of heavy vehicles. This means that it is not possible to implement speed and traffic control and maintain normal road operation.

It is understood though that the developer, Goodman, have installed CCTV cameras in strategic locations. This information can be provided to the police to address complaints.

Unfortunately, this issue is largely outside of Council's control, and these types of anti-social and illegal behaviours are regulated by the Queensland Police Service.

Response: Not within Council control, no further specific action to be taken.

### Issue 3 – Tonal Beeper Ban

Reversing alarms of any description are a safety device intended to address the risks associated with the reversing of vehicles. The imposition of a specific condition regarding the control of these types of beepers has been an exception applied to certain uses, but not a rule. This exception has been applied in circumstances where acoustic analysis has indicated that a restriction is warranted.

It is recommended that Council officers continue to assess applications on a case-by-case basis, and in order of general preference from most preferable to least preferable, seek to have uses control amenity impacts.

1. Avoid: through building design, citing and location to maximise separation to sensitive uses and avoiding reverse manoeuvres.
2. Design: by installing acoustic devices and barriers.
3. Restrict: Restrictions on operating hours; and
4. Manage: Least preferably, through more detailed operational and site management restrictions.

Obviously physical restrictions are more certain than relying on operational choices and decisions. And enforcement and regulation of physical restrictions is preferable to the enforcement and regulation of site management or behaviour type controls. To this end, it should be noted that there are potential challenges in regulating restrictions on tonal beepers where these devices are a safety feature and service and delivery vehicles may be servicing other sites which may mandate a tonal beeper as part of their specific on site controls.

Ultimately, site operators can impose their own on-site management protocols to minimise noise intrusion as well and to be good neighbours.

To the best of our awareness, this issue has not been experienced in other parts of Ipswich to date. It is noted that there may be other issues in other local government areas surrounding the use of tonal beepers and their impacts on the community. In response, it is recommended that a submission be made to the Department of Environment and Science to

review the State-wide controls associated with reversing alarms and if there are regulatory tools that could be further enhanced to avoid this issue in the future given our growing communities, and the growth of our employment and industry areas.

Recommendation: Provide a submission to DES for the consideration of updated controls and guidance relating to the use of tonal beepers in the community.

### ***Other Observations***

#### **Compliance Activity**

It is noteworthy to mention that any compliance activity is reliant upon several factors, but ultimately when a compliance issue is raised, there needs to be a desire from the operators to address those compliance issues.

It is also preferable for the operator to be able to build a rapport with the community to both understand the issues and then to work towards mutually agreeable solutions. There is some effort in this space, which is reassuring, but more work is required. Ultimately it is also preferable for the involved parties to resolve a situation with a mutually agreeable outcome and at the same time, build a positive relationship and along with an opportunity to address issues in the future.

#### **Planning Awareness**

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.

#### **Level of Assessment**

Somewhat linked to the issue of planning awareness, the guidance material for drafting planning schemes focusses on reducing levels of assessment wherever possible. This means that if development is consistent with the intent of the planning scheme, it may not be subject to formal public notification. Whilst this may mean for some that the opportunity to have their say is avoided, the time for input on this issue was actually with the planning scheme and not with the individual development application(s). This also means that planning instruments are intended to clearly communicate an intent that is evident to the community, neighbours and developers.

This highlights the need for planning awareness to be improved, as well as good engagement of planning schemes and amendments. It is also critical that planning schemes are maintained to balance the range of issues considered in the planning scheme, with emerging challenges, intended land use, community desire and the greater good.

#### **Community Meetings**

In response to ongoing, unstructured liaison between officers and the community, and the contents of the petition, a community meeting has been instituted by a group of the residents. The first meeting was held on the 11<sup>th</sup> of November 2022 and was attended by Council officers and representatives from Goodman. The agenda and scope of this forum is likely to evolve however at minimum it is intended to provide an avenue for information sharing between residents, Goodman (developer) and Council. It is anticipated that sharing of information proactively on upcoming developments will assist in community understanding and providing a forum for Goodman and Council to understand that nature of residents' concerns, and the share inform to ultimately resolve resident concerns. In some cases, there may have been a lack of understanding of the scale and scope of issues being experienced, as well as a lack of knowledge of what was being done to address the issues being raised.

The matter is a continuing one with further actions required.

### **LEGAL/POLICY BASIS**

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

*Planning Act 2016*

*Planning Regulation 2017*

*Environmental Protection Regulation 2008*

*Environmental Protection Act 1994*

*Local Government Act 2009*

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACTS
RECEIVE AND NOTE REPORT
The Recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

### **FINANCIAL/RESOURCE IMPLICATIONS**

There are no financial or resource implications associated with this report


### **COMMUNITY AND OTHER CONSULTATION**

There is ongoing engagement with the community regarding this issue

## CONCLUSION

It is recommended that this report be received and noted. Furthermore, it is to be noted that formal correspondence is intended to be provided to the submitters noting this report by the Manager, City Design.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Zoning and Context <a href="#">↓</a> 
----	--

Brett Davey

**MANAGER, CITY DESIGN**

I concur with the recommendations contained in this report.

Peter Tabulo

**GENERAL MANAGER PLANNING AND REGULATORY SERVICES**

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

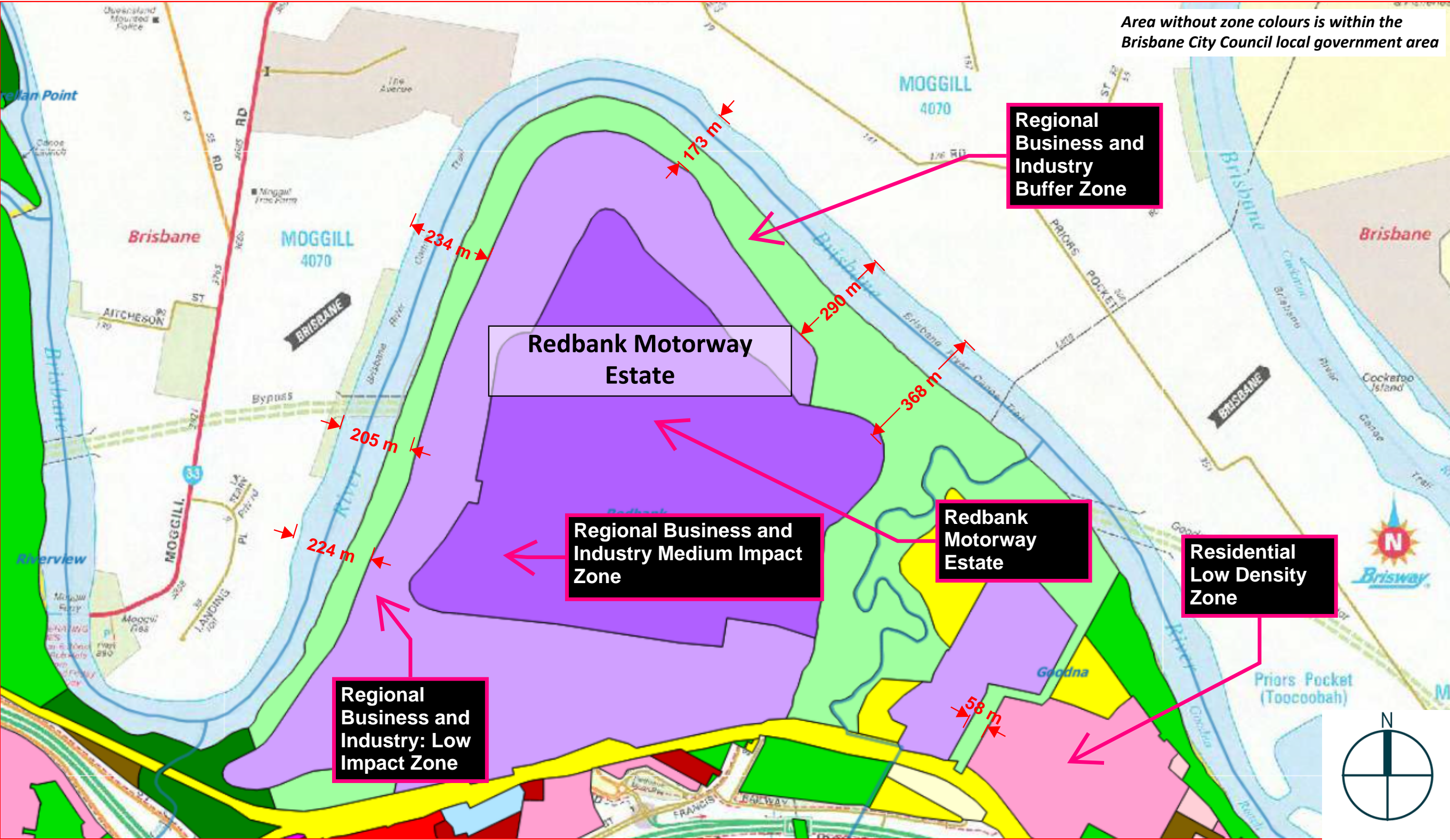


Attachment 1A: Major Uses and Location





Attachment 1B: Zones and Separation Distances



**GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(11)**

**29 NOVEMBER 2022**

MINUTES

**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 9.18 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), Chief Financial Officer (Jeff Keech), Acting Property Services Manager (Alicia Rieck), Chief of Staff, Office of the Mayor (Melissa Fitzgerald), Senior Property Officer (Tenure)(Kerry Perrett), Manager, Compliance (Alisha Connaughton), Manager, Capital Program Delivery (Graeme Martin), Manager, Development Planning (Anthony Bowles), Manager, Infrastructure Strategy (Tony Dileo), Manager, Executive Services (Wade Wilson), Senior Media Officer (Jodie Richter), Senior Media Officer (Darrell Giles) and Theatre Technician (Trent Gray)

**WELCOME TO COUNTRY OR 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 5 titled Concept Design Master Plan - Tallegalla Cemetery.

The nature of the interest is that Councillor Tully was appointed by the State Government as a Trustee of the Goodna Cemetery.

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**

Councillors:

Harding

Ireland

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

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

The motion was put and carried.

At Item 3 titled Future Ripley Road Corridor Upgrade between Cunningham Highway and Centenary Highway Ripley, Councillor Sheila Ireland made a declaration.

---

**BUSINESS OUTSTANDING**

Nil

---

**MATTERS 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*)

**There were no decisions made under delegation at this meeting.**

---

**MATTERS FOR RECOMMENDATION TO COUNCIL**

**The following matters have been recommended to Council**



**CONFIRMATION OF MINUTES**

1. **CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2022(10) OF 10 NOVEMBER 2022**

**RECOMMENDATION**

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

**That the Minutes of the Growth, Infrastructure and Waste Committee held on 10 November 2022 be confirmed.**

**AFFIRMATIVE**

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

---

**REFERRAL OF REPORT FROM GROWTH, INFRASTRUCTURE AND WASTE COMMITTEE TO THE GOVERNANCE AND TRANSPARENCY COMMITTEE**

**RECOMMENDATION**

Moved by Mayor Teresa Harding:

Seconded by Councillor Sheila Ireland:

**That Item 2 titled – *Renewal of Liquid Petroleum Gas (LPG) for Bundamba and Goodna Aquatic Centres* be referred to the Governance and Transparency Committee of 29 November 2022.**

**AFFIRMATIVE**

Councillors:

Harding

Tully

Ireland

**NEGATIVE**

Councillors:

Nil

Doyle  
Fechner  
Kunzelmann  
Milligan  
Jonic

The motion was put and carried.

---

### **OFFICERS' REPORTS**

#### **2. RENEWAL OF LIQUID PETROLEUM GAS (LPG) FOR BUNDAMBA AND GOODNA AQUATIC CENTRES**

This matter was referred to the Governance and Transparency Committee of  
29 November 2022.

---

In accordance with section 150EQ of the *Local Government Act 2009*, Councillor Sheila Ireland informed the meeting that she has a declarable conflict of interest in Item 3 titled Future Ripley Road Corridor upgrade between Cunningham Highway and Centenary Highway Ripley.

The nature of the interest is that Councillor Ireland knows residents who own land in the Ripley area.

Councillor Sheila Ireland invited the other councillors to determine if she can continue to participate in the decision process.

It was moved by Councillor Paul Tully and seconded by Councillor Marnie Doyle that Councillor Sheila Ireland 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 Sheila Ireland may participate in the meeting in relation to the matter, including by voting on the matter.

#### **AFFIRMATIVE**

Councillors:

Harding

Tully

Doyle

Fechner

Kunzelmann

Milligan

Jonic

#### **NEGATIVE**

Councillors:

Nil

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

The motion was put and carried.

---

3. FUTURE RIPLEY ROAD CORRIDOR UPGRADE BETWEEN CUNNINGHAM HIGHWAY  
AND CENTENARY HIGHWAY RIPLEY

This is a report seeking confirmation from Council to commence the planning for the acquisition of the Ripley Road ultimate road corridor, from approximately Fischer Road to the Centenary Highway.

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

Deputy Mayor Jacob Madsen arrived at the meeting at 9.18 am.

Moved by Mayor Teresa Harding:

Seconded by Councillor Andrew Fechner:

**That the report be received and the contents noted.**

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

---

REFERRAL OF REPORT FROM GROWTH, INFRASTRUCTURE AND WASTE  
COMMITTEE TO THE COUNCIL ORDINARY MEETING

RECOMMENDATION

Moved by Councillor Paul Tully:

Seconded by Mayor Teresa Harding:

**That Item 3 titled Potential sale of Swifts Sports Club located over part of 95A Brisbane Road, Booval be referred to the Council Ordinary Meeting on 8 December 2022.**

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Madsen (Abstain)

The motion was put and carried.

---

4. POTENTIAL SALE OF SWIFTS SPORTS CLUB LOCATED OVER PART OF 95A BRISBANE ROAD, BOOVAL

This matter was referred to the Council Ordinary Meeting of 8 December 2022.

---

5. CONCEPT DESIGN MASTER PLAN - TALLEGALLA CEMETERY

This is a report concerning the development of a concept design master plan for the Tallegalla Cemetery. Master planning is an integral component to ensuring that Council will achieve the most suitable use of the site, adequate inventory management, as well as informing capital works planning.

RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Councillor Russell Milligan:

**That the Tallegalla Cemetery concept design master plan (included as Attachment 2) be approved.**

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

NEGATIVE

Councillors:

Nil

Madsen  
Doyle  
Fechner  
Kunzelmann  
Milligan  
Jonic

The motion was put and carried.

---

6. INFRASTRUCTURE AND ENVIRONMENT DEPARTMENT CAPITAL DELIVERY REPORT  
OCTOBER 2022

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

RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Councillor Russell Milligan:

**That the report be received and the contents noted.**

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

---

---

7. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 24 October 2022 to 15 November 2022.

RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

---

8. 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 Paul Tully:

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

NEGATIVE

Councillors:

Nil

Madsen  
Doyle  
Fechner  
Kunzelmann  
Milligan  
Jonic

The motion was put and carried.

---

**NOTICES OF MOTION**

Nil

---

**MATTERS ARISING**

Nil

---

**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 9.01 am.

The meeting closed at 9.41 am.

Doc ID No: A8457283

ITEM: 3

SUBJECT: WARRILL PARK LAWN CEMETERY - MASTER PLAN REPORT

AUTHOR: PRINCIPAL OFFICER (PROJECTS)

DATE: 15 NOVEMBER 2022

### **EXECUTIVE SUMMARY**

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.

### **RECOMMENDATIONS**

- 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.**

### **RELATED PARTIES**

Norwood Park Pty Ltd (Norwood) is contracted to Council to provide cemetery services in accordance with the Cemetery Services Deed, 09-10-054 (the Deed) and Trustee Lease. The Deed commenced on 1 September 2011 for a period of 30 years.

Propel Funeral Partners Limited (Propel) acquired Norwood as a wholly owned subsidiary during 2018. Council had no objection to the acquisition at the time.

### **IFUTURE THEME**

Vibrant and Growing

### **PURPOSE OF REPORT/BACKGROUND**

Warrill Park Lawn Cemetery opened in 1971, operated by the Ipswich Cemetery Trust. Council was appointed trustee for the Warrill Park Lawn Cemetery in 1979 by Government Gazette. The Cemetery is currently estimated to have over 16,500 existing burials and inurnments.



A 30-year contract with Norwood was commenced in 2011, for the management of Council's cemeteries. As a broad overview, Norwood has responsibilities for general grounds maintenance and death care services for all cemeteries except for the ground's maintenance at the Ipswich General Cemetery. The responsibility for capital works has some ambiguity as there is no specific clause to define the responsibility for capital infrastructure within the Deed or Trustee Lease.

A requirement of the Deed was that Norwood develop a Master Plan. Argo Architects and Master Planners (Argo) were contracted by Norwood to produce a Master Plan in consultation with Council Officers and Norwood. The Plan and conceptual design illustrations were presented to the Health and Community Safety Committee dated 11 February 2013 and later adopted at the Council meeting of 19 February 2013 (**Attachment 1**).

In 2021 a review of the current Warrill Park Lawn Cemetery master plan was undertaken. Since the establishment of the Deed in 2011, the only significant capital work undertaken at any of the cemeteries is the construction of a crematorium, a tearoom, chapel, and office at Warrill Park Lawn Cemetery, which was a requirement of the Deed. It has been identified that the Warrill Park Lawn Cemetery has limited capacity for lawn burials within the developed infrastructure on the site. It was estimated that burial capacity would be reached within the developed area by the end of the 2025-2026 financial year. Additionally, it was determined that the plan should be updated, as key components are likely to be unachievable due to legislative requirements protecting the *Melaleuca irbyana* forest, located within the Warrill Park Lawn Cemetery.

*Melaleuca Irbyana* is listed as an endangered species under the Nature Conservation Act 1992 (QLD), as an endangered regional ecosystem under the Vegetation Management Act 1999 (QLD) and an endangered vegetation community under the Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth). The extent of the stringent environmental protection requirements, seem to have been under-estimated within the current master planning documents.

A Preliminary Concept Master Plan (**Attachment 2**) has been developed to capture critical works required to expand the existing infrastructure in Section 3 of the cemetery increasing the capacity of available plots for burials. This preliminary plan also captured existing constraints and opportunities associated with the site and considers concepts on a preferred planting palette, materials palette, and the like.

It is proposed that the Preliminary Concept Master Plan form the foundation for the development of a revised Concept Master Plan which will identify the most appropriate use of the site and establish staging for capital works planning. The revised Concept Master Plan will also detail the proposed yield of the developable land for cemetery services, informing the likely duration for when the site will reach capacity for cemetery services.

A substantial constraint associated with the cemetery is the impact of flooding during significant rain events. The 2011 flood impact on the cemetery has been the most extensive of all recent flood events with numerous burial plots inundated, including the entire nursery/infant section of the cemetery. Flood modelling for the Bremer River catchment

produced in 2019 indicates that a 1 in 100 flood event would likely impact on the property further (**Attachment 3**). Inundation of the property is unavoidable as Ebenezer Creek flows through the adjoining property to the North and Warrill Creek is located less than 500m to the East. It is proposed that the Concept Master Plan allow for burials within the flood modelling area of 0.50 to 1.00 depth but no greater.

### LEGAL/POLICY BASIS

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

*Local Government Act 2009*

*Local Government Regulation 2012*

*Local Law 7 (Local Government Controlled Areas and Roads)*

*Subordinate Local Law 7.1 (Local Government Controlled Areas and Roads)*

*Land Act 1994*

*Environment Protection and Biodiversity Conservation Act 1999*

*Environment Protection and Biodiversity Conservation Regulations 2000.*

### RISK MANAGEMENT IMPLICATIONS

There is an expectation from the Ipswich community that cemetery services be provided by Council. Burials are performed at the Warrill Park Lawn Cemetery on a frequent basis, averaging a combined total of over 250 burials and inurnments of cremains yearly. This number is expected to increase with the increasing residential populations.

The Cemetery is currently estimated to have over 16,500 existing burials and inurnments and following a review in August 2022 it was determined that 779 available burial plots remained within the developed area of the cemetery. Based on burial rate data, it is expected that the cemetery will reach capacity within the existing developed area by the end of the 2025-2026 financial year.

Development of the site and the construction of infrastructure is required to make more land available for burials and inurnments of cremains. The proposed Concept Design Master Plan will detail the future development of the site to increase the capacity to enable cemetery services to continue.

### HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
Document link	
(a) What is the Act/Decision being made?	<p>Recommendation A states that the Master Plan for the Warrill Park Lawn Cemetery presented to the Council Ordinary Meeting on 19 February 2013 be revised and updated.</p> <p>Recommendation B states 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.</p>

(b) What human rights are affected?	No human rights are expected to be affected by this decision. Matters such as religion and beliefs and associated rituals and practices will be considered in the development of the concept as well as Cultural rights of minorities and Aboriginal peoples and Torres Strait Islander peoples. Opportunities will be made available to the community for consultation.
(c) How are the human rights limited?	Not applicable
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable
(e) Conclusion	The decision is consistent with human rights.

### FINANCIAL/RESOURCE IMPLICATIONS

The Warrill Park Lawn Cemetery capital works program has allocated capital funding and is contained within the adopted Capital Works Program 2022-2024.

The financial commitment to progress the Concept Design Master Plan will need to be considered as part of future budget deliberations.

### COMMUNITY AND OTHER CONSULTATION

A suitable stakeholder and community engagement plan will be established as part of the development of the Concept Design Master Plan.

### CONCLUSION

Development of the Warrill Park Lawn Cemetery and the construction of infrastructure is required to make more land available for burials and inurnments of cremains. A Concept Design Master Plan including cost estimates for proposed stages will enable the future development of the site to increase the capacity to enable cemetery services to continue.

### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Adoption of Mater Plan by Council - Health and Community Safety Committee 2013 <a href="#"></a> 
2.	Warrill Park Preliminary Concept Design <a href="#"></a> 
3.	2019 flood model 1in100 overlay over 2011 flood extent <a href="#"></a> 

Graham Schultz

**PRINCIPAL OFFICER (PROJECTS)**

I concur with the recommendations contained in this report.

Alisha Connaughton

**MANAGER, COMPLIANCE**

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”***

Your attention is drawn to the following recommendation adopted by Council at its meeting held on 19 February 2013.

Refer: Health and Community Safety Committee No. 2013(02) of 11 February 2013 - Council Ordinary Meeting of 19 February 2013.

**Dept Head/s**

Would you please take the necessary action in relation to this clause.

Vicki Lukritz  
ADMINISTRATION SUPPORT MANAGER

---

2. [WARRILL PARK CEMETERY MASTER PLAN](#)

With reference to a report by the Compliance Technical Coordinator dated 1 February 2013 concerning the development and endorsement of the Warrill Park Cemetery Master Plan.

**RECOMMENDATION**

That the report be received, contents noted and approved by Council.



Item 2

ITEM 2

Health and Community Safety Committee	
Mtg Date: 11.02.13	OAR: YES
Authorisation: Chris Watters	

JBM: JBM

H:\Departmental\Committee Reports\ 1302JBM Warrill Park Cemetery Master Plan.doc

**ITEM 2**

1 February 2013

**MEMORANDUM**

TO: CHIEF OPERATING OFFICER (HEALTH, SECURITY AND REGULATORY SERVICES)

FROM: COMPLIANCE TECHNICAL COORDINATOR

RE: WARRILL PARK CEMETERY MASTER PLAN

---

**INTRODUCTION:**

This is a report by the Compliance Technical Coordinator dated 1 February 2013 concerning the development and endorsement of the Warrill Park Cemetery Master Plan. As stated in Schedule 8 of the Ipswich Cemetery Services Deed, Norwood Park is required to provide a master plan for the Warrill Park site to Council.

**BACKGROUND:**

The Master Plan was produced by Argo Architects and Master Planners with specialist water management advice from Peter Andrews, the creator of Natural Sequence Farming methods. The Master Plan was developed in consultation with Council Officers and Norwood Park.

Norwood Park have placed deposits on the cremator and shed and have also commenced lining up architects and other services so there is an expectation work will commence quickly after approval.

The Master Plan also provides for a three stage delivery plan that has been designed to provide maximum benefit to the cemetery in terms of site viability early in the project.



See **attachment A** for the Warrill Park Cemetery Master Plan.

See **attachment B** for the conceptual design illustrations.

**CONCLUSION:**

The Master Plan deals with key challenge areas such as water management, vegetation management, buildings and parking. Provisions have been made to address each so as to provide long term solutions with innovative design and consideration for the patrons of Warrill Park Cemetery.

**ATTACHMENT/S:**

Name of Attachment	Attachment
Warrill Park Cemetery Master Plan	 Attachment A
Concept design illustrations	 Attachment B

**RECOMMENDATION:**

That the report be received, contents noted and approved by Council.

Joel Montgomery  
**COMPLIANCE TECHNICAL COORDINATOR**

I concur with the recommendation/s contained in this report.

Chris Watters  
**CHIEF OPERATING OFFICER (HEALTH, SECURITY AND REGULATORY SERVICES)**

# ATTACHMENT A

## ARGO Projects Pty Ltd

ACN 14 050 404 870  
www.argo.com.au  
Studio 1.05, 33 Vulture Street West End QLD 4101  
PO Box 3378 South Brisbane BC QLD 4101 Australia  
T: 1300 877 748  
I: +617 3010 2300  
W: www.argo.com.au  
E: info@argo.com.au

## MASTERPLAN REPORT

### Warrill Park Cemetery

12 Anderson Day Drive  
Willowbank QLD  
Australia

Prepared for:  
Mr Stephen Beer  
Manager  
Norwood Park Ltd

Prepared by:  
Mr Will Marcus  
Managing Director  
Argo Projects Pty Ltd

Warrill Park Master Plan Report  
17 December 2013  
Page 1 of 24



## PREAMBLE

This master plan report has been prepared by Will Marcus of ARGO Projects Pty Ltd at the request of the management of the Warrill Park Lawn Cemetery in response to the need perceived by the owners of the lease, Norwood Park Ltd to provide appropriate interment facilities for the ongoing needs of the regional community living in Ipswich and the local districts.

The site has been operating for approximately 10 years, run by Ipswich Council and has primarily interred in a lawn grave format with plaques 'floated' on the graves in the lawns. Some memorial gardens have also been established and a curved memorial wall built from stone is located adjacent to the existing car park.

Norwood Park Ltd recently won the tender for operations of Warrill Park Cemetery and as a result, have engaged Argo to prepare Master Planning documents for submission to Council in satisfaction of their operational lease agreement. The master plan describes the future development of the residual land areas.

Since Norwood Park Ltd's taking over the operations of Warrill Park, interment has been in the form of lawn beam burials, which prevent subsidence of headstones and plaques. They have also constructed a 4,700,000 litre dam to assist with water management and fully refurbished the existing workers cottage (Queenslander) and installed a new administration and sales office.

Norwood Park Ltd's continuing development of the site under the Argo Master Plan in strategic stages will ensure that the families of Ipswich and districts will be well served well into the future.

## EXECUTIVE SUMMARY

This is a significant piece of infrastructure for the City of Ipswich and the region West of the city. It's operation and upgrading in line with the proposed Argo Master Plan will ensure that world's best practice is maintained.

Thanks to the involvement of Mr Peter Andrews OAM, the land care issues are being met at a higher level and more effectively than any cemetery has done before in Australia, and likely the world, as land care systems will be introduced that will manage the toxic outflow from the site from degrading cadavers. This is not a requirement of the operational lease, nor required by law; however, in the best interest of the environment, this toxic residue management system will be implemented.

The Master Plan also shows the inclusion of a chapel and tea rooms facility with a seated capacity of 400 people and a crematorium to cater for the growing cremation market.

Norwood Park Ltd are recognised leaders in the development and management of well conceived, high quality facilities for interment and bereavement care. The provision of appropriate and modern interment and bereavement care for Ipswich and its Western districts is an important and historical step in the development of the region.

The current standard of maintenance of the site is extremely high and the subsequent acceptance or adoption of the cemetery by families is evidenced by the remarkably large display of graveside flowers, not normally witnessed in cemeteries. The rural setting with gum trees dotted across the landscape is a reflection of the district's character. This character will be maintained and upgraded as the biodiversity and biomass of the site are increased to improve the health of the landscape in general and to provide suitable memorial landscape settings in 'garden' style areas.

The proposed development aspires to be the best of its kind in Queensland. This will be achieved through the master plan's attention to the special land care provisions, the gardenesque planning strategy and Norwood Park Ltd's excellence of operation.

Due to the spatial constraints of this particular site created by the current Q100 flood zone diagram and endangered remnant Melaleuca grove, it is proposed to optimize opportunities for burial and increase densities of cremated remains interment in areas where burial interment is not possible.

Preamble	3
Executive Summary	4
CONTENTS	5
INTRODUCTION	7
OBJECTIVES	8
DESIGN AND MASTER PLANNING NOTES	9
SITE DESCRIPTION	10
DEVELOPMENT PHILOSOPHY	11
RELEVANT PLANNING SCHEME ISSUES	12
1    Q100 Flood Zone	
2    Site usage - Zoning	
3    Buffers to Highways	
4    Remnant Vegetation containing Endangered Ecosystems	
5    Roads, Curbs and Car Parking	
6    Storm Water management	
INTERMENT DESCRIPTION BY ZONE	16
1    Existing Nurseries 1 and 2	
2    Sections 1, 2 and 3, Existing Lawn Graves	
3    Section 4, Existing Lawn Beam Burials	
4    Proposed Lawn Beam Burials	
5    Proposed Memorial Gardens	
6    Proposed Sculpture Memorial Area	
7    Proposed Bush Burials and Memorials	
8    Proposed Sculpture Lawn burials	
9    Proposed "Homestead" burials and columbarium	
FACILITIES DESCRIPTION	19
1    Proposed Chapel and Tea Rooms	
2    Proposed Crematorium	
3    Relocated Staff offices and amenities	
4    Existing machinery and equipment storage sheds	
5    Relocated Administration and Sales Offices	
6    Proposed Public Amenities	
7    Existing residence	
INTERNMENT CAPACITY	22
PROJECT STAGING	23
CONCLUSION AND RECOMMENDATION S	24

ANNEXURES

- 1 Aerial photograph
- 2 Graham Clegg & Co Town Planning Assessment Report
- 3 Mr Peter Andrews' OAM Land Use Report
- 4 Site Diagrams
  - A
  - B
  - C
  - D
- 5 Masterplan 1:1,000
- 6 Detailed Part Masterplan 1:250

## INTRODUCTION

This master plan report has been prepared for the Directors of Norwood Park Ltd for the purposes of developing the residual areas of the Warrill Park Cemetery at Willowbank, near Ipswich, Queensland. The masterplan determines the capacity of the proposed site to accommodate non-denominational burial areas and a series of memorial gardens. Additionally, the following areas have been planned"

- Section 4 lawn beam grave extension.
- Bushland graves.
- Burial areas South of the existing entry.
- Memorial gardens below the Q100 flood line.
- Further memorial areas infilling between grave zones.
- Dry creek bed style swales and berms to assist in land care management.
- Access roads including relocating the current main entry due to the proposed widening of the Cunningham Highway.
- Chapel and tea rooms. Maximum seated capacity 400 persons including a family room, robe room, public amenities and storage.
- Crematorium.
- Formalised services areas including grounds staff amenities block and staff car parking.
- Relocated administration and sales office.
- Memorial and grave display area.
- Future reuse of the existing residence and surrounding garden as a grave yard.
- Paths, retaining walls and steps.
- Car parking for visitors including two PWD car parks.

All of these facilities are within a beautiful garden setting. Development of the site, in accord with the Master Planning documents will be staged based on need as determined by Norwood Park Ltd.

## OBJECTIVES

The objectives of the proposed development within Warrill Park are as generally discussed at the project management meetings held at Argo's offices with Mr Stephen Beer, Manager and Mr Clive, CEO of Norwood Park Ltd., as follows:

- I. To ensure financial feasibility of the proposed Interment area by considering interment types and optimizing interment density and value;
- II. To comply with the operational management agreement requirements set by Council;
- III. To comply with town planning requirements and best practice in cemetery planning;
- IV. To ensure appropriate death traditions are effectively catered for in the development of infrastructure;
- V. To ensure that appropriate visual traditions are catered for in the development;
- VI. To consider the Q100 flood zone in the master planning and to not master plan burials below the flood line;
- VII. To consider the proposed Cunningham Highway widening in the master planning in relation to accessing the Cemetery;
- VIII. To ensure a cooperative approach with local Government inasmuch as all parties need to agree to the proposed master planning;
- IX. To comply with the existing development approvals and 'as of right' usage of the site;
- X. To utilise existing civil and services infrastructure as much as possible to minimise capital expenditure;
- XI. To develop specific interment formats that suits the current and future demographic in the region;
- XII. To ensure that all decorative infrastructure has an income generating component that at the very least, pays for the construction cost of that infrastructure.
- XIII. To provide interment of varying formats and costs to ensure that the community have a suitable range of interments to select from. Breakdown of formats by cost to be approximately 5% Premium, 15% Deluxe and 80% Standard
- XIV. To provide a culturally suitable built landscape environment that makes clients and visitors feel welcome and comfortable.

## DESIGN AND MASTER PLANNING NOTES

The following ideas and design notes were in part developed during discussions on site with Norwood Park Ltd management and the project development team, including Mr Peter Andrews and in part as a natural reaction to the site itself and the proposed usage.

- 1 The area North of Sections 1, 2 and 3 are large and featureless, gently sloping to the North into an adjacent creek, off site. This lends itself to a "Secret Garden" approach where memorial areas are approximately 30 to 50 metres in diameter. A strong botanical approach has been recommended to enhance and reinforce this opportunity and to increase the biodiversity and biomass of the site in line with the recommendations from Mr Peter Andrews.
- 2 Views into the service areas are to be generally screened using botanical screening of suitable species.
- 3 Proposed roads are to be of bitumen with flat concrete edges to allow cars to park on lawn areas if necessary in controlled 'overflow' parking situations. Flat edging also allows storm water to flow overland uninterrupted, increasing the opportunity for water to infiltrate into the landscape in line with Mr Peter Andrews' recommendations.
- 4 Proposed paths create a 'stepless' environment to allow wheelchair, walker and stroller access throughout the site.
- 5 The dam zone is considered a very high value memorial interment zone. We therefore recommend the later and slow release of interment in this area to optimise its true value to the client. In the short term, this area can be developed with landscaping and improvement of the dam edge, increasing the capacity of the dam to 5,000,000 litres by creating freeform shallow edges with water plants.
- 6 Proportion interment numbers by value in the same manner as an airplane sells seats by value. A small percentage to highest value, a larger percentage to medium value and the bulk to economy value.
- 7 Include public amenities including baby change facilities within the chapel area.
- 8 The land at the South of the site to Military Road should be preserved for future expansion as a "Homestead" graveyard and columbarium. Detailed design only to be undertaken after the proposed Cunningham Highway widening is completed.
- 9 Extreme frost conditions affect the site. As a consequence, frost resident trees and plants should be preferred in the selection of all flora. The increase in bio-mass and bio-diversity proposed on site by Peter Andrews will greatly increase the frost resisting capacity of the landscape as a whole. Refer Peter Andrews' report attached.

## SITE DESCRIPTION

The site is typical of many rural lawn cemeteries throughout Australia. Large, gently sloping lawn areas are dotted with Gum trees in a typical cattle property landscape denuded of most vegetation to make way for grasses for grazing.

Particular to this site is the remnant stand of Melaleuca trees (a form of paper bark tree), which are a regionally endangered species. The stand lines the Southern boundary approximately 100 mm deep and fails along the Southern boundary altogether where the neighboring property has removed all trees. The Melaleuca stand is degraded and failing due to an interrupted flood cycle caused by the construction of the Cunningham Highway adjacent. Refer Peter Andrews' report.

The existing entry and arrival roundabout in the site are lined with mature trees and shrubs, many of which are memorialised. There is no buffer zone to the highway frontage as interments for infants extend almost to the alignment.

An existing dam of approximately 4,700,000 litre capacity has recently been excavated in the North Western corner of the site to collect storm water runoff for irrigation purposes.

Existing buildings also include:

- Machinery shed
- Equipment shed
- Site office (vacant)
- Administration and Sales office
- Staff and public amenities and staff office
- 4 gazebos
- Queenslander style home

There are no streams, dry creek beds or rivers on the site although a creek is located immediately to the North of the site.



## DEVELOPMENT PHILOSOPHY

The master plan proposes to develop the site in a commercially effective manner. Because of the conservative nature of rural Australia, interment identical to that currently offered, mainly lawn beam burials, will continue to be extended North of the existing lawn beam burial areas.

Because of the burial restrictions caused by the recently gazetted flood zone map, we propose some minor build up of ground levels (from zero depth to no greater than 400 mm deep fill) to repatriate a significant zone, 100 m wide across the Northern slope of the cemetery. Although this will not assist existing graves in this area, it will allow Norwood Park Ltd access to significantly more burial sites.

The layout of proposed burial and memorial gardens is based on a series of gardens, each with its own character and aspect. These gardens are typically round or oval shape and vary from 30 metres diameter to 100 metres long by 40 metres wide. The gardens are connected, generally by informal lawn walkways and able to be developed independently as the need arises, as determined by Norwood Park Ltd.

Two dry creek beds have been planned that run across the Northern slopes of the cemetery and 'drain' into the existing dam. The dam is to be extended into a lake by increasing the surface area at the edges with 300 mm deep water for water plants and reeds and for safety. The total lake capacity will not exceed 5,000,000 litres upon completion.

The purpose of the dry creek beds is to capture and slow down the water flows from storms and to allow the water to soak into the ground. On the 'down' side of each creek bed is a low bund tree zone nominally 5 metres wide. The bund helps to trap the overland flow of storm water and the trees soak up the water as it infiltrates the ground. These bunds of multi-species trees are specifically designed to interrupt the flow of cadaver juices before they reach the local creek and river system. The trees, being capable of removing toxins from the soil, will assist in mitigating potential contamination of the land off site.

Roadways through the site are designed to allow overland flow of storm water with flat concrete edges and bitumen surfaces. This also allows visitors to drive onto unused grave lawn areas for car parking which is usual in this type of cemetery and necessary for overflow car parking for very large funerals.

## RELEVANT PLANNING SCHEME ISSUES

### 1 Q100 Flood Zone restrictions

In examining the existing, available site information, we have discovered that the Q100 flood level across the site has been raised in recent times. The original "Urban Storm water Flow Path Areas Overlay Map" (OV5) dated February 2009 (unavailable due to State Government being under resourced at this time) has been suspended and replaced by the "Flooding and Urban Storm water Flow Path Areas Overlay Map" (OV5) dated June 2012. OV5 and a detail excerpt of OV5 showing Warrill Park Cemetery shaded in Red are attached.

This revision in the flood zone indicates that most of the residual land North of the current interment (Sections 1, 2 and 3) is below the Q100 flood level and therefore unable to be used for burials. It has also caused the following existing grave areas to be located below the flood zone and therefore inundated in Q100 events: Nursery 1, Nursery 2, the Northern third of Section 1, the Northern eighth of Section 2 and the Northern third of Section 3. Refer Diagram A attached.

Based on our previous experience of sites affected by the Q100 Flood zone in South East Queensland, we believe that the current June 2012 gazetted flood level is 1.0 m higher than the previous flood maps gazetted in February 2009. If this is the case at Warrill Park, then no part of the Warrill Park Cemetery site would have been notified as flood affected prior to Norwood Park Ltd taking over the operational lease of the Cemetery.

Based on the current Q100 Flood zone diagram, only two residual land areas are still available above the flood zone (refer to diagram B attached):

- 1 A small area immediately North of Section 4 is still suitable for approximately 500 burials and
- 2 an area South of the current entry, suitable for approximately 1,500 burials.

This translates to approximately 7 to 9 years of available burials on site at the current interment rate of 200 to 230 burials per annum<sup>1</sup>, including a small factor for increased burials due to the increasing size of the death aged population in South East Queensland.

At the time of taking over the operational lease of the property, Norwood Park Ltd would have been expecting a further 6,000 burials on this site, making the Warrill Park Cemetery's burial horizon some 25 to 33 years in the future.

As a result of the resetting of the Q100 flood level, the commercial value of the property has been reduced considerably due to the restriction it places on burials across the site. The actual reduction in income resulting from the revised Q100 flood level is beyond the scope of this report; however, it would be significant. To service the ongoing need to bury past the current 7 to 9 year horizon, other suitable cemetery land will need to be purchased or leased with Warrill Park Cemetery only able to inter cremated remains.

To assist Norwood Park in obtaining some improved commercial value, we recommend that Council allow burials in a zone 80 metres wide, below the current Q100 flood line. Refer diagram C attached. This zone incorporates the burials undertaken on site by Council prior to Norwood Park Ltd's involvement. It also represents a level change of approximately 400 mm, meaning that this 80 m wide zone can be easily built up with excavated spoil to a level higher than the currently gazetted Q100 flood zone. Refer diagram D attached.

We are also of the opinion that the Cunningham Highway road works has effectively created a bund wall that protects the site from the main force of a major flood event. This is supported by Mr Peter Andrews' report that illustrates this with the dying off of the remnant stand of Melaleucas, which have historically survived through irregular flood events soaking their roots and is clearly now not happening and causing serious and significant die back in this endangered remnant stand of trees. The effect on flood waters that the Cunningham Highway bund creates has not been considered effectively when establishing the current Q100 flood zone.

Due to the Cunningham Highway's flood bunding effect upon the site and the restricted nature of the ground buildup we have proposed, we suggest that the slight adjustment to the height of this part of the site only will not in any way affect the movement of flood waters in a Q100 event and therefore recommend to Council that burial be allowed at Warrill Park Cemetery in the zone described in diagram D attached.

<sup>1</sup> Based on continuous historical burial data provided by Norwood Park Ltd from July 2006 to September 2012.

## 2 Site usage - Zoning

Current site zoning is "Special Use" cemetery. The existing and proposed use is in conformity with the zoning requirements.

## 3 Buffers to Highways

The proposed widening of the Cunningham Highway will not adversely affect the cemetery operations; however, the likely relocation of the main entry to the cemetery will cause expense. The master plan accommodates this likely event by allowing a new entry in the Western end of the cemetery adjacent to the "Homestead". No particular buffer to the highway is possible or likely to be necessary except for a boulevard of trees to demarcate the front alignment and to give some visual screening of the highway from the cemetery.

## 4 Remnant vegetation containing endangered ecosystems.

The recommendations of Mr Peter Andrews in rehabilitating the Melaleuca stand include allowing for additional ground infiltration of storm water.

Following detailed discussions on and off site, it was agreed that judicious interment (burials and memorials) in and around the stand of Melaleuca Trees would significantly assist in ground water retention and that this should be done without disturbing the roots of the trees and without compacting the ground surface by continual use of excavation machinery or significant foot traffic.

## 5 Roads, Curbs and Car Parking

### ROADS AND CURBS

All new roads are located to maximize access to the site and minimise the introduction of hard paved surfaces. For the comfort of visitors and funeral parties, walking distances of 50 metres from any roadway have been generally observed when establishing roads.

For 200 metres, these roads are typically 4.8 m wide hard paved surface (bitumen or similar) including 300 mm wide flat concrete curbs each side. This road width allows for 25 km/hr traffic and parallel car parking for 31 cars along one edge. The remaining roads are proposed at 3.2 metres width including 300 mm wide flat concrete curbs each side. These roads are typically one way and will accommodate parallel parking along one side.

### STAFF CAR PARKING

Formalized car parking is designed for general staff (12 bays) based on a maximum staffing requirement at peak funeral events of 24. This allows for administrative, sales, field and function staff requirements.

### VISITOR CAR PARKING

The visitor car parking capacity has been designed around a peak event of 200 visitors to a funeral. This event will require 40 car parks. 9 formalized car parks, 2 of which are designed for people with disability, are located adjacent to the administration building and chapel. Additionally, 31 car parks are available along the road carriageways in parallel parking format.

### OVERFLOW CAR PARKING

In large funeral events, visitors either arrive by car and coach and for national mourning events, visitors can arrive by car alone. As these events are rare and unpredictable, no dedicated car parking has been allowed in the master plan; however, management of car parking of such events is typically handled by utilizing unused lawn grave areas as 'overflow' car parks. These are typically managed by staff using temporary fence barriers and appropriate temporary signage.

#### BICYCLE PARKING

Due to the remote location of Warrill Park Cemetery and the extreme unlikelihood of visitation by bicycle, now or into the foreseeable future, no bicycle facilities are being provided in the master plan at this time.

#### BUS STOP

The existing bus stop will be retained within the site.

#### COACH PARKING

Coach parking for large visiting parties shall be provided off site between the Cunningham Highway and the site. A suitable coach lay bye drop off zone is provided on site close to the chapel and site administrative offices.

#### HEARSE PARKING

Hearse parking is located at the centre front of the chapel. The park is covered by a port cochere. Additional hearse parking is available at the rear of the chapel near the crematorium for 2 further hearses.

## 6 Storm water management

The site generally delivers all surface water to the North West corner of the site over gently sloping grassed grave areas. A 4,700,000 litre dam in that corner has been built in anticipation of collecting storm water runoff and then reused on site for landscape irrigation, which is currently done using town water.

The bunding and channeling of the slopes to encourage infiltration of water into the ground prior to arrival at the dam is proposed. In this way, less irrigation will be required as fresh ground water levels are increased and the site made more resilient against drought.

## INTERMENT DESCRIPTION BY ZONE

The project has been divided into zones, as follows:

1 Existing Nurseries 1 and 2

These areas are located lower than the current Q100 flood zone and subject to Q100 flood events. Repatriation at this time is considered inappropriate. Both areas are in need of refurbishment and detailed planning to make them more suitable.

2 Sections 1, 2 and 3, Existing Lawn Graves

These areas are 'filled' with some capacity for 2nd burials on each grave. Significant parts of these burial areas are located below the Q100 flood zone and subject to Q100 flood events. Repatriation at this time is considered inappropriate.

3 Section 4, Existing Lawn Beam Burials

These graves are the newer format introduced by Norwood Park Ltd to prevent settlement issues with lawn plaques. Sales of lawn beam burial sites has been good, matching or exceeding sales of lawn graves previously offered. The graves are 1.2 m wide by 2.5 m long located head to head separated by a concrete beam on which concrete or granite desks or bronze plaques are placed. A 1 metre wide lawn strip between the foot of all graves creates a beam to beam distance of 6 metres.

4 Proposed Lawn Beam Burials

The existing lawn beam burial format is to be continued into areas immediately North of the existing lawn graves and lawn beam graves as well as into the burial zones West of the proposed chapel. The format will be identical to that currently being offered; however, the shape of each grave yard will be organic as described in the master plan. Each grave yard will be surrounded by trees and shrubs to create 'rooms'. 'Rooms' vary from 30 metres in diameter to 100 metres long by 40 metres wide ovals. Trees will be scatter planted across the grave yard 'rooms' to enhance the existing rural landscape character.

The scattered trees and garden edges of each grave yard 'room' will be used for memorializing cremated remains.

5 Proposed Memorial Gardens

Similar to the lawn beam burial 'rooms', areas below the repatriated land below the Q100 flood zone will be reserved for gardenesque 'rooms' for memorializing cremated remains. The interment format is subject to detailed planning not being part of this master plan report;

however, we can predict that the following interment formats would be likely to be used:

- Dry Creek Deb edge memorials
- Rock memorials
- Tree memorials
- Bench seat memorials
- Garden edge memorials
- Path edge memorials
- Unmarked lawn memorials (GPS locatable)
- Lake edge memorials

#### 6 Proposed Sculpture Memorial Area

A premium area located in the North Western corner of the site, below the Q100 flood line is planned for high value 'sculpture' memorials. This area is fronted by the proposed lake and has its own access road. A large central monument will feature in this area and memorials will be positioned around the monument in concentric rings, facing the monument.

#### 7 Proposed Bush Burials and Memorials

In the remnant stand of endangered Melaleuca Trees located along the Southern boundary of the site, 'bush burials' are proposed. Access paths of permeable mulch or gravels, that penetrate into the stand of Melaleucas are proposed at 33 metre centres. These paths give limited access into this area to a restricted number of graves and cremated remains memorials. The intention being to rehabilitate the Melaleucas by creating water storage in and around the area by means of graves. To prevent root damage, graves are proposed at nominally 4 metre centres and to be located in accordance with detailed planning supervised by an arborist.

Cremated remains memorials are proposed along the edges of the access paths at 1 metre centres, again located to eliminate any possibility of root damage.

At key locations, small gathering zones will be formalized to allow funeral parties to gather. These areas and the paths will be clearly demarked to prevent visitors from walking across the tree area unrestricted.

#### 8 Proposed Sculpture Lawn burials

A small sculpture lawn grave zone is proposed adjacent to the administrative and sales offices along the proposed main entry road West of the chapel.

Sculpture lawn graves feature small spectacle gardens and lawns with bronze and granite sculptures instead of headstones on each grave.

The exact format of this interment is subject to detailed design, not being part of this report.

9 Proposed "Homestead" burials and columbarium

The garden lawn area surrounding the existing residence is suitable for development as a burial lawn. We propose that all graves be fully monumental or sculptural.

Additionally, we propose that the ground level (under the house) of the existing residence be converted to a high value columbarium facility for housing cremated remains securely.

The residence itself on the upper level being reserved for functions, wakes and similar uses.



## FACILITIES DESCRIPTION

All facilities on site will be accessible to wheelchairs, walkers and strollers. All buildings shall be located no less than 250 mm higher than the Q100 flood level as advised by the planning scheme. No proposed interment is planned in areas immediate to any built facility to allow for future expansion as required.

### 1 Proposed Chapel and Tea Rooms

This is the major facility proposed on site and its development is anticipated to be staged. The final chapel seats 200 people formally with adjacent tea room facilities that cater to 200 people standing. The design is symmetrical which allows for construction in two equal stages. Stage 1 having a 100 seat chapel and 100 standing room tea room facility.

The tea room and chapel are in each stage separated by an operable acoustic wall to allow for the occasional larger funeral. In these instances, the tea room function will occur in the chapel space with following funerals delayed until the tea room function is completed.

The chapel design allows for the coffin to be located at the front of the chapel next to a pulpit and pew seating to be arrayed in cabaret format. The coffin is situated so that at the end of the service or funeral mass, it may be concealed by a curtain and then moved through a panel behind into a hall leading to the crematorium.

In the area behind the chapel, a room for the celebrant, minister or priest is located for their preparations and perhaps counseling of the family. A ensuite lounge with a tea making facility is also located behind the pulpit for the family to gather and wait in comfort. Both the lounge and minister's room have dual access into the access hall and into the chapel.

A storage room is also located back of house for funeral specific equipment.

The front of the chapel and tea rooms are joined by a large 4 m wide verandah that flows onto lawns. The rear and side walls of the chapel are sliding glass and may be open or closed depending upon the weather and needs of the funeral party. Larger funerals may require all walls to be opened to allow overflow guests to stand on the verandahs.

At either side of the entry to the chapel are located two small rooms. A cloak room and a bio box for audio-visual control.

A major feature of the chapel is its garden and water features located either side of the pulpit that will allow visitors to relax and contemplate before and during the service.

It is anticipated that

2 Proposed Crematorium

The proposed crematorium is located behind the existing machinery sheds in the service area. The crematorium shed is proposed to be 6 metres by 12 metres and to have one gas fired cremator. All cremation equipment is to conform to current local and state standards with regards to emissions and noise.

The crematorium is to allow hearse entry from either end and to allow all weather unloading.

3 Relocated Staff offices and amenities

The relocation of the existing staff offices and amenities into the service area provides a more efficient usage of space and allows for a greater level of amenity in the 'public' zone to be achieved.

Ground and maintenance staff as well as visiting funeral directors will be able to operate from this facility.

4 Existing machinery and equipment storage sheds

The existing machinery and equipment sheds will be retained in the service area and adapted and reorganized as necessary to allow for sifting, grinding, boxing and temporary storage of cremated remains after cremation.

5 Relocated Administration and Sales Offices

The existing administration and sales building is proposed to be relocated South of its current location to allow for more effective vehicular access and car parking in the area close to the main roundabout. This facility caters for first point of contact visitors who are seeking sales and administrative advice. The facility includes offices, a meeting room, an accessible WC, storage and a kitchenette.

6 Proposed Public Amenities

A proposed public amenities building is located between the proposed chapel and the sales and administrative offices.

The facility includes two PWD accessible unisex rooms, each is fitted with baby nappy change bench, a full length mirror, a vanity basin and a WC.

The amenities are modern and well designed, providing a high level of amenity. They are well ventilated and naturally lit with supplementary lighting on sensors. A small cleaner's storage area is included for

storage of toilet rolls, liquid soap, paper towels, cleaning equipment and cleaning products.

7 Existing residence

The upper level of the residence is to be converted into a wake/reception, tea rooms facility with possible dual use as meeting and counseling rooms.

## INTERMENT CAPACITY

The total interment capacity of the residual site is estimated as follows:

Cremated remains memorials	40,000 to 50,000
Lawn beam graves above Q100	2,000
Lawn beam graves in repatriated zone	5,800
Sculpture lawn graves	80
Full monumental 'Homestead' graves	100
Bush Burials	600
Bush Memorials	1,800
Residual interment in nursery area	100 nominally

These figures are subject to confirmation following detailed site planning.

The cemetery is currently interring 200 to 230 burials per year. At this rate, with some escalation for increased rate of death due to the increasing death aged population in Australia, it is likely that the cemetery will have 40 to 50 residual years of burial capacity.

## PROJECT STAGING

The nature of the project layout allows for staging options that are flexible to allow incremental growth of the Memorial and Burial Garden 'rooms'. Growth of the facility will be directly in response to demand as determined by Norwood Park Ltd. Analysis of market response on an annual basis will inform the appropriate rate of development for this relatively new form of interment in this region.

It is recommended to develop the site in stages to accommodate reasonable expectations of demand. The first stage is difficult to establish on this basis due to a lack of significant information from prior equivalent sales, especially for memorials due to the current lack of a cremator on site; however, a significant area must be developed to assure families that the interment is of merit and properly conceived.

Stage 1 will include the following:

- Crematorium and formalization and screening of the service area.
- All hydraulic works to manage overland flow of storm water including water storage for reuse in the landscape. Treed bunding and dry creek bed establishment for the whole site, adaption of the dam into a lake and necessary water filtering and reticulation system(s).
- Establishment of lawn beams and memorial gardens.
- Screen plantings to the periphery of each garden 'room' area to ensure a mature growth is in place as the areas are opened up for interment.

Stage 2 will include the following:

- Stage 1 of chapel and tea rooms. 100 seat capacity.
- Relocation of the sales and administration building.
- Relocation of the staff amenities and office.
- Road works and car parking suitable for 20 cars.
- Incremental completion of more garden 'rooms' for burial and memorials

Stage 3 will include the following:

- Stage 2 of chapel and tea rooms. A further 100 seat capacity.
- Road works and car parking suitable for a further 20 cars.
- Incremental completion of more garden 'rooms' for burial and memorials

Reconfiguration of the main entry cannot be staged but will be managed in concert with the widening of the Cunningham Highway as necessary.

In each stage, interment will be sub-staged as necessary to meet demand as determined commercially necessary by Norwood Park Ltd.

## CONCLUSION & RECOMMENDATIONS

Though in several ways, this is a difficult site, the special constraints conspire to force a solution that will allow for an Interment solution of considerable beauty.

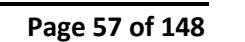
We recommend that this project be carefully developed in close cooperation with the local churches and funeral directors and that this process be undertaken with an 'open heart' and 'good intentions'. This is a community interment facility and it is through the auspicing of local religious leaders and the community's patronage that the success of this facility will ultimately be measured, not by how beautiful the gardens or water features may be, although this is also an important and valid objective.

The recommended actions are as follows:

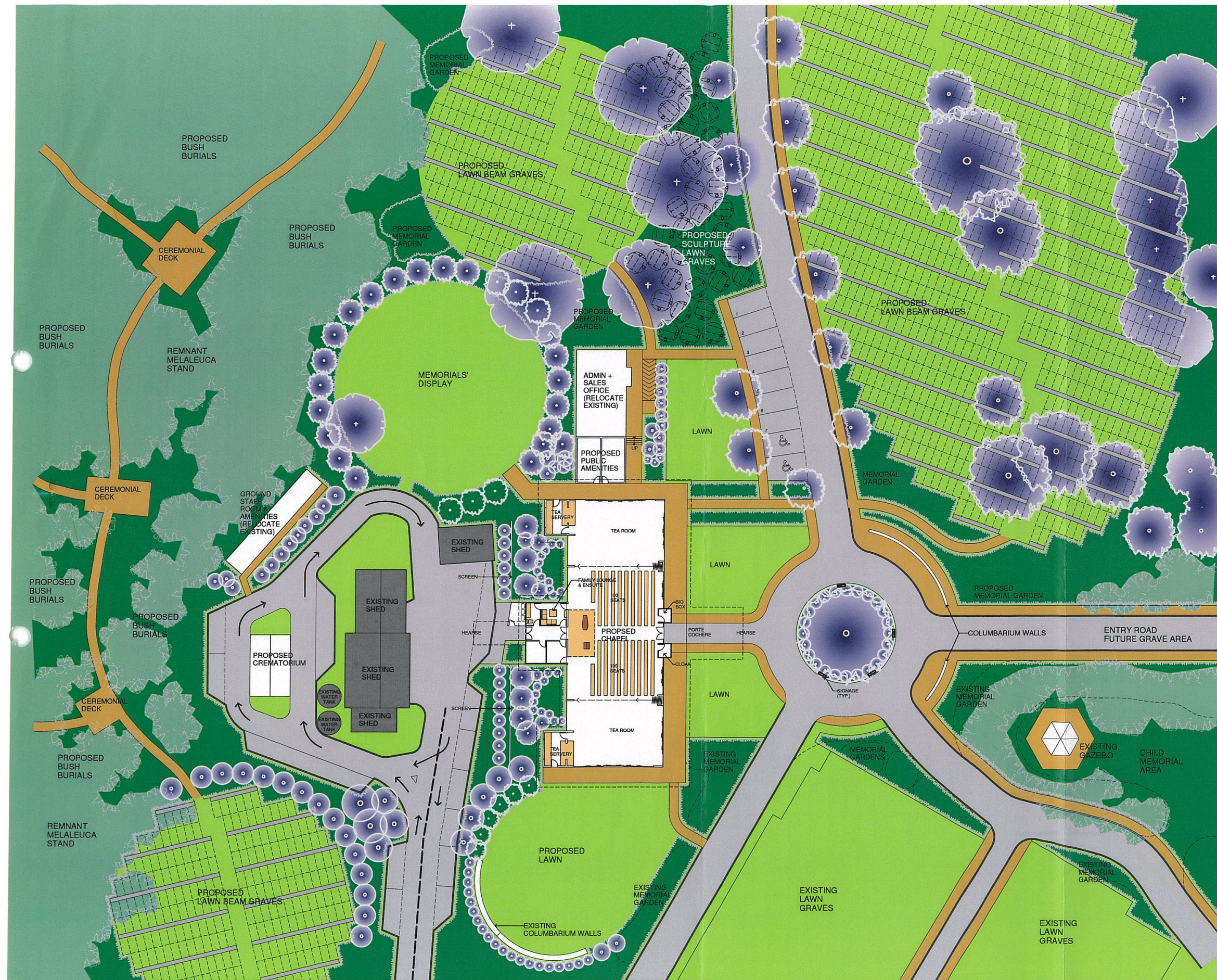
- 1 Establish and maintain ties with the churches and funeral directors in the region.
- 2 Confirm the necessary Stage 1 development.
- 3 Establish fee proposals from all consultants to undertake the services required to complete stage 1 works.
- 4 Prepare documents to obtain approvals as required to undertake stage 1 works and maintain approvals for the residual stage 2 and 3 works.
- 5 Tender the stage 1 works from the consultants' documents and select a contractor or contractors as necessary.
- 6 Construct stage 1 of the works

End of Master Plan Report.









C O P Y R I G H T

All rights reserved. The information contained in this document is Copyright and cannot be reproduced or copied by any means without the written permission of Argo Navis Pty. Ltd. Any license, expressed or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Argo Navis Pty Ltd. and the instructing party. Any third party intending to use this information for any purpose whatsoever must first contact ARGO for written permission and suitability of application.

## NOTES

NOT FOR CONSTRUCTION  
THIS DRAWING SUBJECT TO  
ADJUSTMENT BASED ON  
DETAILED SURVEY INFORMATION  
FROM SITE.

THIS SHEET (APPROX.)	
LAWN BEAM GRAVES	#1460
SCULPTURE LAWN GRAVES	#41 DOUBLE
BUSH BURIALS	#75

L E G E N D



## AMENDMENTS

[illegible]

**www.argo.com.au**  
**ARGO PROJECTS PTY LTD.**  
**A.B.N. 14 050 404 870**  
**STUDIO 1.05**  
**33 VULTURE ST WEST END**  
**PO BOX 3378**  
**SOUTH BRISBANE BC 4101**  
**T: 1300 877 748**  
**INT: +617 3010 2300**  
**F: +67 3010 2399**  
**Email : info@argo.com.au**

## P R O J E C T

WARRILL PARK  
LAWN CEMETRY  
MASTER PLAN

## C L I E N T

NORWOOD PARK LTD.

## D R A W I N G

DETAILED DRAFT  
PART MASTERPLAN

DATE	20.12.12	PROJECT#	2012-46
SCALE	1:250	DESIGN	WMM
DRAWN	PC	CHECKED	

DRAWING NUMBER ISSUE

MP-002 A

44 SHEET



# PRELIMINARY Concept Design



Warrill Park Lawn Cemetery





# Contents

- Site Summary
- Project Objectives / Key Issues
- Site Analysis - Drainage Analysis
- Site Analysis - Existing Operational Plan
- Opportunities and Constraints
- Site Analysis - Opportunities Plan
- Site Analysis - Constraints Plan
- Existing Planting Palette
- Existing Planting Palette - Protected Melaleuca Forest
- Landscape Concept Plan
- Proposed Yield
- Character Images
- Sections
- Preferred Planting Palette - Proposed Development Area
- Preferred Planting Palette - Protected Melaleuca Forest Revegetation
- Indicative Material Palette
- CAD Based Yield Layout [1]
- CAD Based Yield Layout [2]



## Warrill Park Lawn Cemetery - Preliminary Concept Design

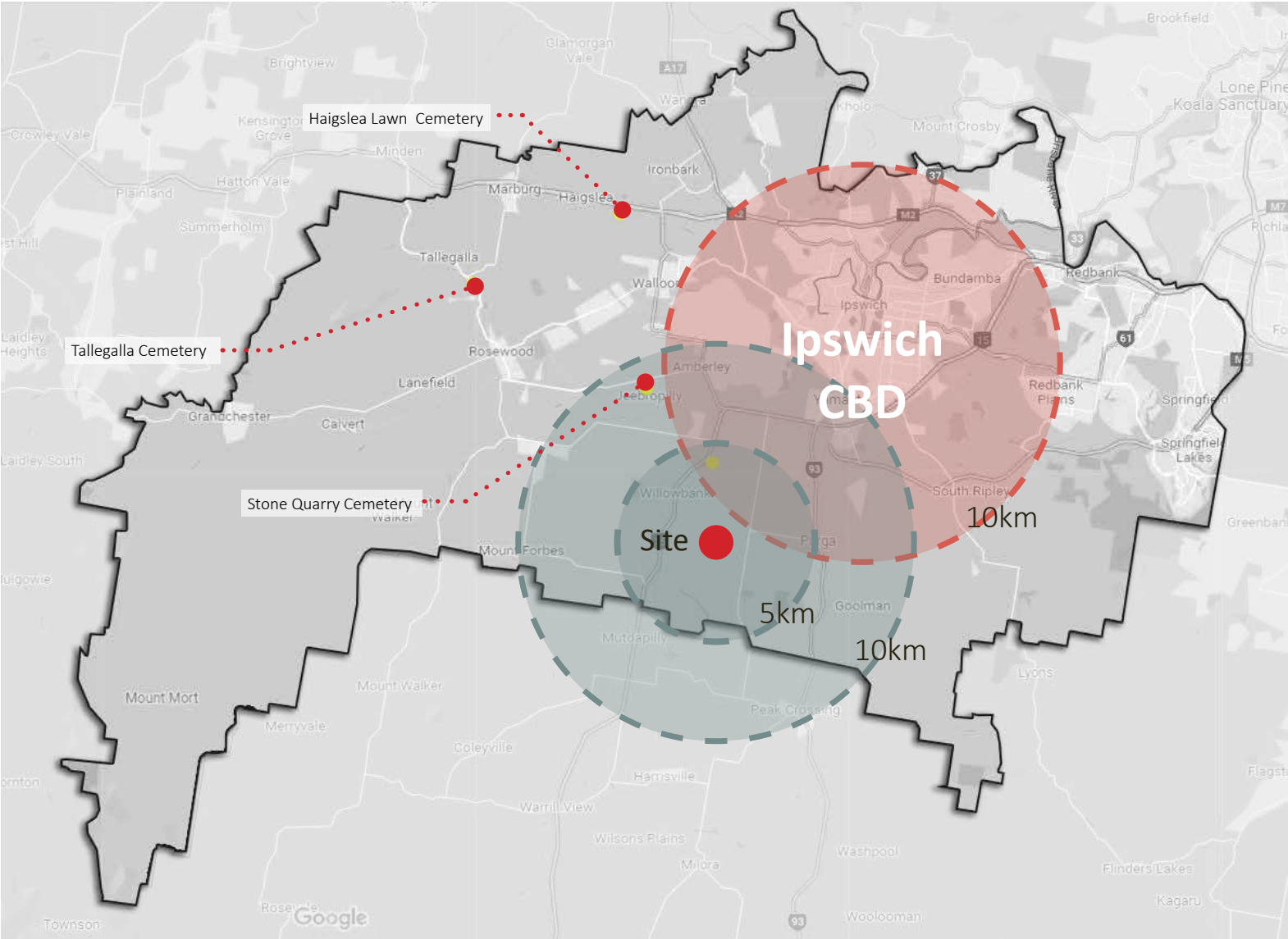
12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306

ISSUE DATE:	29/04/22
PROJECT NO.	PRC00011
STATUS:	CONCEPT
SCALE:	N/A
DRAWN BY:	DT



Sheet 02  
of 20  
REV A





Map sourced from IKnow  
Not to scale

SITE SUMMARY

ADDRESS: 12 Anderson Day Drive, Willowbank Qld 4306

SIZE: 24.78 ha

LOCATION: Approximately 15km from Ipswich CBD

SITE CONDITIONS: The site is compassed by the protected Melaleuca Forest to the south and Ebenezer Creek to the north, the Cunningham Hwy to the west, and a private property to the east. These boundaries offer challenges to the site that include extensive areas affected by flooding and an ecologically protected zone, both restricting future development for burial services.

ABOUT: Since its opening in 1979, Warrill Park Lawn Cemetery has become the largest and most utilised cemetery in Ipswich. Originally operated by the Ipswich Cemetery Trust, the Ipswich City Council became the Trustee in 1979.

The cemetery houses over 11,000 graves, and offers a range of funeral services, including open lawn burials and cremation options. Cremation options include plaques placed in memorial gardens, columbariums and bush burials. Currently the Bush Burials are illegally located in the under-storey of the Melaleuca Forest. Though the ‘Melaleuca Walk’ pathway is to remain\*, no future expansion to this area is permitted.

[\*Refer to ICC 21003 Melaleuca irbyana Impact Assessment Report, Oct 2021]

SITE SUMMARY

Warrill Park Lawn Cemetery - Preliminary Concept Design  
12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306

	ISSUE DATE:	29/04/22		Sheet 03 of 20 REV A
	PROJECT NO.	PRC00011		
	STATUS:	CONCEPT		
	SCALE:	N/A		
	DRAWN BY:	DT		



PROJECT OBJECTIVES

These conceptual plans have been informed directly by the Site Analysis and Opportunities and Constraints highlighted on site. Key objectives implemented into the designs are as follows:

- Provide future protection and direction to the site, its assets and resources
- Allow the opportunities and constraints highlighted in the Site Analysis to inform the design outcome
- Enhance the amenity and comfort for visitors, including shade, seating, and quiet areas for refecction
- Improve accessibility and safety within the site where possible
- Locate future carparking
- Address water management across the site
- Implement innovative and sustainable solutions that consider the environment, future maintenance and visitor appeal.
- Enhance the site character through a uniformed approach to proposed materiality and planting selections

KEY ISSUES



Entry- difficult to turn right into site; unaccessable during flood 1:100 AEP



No shade; No kerb or DDA path.



Bush burial area; Inappropriate planting; Not DDA accessible; Protected Area



Multi-character planting/shelter

PROJECT OBJECTIVES AND KEY ISSUES

Warrill Park Lawn Cemetery - Preliminary Concept Design  
12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306

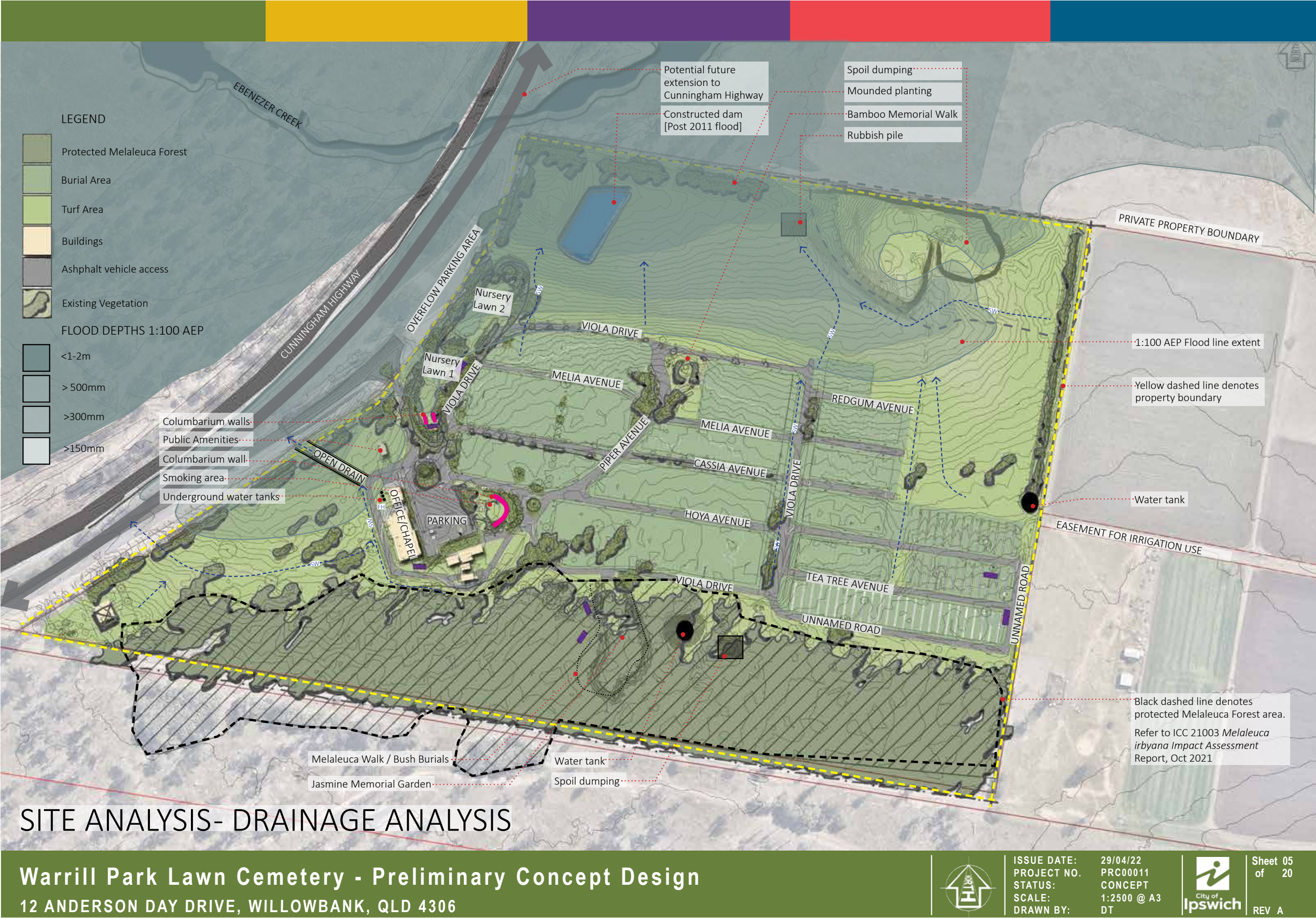


ISSUE DATE: 29/04/22  
PROJECT NO. PRC00011  
STATUS: CONCEPT  
SCALE: N/A  
DRAWN BY: DT



Sheet 04  
of 20  
REV A









**Warrill Park Lawn Cemetery - Preliminary Concept Design**  
12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306

	ISSUE DATE:	29/04/22		Sheet 06 of 20 REV A
	PROJECT NO.	PRC00011		
	STATUS:	CONCEPT		
	SCALE:	1:2500 @ A3		
	DRAWN BY:	DT		



OPPORTUNITIES	CONSTRAINTS
Open turf space for extended grave site	Flood zone limits site availability for development
Dam, water collection for irrigation	Limited space for growth
Dam, potential water feature	Protected Melaleuca forest-limits site use
Neighbours lot to rear for future expansion	Existing graves placement-reduces width of roads and pathway
Natural / bush burials to be continued elsewhere on site	Existing plant species- no theme, uncharacteristic to area
Use of excess soil collected for site fill	Flat site- slow stormwater movement across site leaving surface often boggy
Open flood areas for public use gardens	Initial entry to site- awkward right turn
Good view to site from highway	Minimal seating areas
Some existing buildings are relocatable, could be replaced	No DDA compliant pathways across site
Set a 'language' or theme for Ipswich Cemeteries- furniture, signage, planting	Surface treaments are difficult to access
New entrance- out of flood zone	Roads are damaged, no kerbs and limited drainage- sharp drop at edges of roads creating a risk for some users
Garden rooms- offering different experiences/cultures	Overflow parking conficts with proposed extension to Highway
Outdoor chapel in garden area	No public entrance to site during flood
Residence on site could be used as Office. This would allow for clients to access administration facilities without conflicting with funerals in progress. Extra carparking and gardens could be made available to public	Childrens burial area has limited room for expansion
Opportunity to stage design	Limited irrigation on site.
Utilise stormwater runoff for irrigation	Spoil and rubbish mounds are very visible and lie within the flooding area
Consider a site map for visitor use	Limited carparking to support grave sites

OPPORTUNITIES & CONSTRAINTS

Warrill Park Lawn Cemetery - Preliminary Concept Design  
12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306

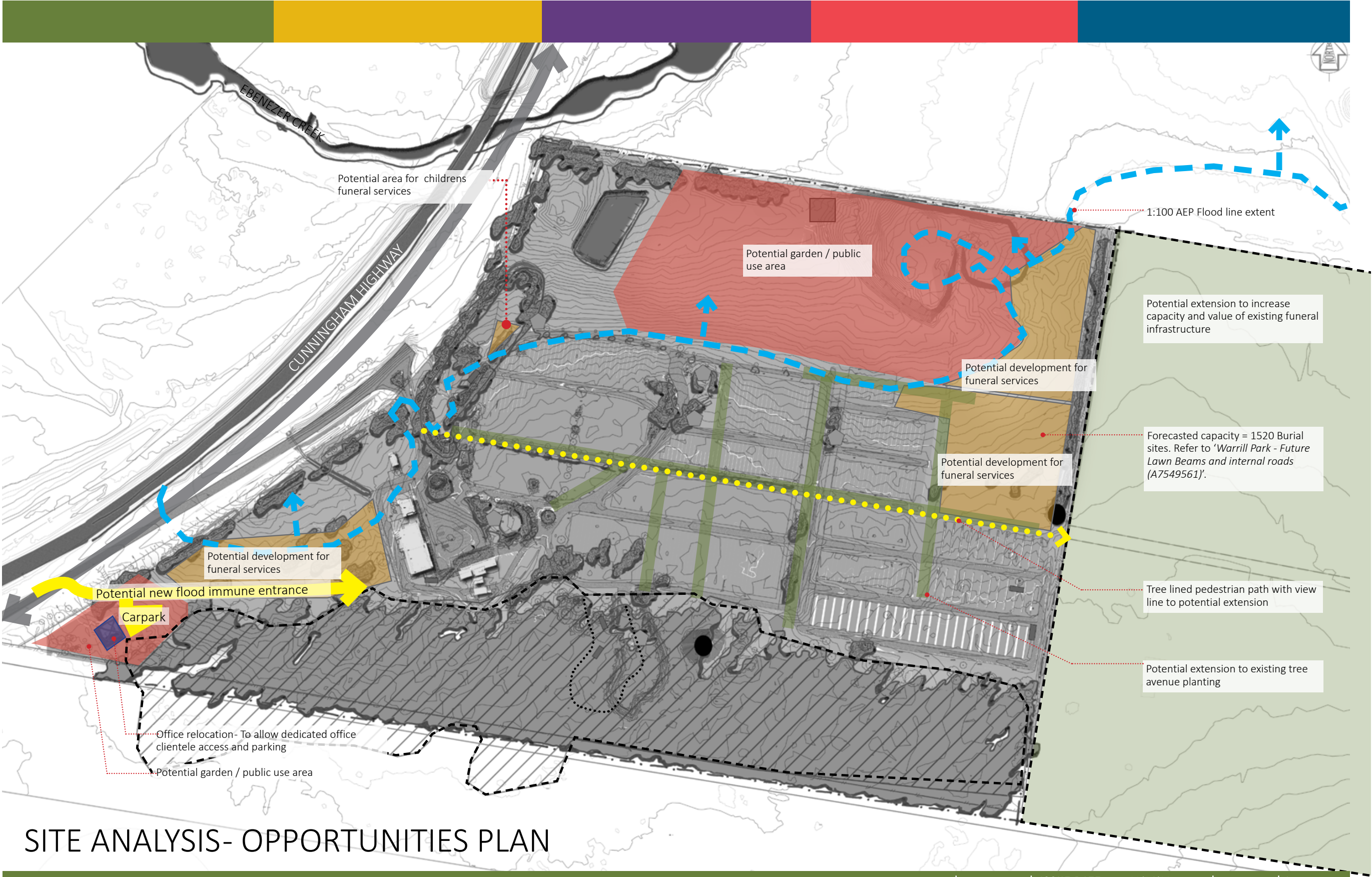
ISSUE DATE: 29/04/22  
PROJECT NO. PRC00011  
STATUS: CONCEPT  
SCALE: N/A  
DRAWN BY: DT



Sheet 07  
of 20  
REV A

Page 65 of 148



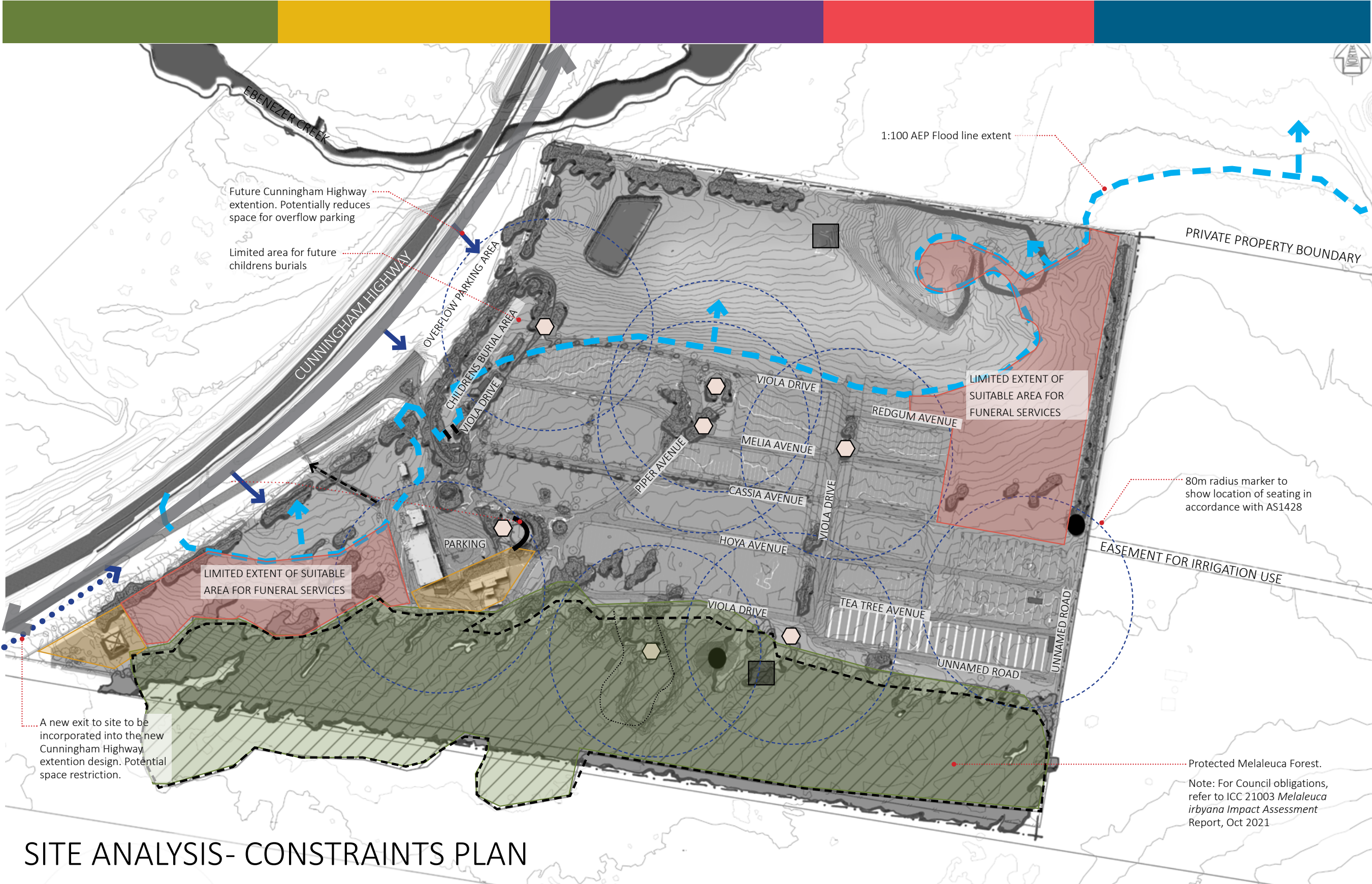


SITE ANALYSIS- OPPORTUNITIES PLAN

**Warrill Park Lawn Cemetery - Preliminary Concept Design**  
12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306

	ISSUE DATE:	29/04/22		Sheet 08
	PROJECT NO.	PRC00011		of 20
	STATUS:	CONCEPT		
	SCALE:	1:2500 @ A3		
	DRAWN BY:	DT		REV A





SITE ANALYSIS- CONSTRAINTS PLAN

Warrill Park Lawn Cemetery - Preliminary Concept Design  
12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306

	ISSUE DATE:	29/04/22		Sheet 09 of 20 REV A
	PROJECT NO:	PRC00011		
	STATUS:	CONCEPT		
	SCALE:	1:2500 @ A3		
	DRAWN BY:	DT		





Note: Refer to ICC 21003 *Melaleuca irbyana* Impact Assessment Report, Oct 2021 for weed management throughout site

EXISTING PLANTING PALETTE

Warrill Park Lawn Cemetery - Preliminary Concept Design  
12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306



ISSUE DATE: 29/04/22  
PROJECT NO: PRC00011  
STATUS: CONCEPT  
SCALE: 1:2500 @ A3  
DRAWN BY: DT



Sheet 010  
of 20  
REV A





MELALEUCA irbyana, AGAVE attenuata



MADAM DE SMET 'Dwarf Umbrella Tree', ECHEVERA var, CHLOROPHYTUM comosum vittatum 'Ribbon Plant'



AGAVA attenuata, DRACENA marginata



PHILODENDRON monstera



PHILODENDRON 'Xanadu



ALOE vera var.



TRACHELOSPERMUM 'Chinese Star Jasmine'



BROMELIAD var.



DRACENA marginata



RHOEO discolor

# EXISTING PLANTING PALETTE- PROTECTED MELALEUCA FOREST

Warrill Park Lawn Cemetery - Preliminary Concept Design  
12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306

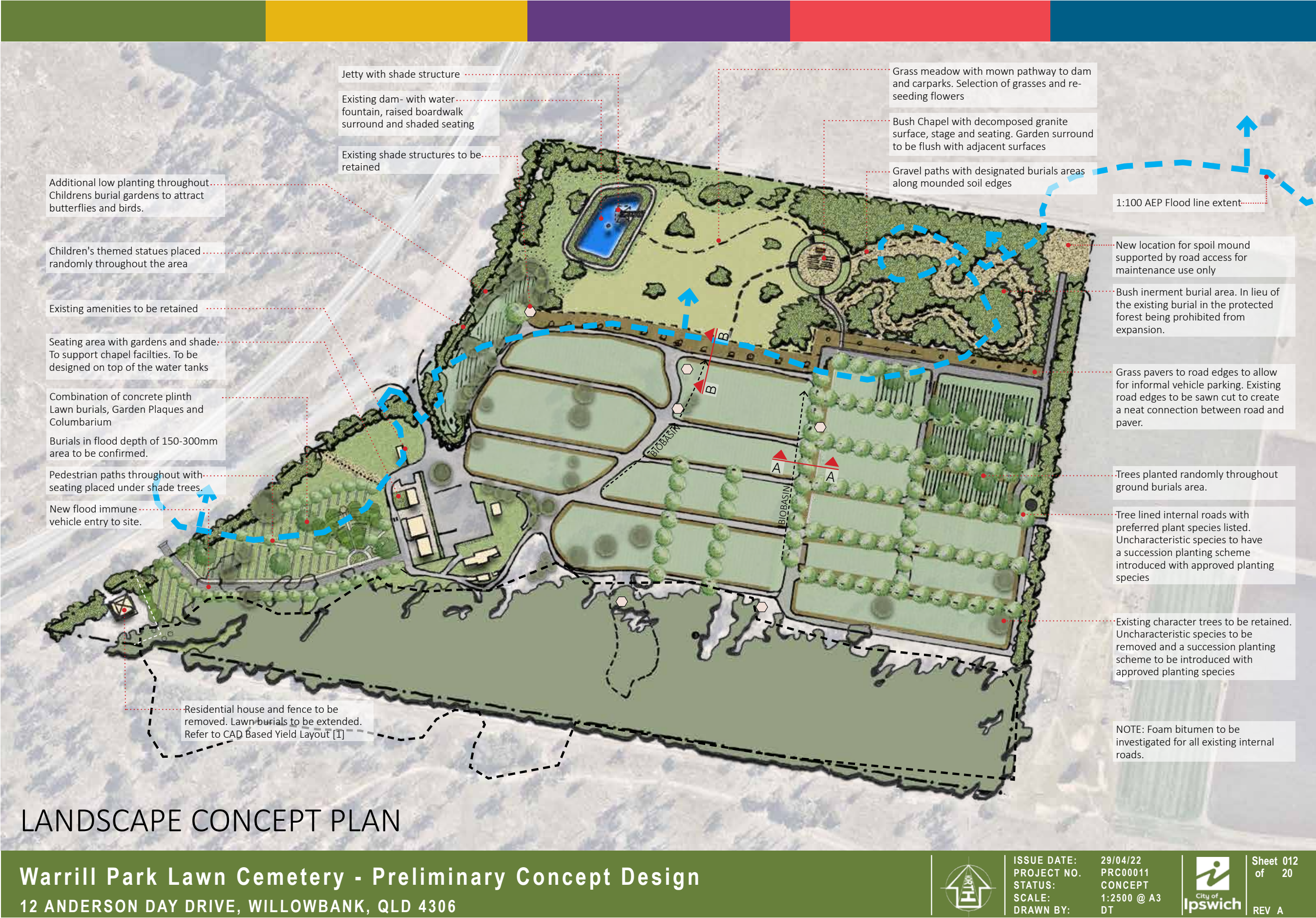


ISSUE DATE: 29/04/22  
PROJECT NO. PRC00011  
STATUS: CONCEPT  
SCALE: N/A  
DRAWN BY: DT

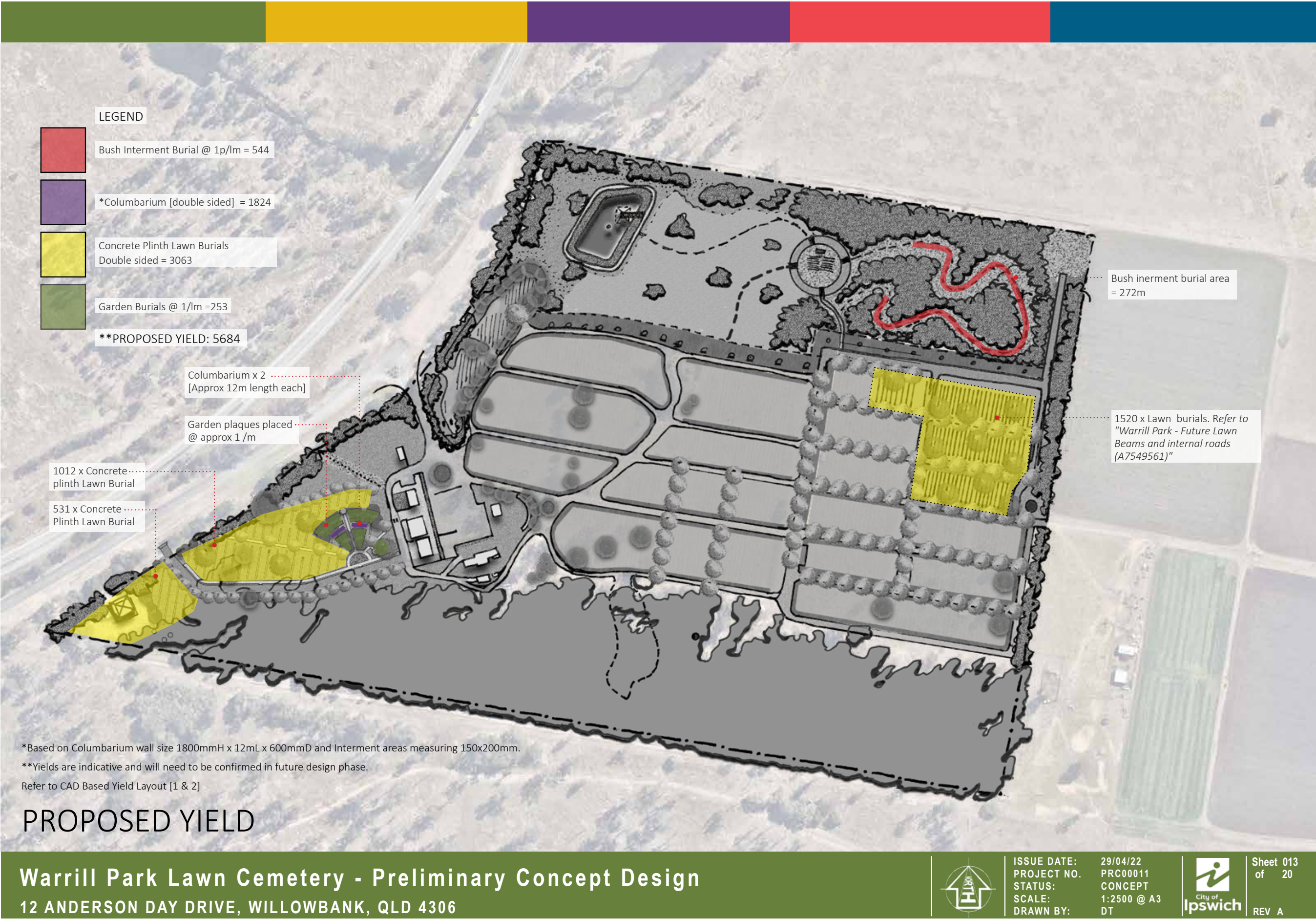


Sheet 011  
of 20  
REV A













Grass meadow with mown pathway



Jetty to dam with viewing platform, to encourage duck feeding



Pathway surrounding dam



Bush Chapel with removable seating and timber structure over platform



Dam planting- Grass sedge edges with lily pads to surface



Fountain in existing dam



Tree avenue to central road to reflect site character



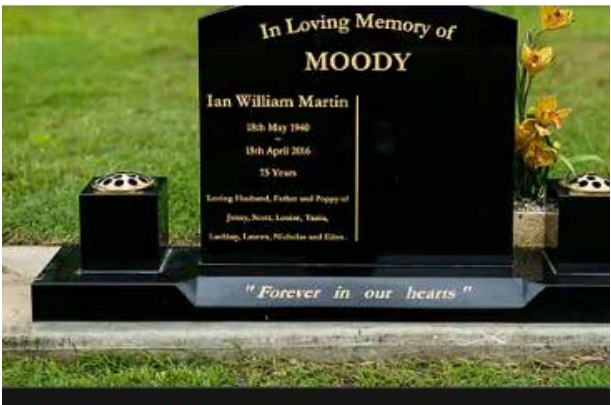
Grass paved edges to internal roads



Lawn burials with shade trees that reflect site character



Curved granite columbarium



Headstone with polished granite on concrete plinth



Seating area near office, to support Chapel



Children burial statue exemplars



Biobasin to road edges with timber path over

CHARACTER IMAGERY

Warrill Park Lawn Cemetery - Preliminary Concept Design  
12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306

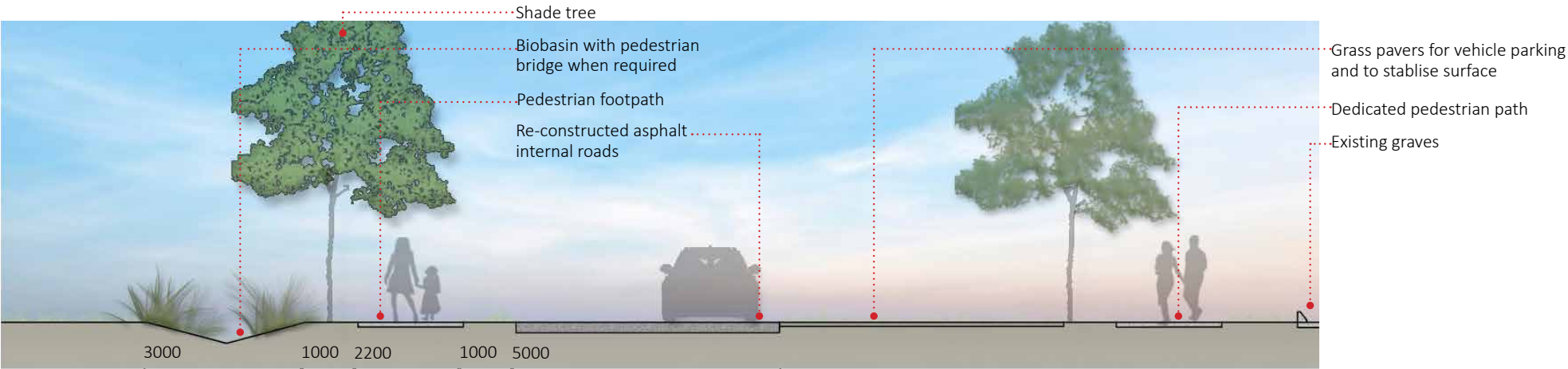


ISSUE DATE: 29/04/22  
PROJECT NO. PRC00011  
STATUS: CONCEPT  
SCALE: N/A  
DRAWN BY: DT

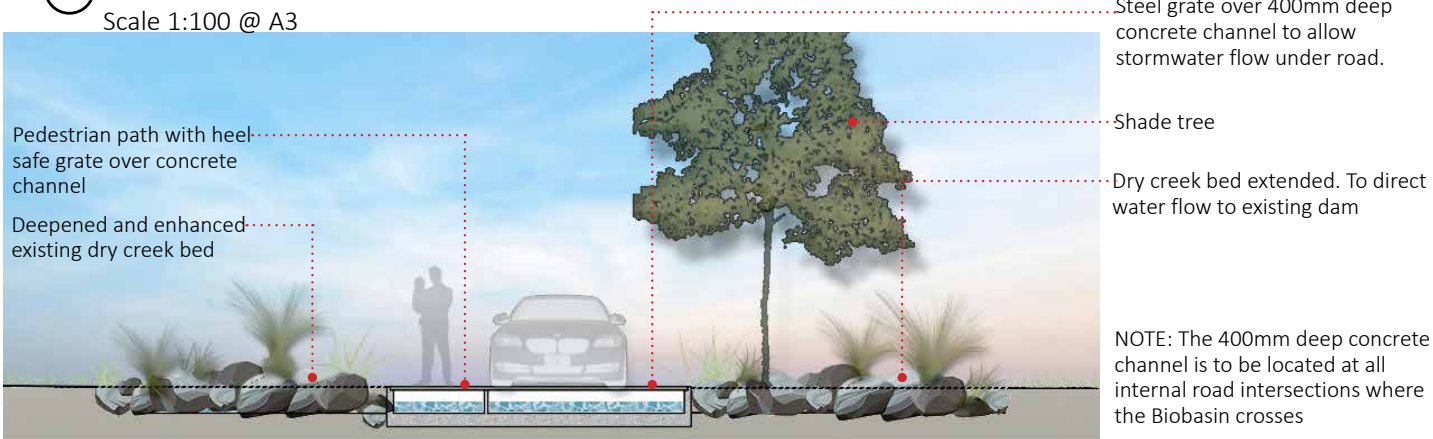


Sheet 014  
of 20  
REV A

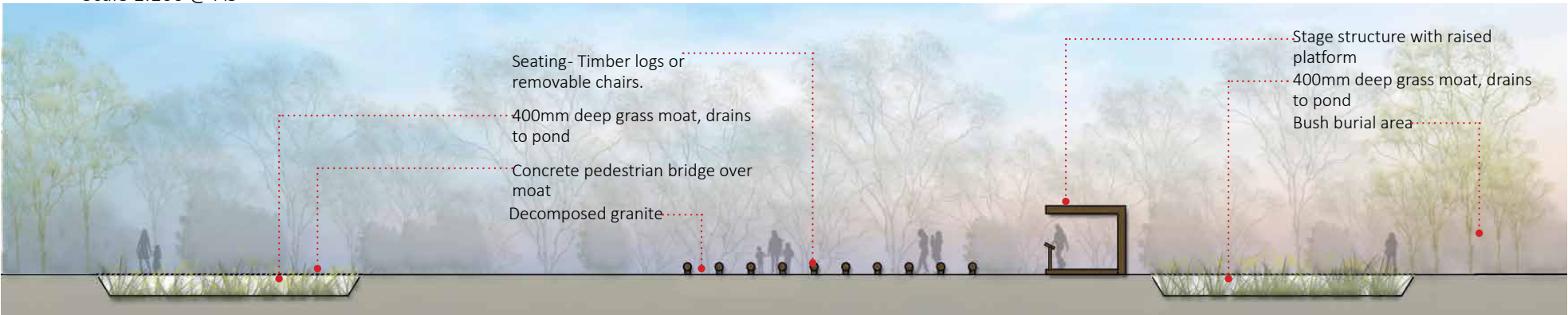




1 Section A  
Scale 1:100 @ A3



2 Section B  
Scale 1:100 @ A3



3 Section C  
Scale 1:200 @ A3

SECTIONS

Warrill Park Lawn Cemetery - Preliminary Concept Design  
12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306



ISSUE DATE: 29/04/22  
PROJECT NO. PRC00011  
STATUS: CONCEPT  
SCALE: AS SHOWN  
DRAWN BY: DT



Sheet 015  
of 20  
REV A



TREES



EUCALYPTUS moluccana

EUCALYPTUS tereticornis

CORYMBIA citriodora

FINDERSIA australis

TRISTANIOPSIS 'Luscious'

LOPHOSTEMON confertus

SHRUBS



BACKHOUSIA myrtifolia

AUSTROMYRTUS dulcis

GREVILLEA Superb

LEPTOSPERMUM Pink Cascade

EREMOPHILA 'Magic Blush'

SYZYGIUM Pink Cascade

GROUNDCOVERS



PENNISETUM alopecuroides

CRINUM pedunculatum

GAZANIA Pink

GARDENIA radicans

JUNIPER horizontalis

LOMANDRA Tanika

DRY CREEK BED/SWALES



LIRIOPE Evergreen Giant

SCAEVOLA aemula

VIOLA hederacea

BANKSIA robur

CAREX appressa

FICINEA nodosa

PLANTING PALLETTE	
BOTANNICAL NAME	COMMON NAME
TREES	
ACACIA fimbriata	Brisbane Wattle
ACACIA floribunda	Gossamer Wattle
BRACHYCHITON discolor	Lacebark Tree
BRACHYCHITON populneus	Kurrajong
CORYMBIA citriodora*	Lemon Scented Gum
CASUARINA cunninghamiana	River She-Oak
EUCALYPTUS moluccana*	Grey Box
EUCALYPTUS tereticornis*	Forest Red Gum
FLINDERSIA australis*	Crows Ash
LEPTOSPERMUM petersonii	Lemon-scented Tea Tree
LOPHOSTEMON confertus*	Queensland Brush Box
TRISTANIOPSIS 'Luscious'*	Water Gum
SHRUBS	
ACMENA smithii 'Hot Flush'	Lilly Pilly
AUSTROMYRTUS dulcis*	Midgen Berry
BACKHOUSIA myrtifolia*	Grey Myrtle
CALLISTEMON 'Great Balls of Fire'	Great Balls of Fire
EREMOPHILA 'Magic Blush'*	Emu Bush
GREVILLEA Superb*	Grevillea 'Superb'
LEPTOSPERMUM Pink Cascade*	Tea Tree
PITTOSPORUM tobira 'Miss Muffet'	Miss Muffet
RHAPHIOLEPIS indica 'Cosmic White'	Indian Hawthorn
SYZYGIUM Pink Cascade*	Lilly Pilly
WESTRINGEA fruticosa	Coastal Rosemary
GROUNDCOVERS	
ASPLENIUM australasicum	Crows Nest
BRACHYSCOME multifida	Rock Daisy
CRINUM pedunculatum*	Swamp Lily
DIETES bicolour	Yellow Peacock Flower
DIETES grandiflora	Wild Iris
GAZANIA Pink*	Gazania Pink
GARDENIA radicans*	Dwarf Gardenia
JUNIPER horizontalis*	Creeping Juniper
LIRIOPE Evergreen Giant*	Turf Lily
LOMANDRA hystrix 'Katie Belles'	Mat Rush
LOMANDRA 'Tanika'*	Mat Rush
PENNISETUM alopecuroides*	Foxtail Grass
SCAEVOLA aemula*	Fan Flower
VIOLA hederacea*	Native Violet
DRY CREEK BED / SWALE	
BANKSIA robur*	Swamp Banksia
CAREX appressa*	Tall Sedge
FICINEA nodosa*	Knobby Club-Rush
LIRIOPE Evergreen Giant*	Turf Lily
LOMANDRA hystrix 'Katie Belles'	Mat Rush

PREFERRED PLANTING PALETTE- PROPOSED DEVELOPMENT AREA

Warrill Park Lawn Cemetery - Preliminary Concept Design  
12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306



ISSUE DATE: 29/04/22  
PROJECT NO. PRC00011  
STATUS: CONCEPT  
SCALE: N/A  
DRAWN BY: DT



Sheet 016  
of 20  
REV A



TREES



ACACIA fimbriata

ALPHITONIA excelsa

GREVILLEA robusta

LEPTOSPERMUM petersonii

MELALEUCA viminalis

SHRUBS



ASPENIUM australasicum

HOVEA acutifolia

ISOPOGON anemonifolius

LEPTOSPERMUM polygalifolium

GROUNDCOVERS



ACTINOTUS helianthin

CALOTIS dentex

CHRYSOCEPHALUM apiculatum

EREMOPHILA debilis

HARDENBERGIA violacea

HIBBERTIA sp.



LOMANDRA hystrix

LOMANDRA laxa

PIMELEA linifolia

TETRAGONIA tetragonoides

THEMEDA triandra

VIOLA hederacea

PLANTING PALLETTE	
BOTANNICAL NAME	COMMON NAME
TREES	
ACACIA fimbriata	Brisbane Wattle
ALPHITONIA excelsa	Soap Tree
GREVILLEA robusta	Silky Oak
LEPTOSPERMUM petersonii	
MELALEUCA viminalis	Weeping Bottlebrush
SHRUBS	
ASPENIUM australasicum	Birds Nest Fern
HOVEA acutifolia	Pointed Leaf Hovea
ISOPOGON anemonifolius	Broad-leaved Drumsticks
LEPTOSPERMUM polygalifolium	Tantoon, Yellow Tea Tree
GROUNDCOVERS	
ACTINOTUS helianthin	Flannel Flower
CALOTIS dentex	White Burr Daisy
CHRYSOCEPHALUM apiculatum	Yellow Buttons
EREMOPHILA debilis	Winter Apple
HARDENBERGIA violacea	Sarsparilla
HIBBERTIA sp.	Guinea Flower
LOMANDRA hystrix	Mat Rush
LOMANDRA laxa	Mat Rush
PIMELEA linifolia	Rice Flower
TETRAGONIA tetragonoides	Warrigal Greens
THEMEDA triandra	Kangaroo Grass
VIOLA hederacea	Native Violet

Note: Refer to ICC21003 Planting Guideline (A7725967)

PREFERRED PLANTING PALETTE- PROTECTIVE MELALEUCA FOREST REVEGETATION

Warrill Park Lawn Cemetery - Preliminary Concept Design

12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306



ISSUE DATE: 29/04/22

PROJECT NO: PRC00011

STATUS: CONCEPT

SCALE: N/A

DRAWN BY: DT



Sheet 017 of 20

REV A





Grass pavers



Composite timber for decking



Shelters



Seating



Road grate



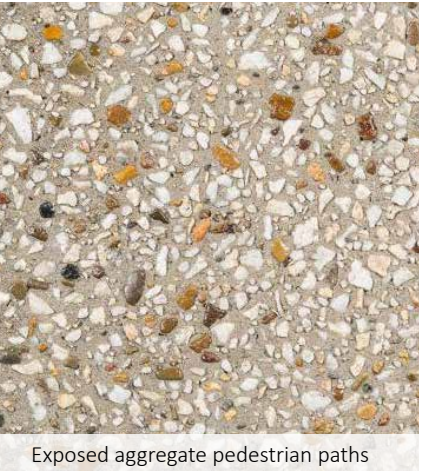
Pedestrian heel safe grate



Combination of rough and polished granite for columbariums



Foam Bitumen to internal roads



Exposed aggregate pedestrian paths



Bush Burial gravel pathway



Australian Bush colour palette

# INDICATIVE MATERIAL PALETTE

Warrill Park Lawn Cemetery - Preliminary Concept Design  
12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306



ISSUE DATE: 29/04/22  
PROJECT NO. PRC00011  
STATUS: CONCEPT  
SCALE: N/A  
DRAWN BY: DT



Sheet 018  
of 20  
REV A





CAD BASED YIELD LAYOUT [1]

Warrill Park Lawn Cemetery - Preliminary Concept Design  
12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306

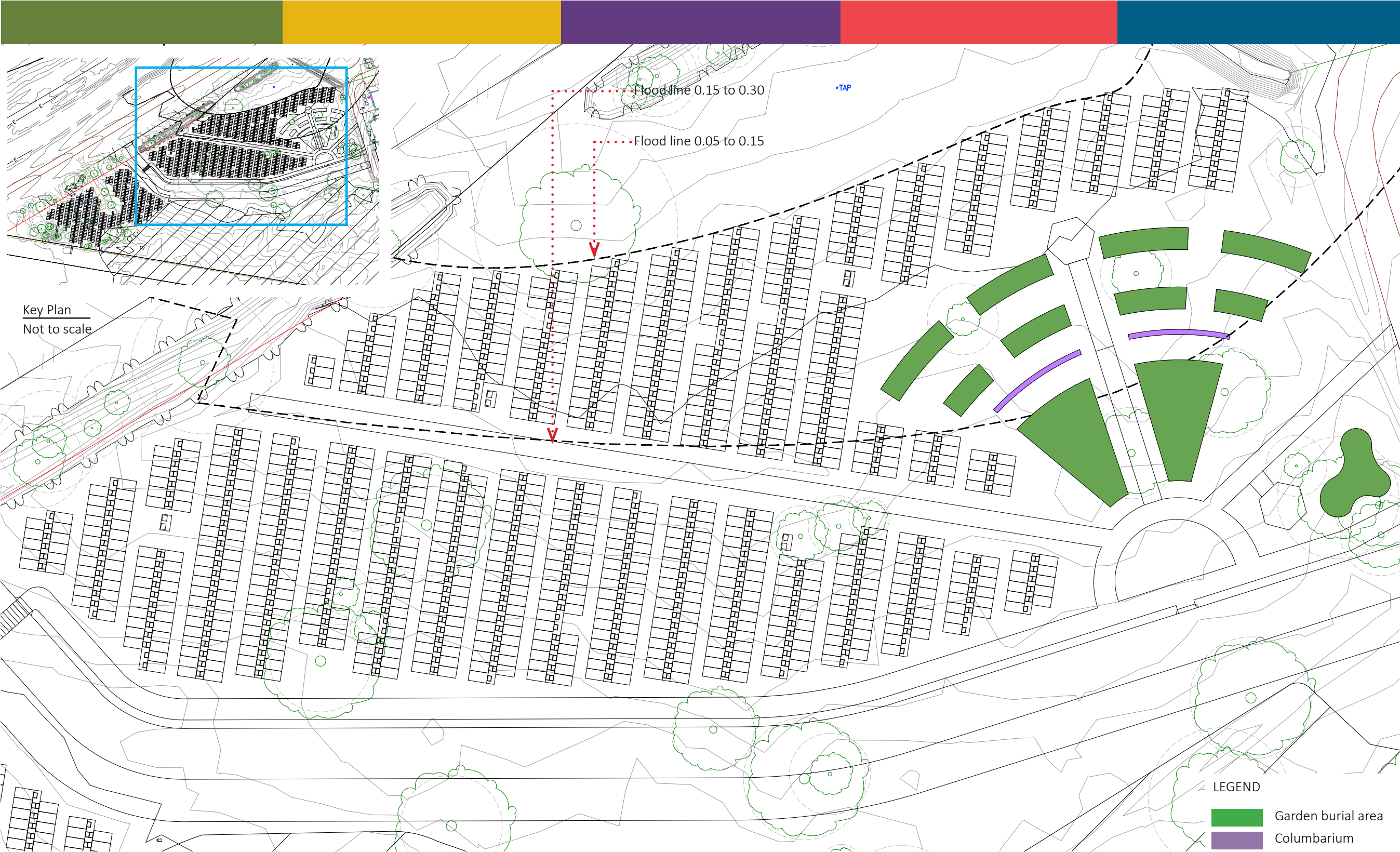


ISSUE DATE: 29/04/22  
PROJECT NO. PRC00011  
STATUS: DRAFT  
SCALE: 1:400 @ A3  
DRAWN BY: DT



Sheet 019  
of 20  
REV A





APPENDIX- CAD BASED YIELD LAYOUT [2]

Warrill Park Lawn Cemetery - Preliminary Concept Design  
12 ANDERSON DAY DRIVE, WILLOWBANK, QLD 4306

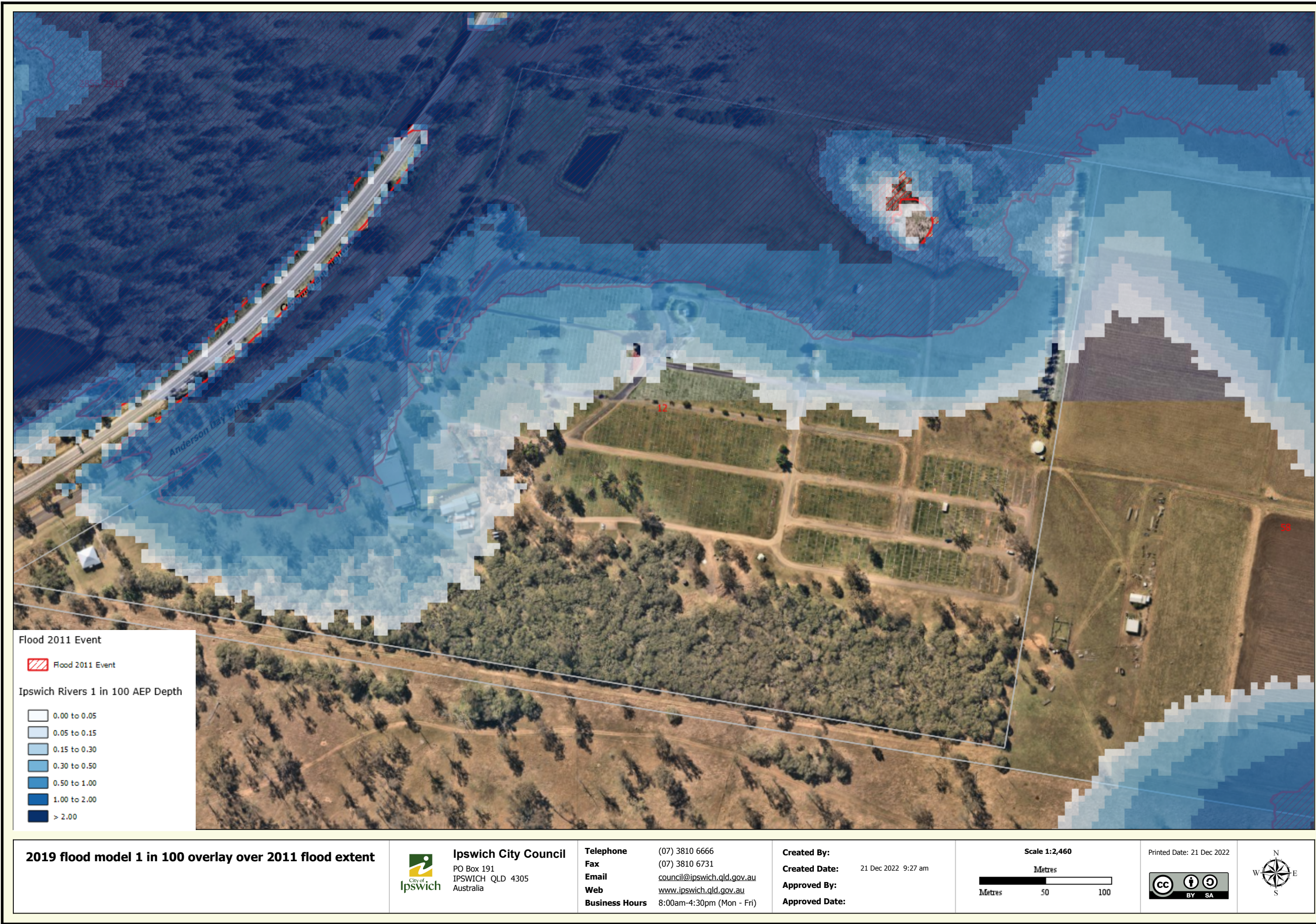


ISSUE DATE: 29/04/22  
PROJECT NO. PRC00011  
STATUS: DRAFT  
SCALE: 1:400 @ A3  
DRAWN BY: DT



Sheet 020  
of 20  
REV A







Doc ID No: A8568715

ITEM: 4

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

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 4 JANUARY 2023

### **EXECUTIVE SUMMARY**

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/S**

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

### **RELATED PARTIES**

Applicant - The Austral Brick Co Pty Ltd

### **IFUTURE THEME**

Vibrant and Growing

### **PURPOSE OF REPORT/BACKGROUND**

On 1 December 2022 Council received correspondence from the Department of State Development, Infrastructure, Local Government and Planning seeking comment on an application for a Regional Interests Development Approval (RIDA) for a resource activity: mining and other resource activities under the *Regional Planning Interests Act 2014* (RPI Act 2014).

The application relates to the following properties:

Lot 70 CH31283, Lot 4 RP50009, Lot 1 RP49462 and Lot 64 CH31240 as shown on Figure 1: Location Plan.

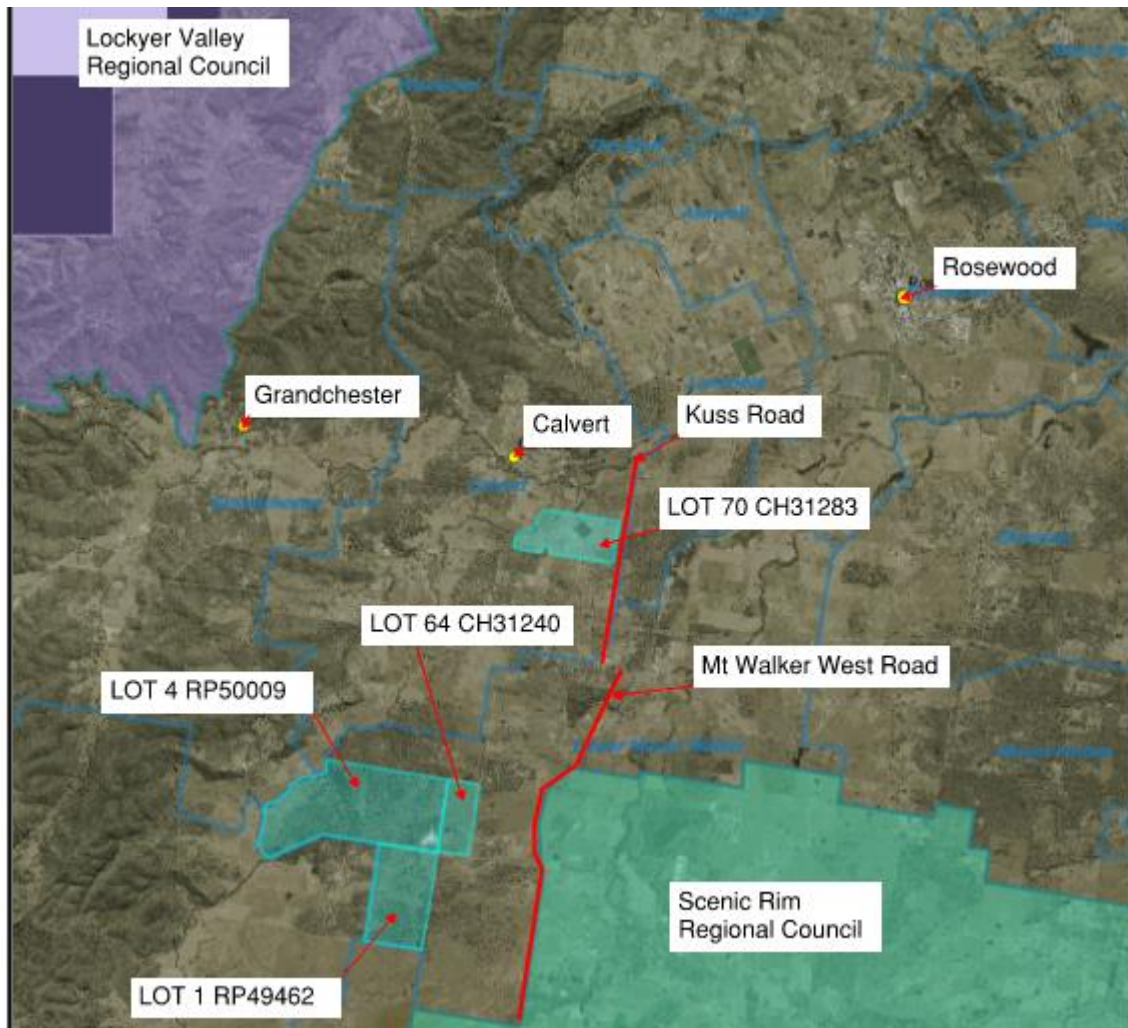


Figure 1: Location Plan

The application states that the approval is sought for exploration activities within the Priority Living Area 'to determine the presence of all minerals other than coal, with a focus on determining the presence of Clay (Brick Clay) and Shale' and includes that:

- A. activities include Geological Data Collection, Drilling to approximately 25m depth and Geophysical Surveys
- B. activities are low impact activities with minimal ground disturbance and no permanent infrastructure
- C. activities are in the Rural zone of the Ipswich City Planning Scheme.

The reason Council is an assessing agency for this application under the RPI Act 2014 is because the land subject to the application is in the Priority Living Area of the RPI Act 2014. The Priority Living Area is an area that roughly aligns with the South-East Queensland Regional Plan.

Council's role in the process is to provide advice on the expected impact of the activity on –

- A. the opportunity to protect and enhance the land for urban development; and
- B. The amenity of, and the community in, the priority living area.

This function is prescribed under Schedule 1 of the Regional Planning Interests Regulation 2014.

The criteria which the application is assessed is prescribed under Schedule 2 of the Regional Planning Interests Regulation 2014 and are as follows -

- A. the activity is unlikely to adversely impact on development certainty—
  - i. for land in the immediate vicinity of the activity; and
  - ii. in the priority living area generally;
- B. carrying out the activity in the priority living area, and in the location stated in the application, is likely to result in community benefits and opportunities, including, for example, financial and social benefits and opportunities.

### Comments

With respect to Schedule 1 of the RPI Regulation 2014, the expected impact of the activity is considered minimal. The application is for mining exploration activities which are low-impact and are not expected to cause amenity issues, as the activities appear similar to soil testing/boring.

With respect to Schedule 2 of the RPI Regulation 2014, it is not expected that the exploration activity is likely to adversely impact on development certainty for the land in the immediate vicinity of the activity.

However, if the exploration identifies resources suitable for mining, there are concerns about the appropriateness of future mining activities in the identified locations. With respect to Schedule 2 of the RPI Act 2014, future mining activities that may occur after exploration (and subject to a separate RIDA) are likely to adversely impact on land in the immediate vicinity for the following reasons;

- The subject sites are predominately within the Rural A and Rural B Zones. The Overall Outcomes of the *Ipswich Planning Scheme 2006* for the Rural Areas seeks to maintain the rural amenity. There are concerns relating to potential impacts to the amenity of existing residents and nearby tourism uses (such as Spicers); and
- The existing road infrastructure will be heavily impacted by any future mining uses, with upgrades likely to be required. In addition, there are concerns relating to proposed haul routes, especially through or near existing residential areas.

The above comments are contained in Attachment 1 as the response to DSDILGP.

### LEGAL IMPLICATIONS

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

Regional Planning Interests Act 2014

### POLICY IMPLICATIONS

None.



## RISK MANAGEMENT IMPLICATIONS

If a response is not provided to DSDILGP, Council will not be performing its prescribed functions under the Regional Planning Interests Act.

## FINANCIAL/RESOURCE IMPLICATIONS

None.

## COMMUNITY AND OTHER CONSULTATION

Pursuant to section 34(2) of the RPI Act, the application requires notification. In accordance with section 35 of the RPI Act, the applicant is required to:

- publish a notice about the application 'at least once in a newspaper circulating generally in the area of the land' as prescribed in section 13 of the Regional Planning Interests Regulation 2014 (RPI Regulation)
- where not the owner of the land, give the owners of the land notice about the application.

Public notification must commence within 10 business days of providing the information required to assist in the assessment of the application. The notification period is 15 business days.

## CONCLUSION


DSDILGP has requested comments from Council regarding an application for mining exploration activities on properties in Mt Walker. It is recommended that a response be provided which advises that it is not expected that the exploration activities will contravene the assessment criteria of the RPI Regulation 2014, it is expected that any future mining activities (which would be subject to a future application) would contravene the assessment criteria of the RPI Regulation 2014 and would not be supported due to impacts of amenity and road infrastructure.

## HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	That Council provide the response to Department of State Development, Infrastructure, Local Government and Planning.
(b) What human rights are affected?	Nil
(c) How are the human rights limited?	Not Applicable
(d) Is there a good reason for limiting the relevant rights?	Not Applicable

Is the limitation fair and reasonable?	
(e) Conclusion	The decision is consistent with human rights.

#### ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Full Council Response - New application under the RPI Act 2014 _ RPI22_009 Austral - Mt Walker EPM <a href="#">↓</a> 
----	---

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”***

A8512966  
Anthony Bowles  
(07) 3810 6354

Department of State Development, Infrastructure, Local  
Government and Planning  
Development Assessment Division, Planning Group  
[Morag.Elliott@dsdilgp.qld.gov.au](mailto:Morag.Elliott@dsdilgp.qld.gov.au)

23 February 2023

Dear Morag

**Re: Response - New application under the RPI Act 2014: RPI22/009 Austral - Mt Walker EPM  
Lot 70 CH31283, Lot 4 RP50009, Lot 1 RP49462 and Lot 64 CH31240**

Thank you for your correspondence dated 1 December 2022 seeking comment on an application for a Regional Interests Development Approval (RIDA) for a resource activity: mining and other resource activities under the *Regional Planning Interests Act 2014* (RPI Act 2014) made to the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) over the abovementioned properties.

At its meeting of 23<sup>rd</sup> February 2023, Council resolved to provide the following response;

With respect to Schedule 1 of the RPI Regulation 2014, the expected impact of the activity is considered minimal. The application is for mining exploration activities which are low-impact and are not expected to cause amenity issues, as the activities appear similar to soil testing/boring.

With respect to Schedule 2 of the RPI Regulation 2014, it is not expected that the exploration activity is likely to adversely impact on development certainty for the land in the immediate vicinity of the activity.

However, if the exploration identifies resources suitable for mining, there are concerns about the appropriateness of future mining activities in the identified locations. With respect to Schedule 2 of the RPI Act 2014, future mining activities that may occur after exploration (and subject to a separate RIDA) are likely to adversely impact on land in the immediate vicinity for the following reasons;

- The subject sites are predominately within the Rural A and Rural B Zones. The Overall Outcomes of the *Ipswich Planning Scheme 2006* for the Rural Areas seeks to maintain the rural amenity. There are concerns relating to potential impacts to the amenity of existing residents and nearby tourism uses (such as Spicers); and

The existing road infrastructure will be heavily impacted by any future mining uses, with upgrades likely to be required. In addition, there are concerns relating to proposed haul routes, especially through or near existing residential areas.

Thank you again for the opportunity to provide comment on this application. If you have any queries regarding this correspondence, please contact me on the telephone number listed above.

Yours faithfully

Anthony Bowles  
**MANAGER, DEVELOPMENT PLANNING**

Doc ID No: A8608142

ITEM: 5  
SUBJECT: EXERCISE OF DELEGATION REPORT  
AUTHOR: MANAGER, DEVELOPMENT PLANNING  
DATE: 24 JANUARY 2023

### EXECUTIVE SUMMARY

This is a report concerning applications that have been determined by delegated authority for the period 15 November 2022 to 24 January 2023.

### RECOMMENDATION

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

### RELATED PARTIES

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

### IFUTURE THEME

A Trusted and Leading Organisation

### PURPOSE OF REPORT/BACKGROUND

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

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

### LEGAL/POLICY BASIS

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

*Local Government Act 2009*

*Planning Act 2016*

*Economic Development Act 2012*

## RISK MANAGEMENT IMPLICATIONS

**There are no risk management implications associated with this report.**

## HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
RECEIVE AND NOTE REPORT
The recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

## FINANCIAL/RESOURCE IMPLICATIONS

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



## COMMUNITY AND OTHER CONSULTATION

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

## CONCLUSION

The Planning and Regulatory Services Department is responsible for the assessment and determination of development applications. Attachment 1 to this report provides a list of development applications that were determined by delegated authority for the period 15 November 2022 to 24 January 2023.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Exercise of Delegation Report  
----	---

Anthony Bowles

**MANAGER, DEVELOPMENT PLANNING**

I concur with the recommendations contained in this report.

Peter Tabulo

**GENERAL MANAGER PLANNING AND REGULATORY SERVICES**

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





## PLANNING AND REGULATORY SERVICES

## Development Applications Determined by Authority

Below is a list of Development Applications determined between 15 November 2022 and 24 January 2023

Total number of applications determined - 752

DIVISION 1						
No Authority Assigned: 1 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
8702/2022/PDAEE	CLAG Pty Ltd	33-37 Fischer Road, Flinders View	Compliance Assessment – Condition 31(a) Bushfire Risk Management	23/11/2022	Approved	
Delegated Authority: 394 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
10561/2022/BORIST	Burbank Homes	17 Jolly Mews, Ripley	Building over or near a stormwater drain - Dwelling	13/01/2023	Approved	Engineering Delivery West Manager
10340/2022/BR	Dynamic Building Approvals	22-24 Eastfield Court, Deebling Heights	Amenity and Aesthetics - Shed	12/01/2023	Approved	Building Regulatory Officer
11257/2022/BR	Mr George Walter Redmond Chapman	15A Wilkie Avenue, Redbank Plains	Amenity and Aesthetics - Retaining Wall	15/11/2022	Approved	Building Regulatory Officer
11743/2022/BR	Project BA	7 Mcbrien Court, Redbank Plains	Siting Variation - Carport	24/11/2022	Approved	Building Regulatory Officer
11990/2022/BR	Ms Allison Leigh Smith	28 Resolution Parade, Flinders View	Siting Variation - Carport	28/11/2022	Approved	Building Regulatory Officer
12349/2022/BR	Precision Building Certification	11 Adam Court, Redbank Plains	Amenity and Aesthetics - Carport	06/12/2022	Approved	Building Regulatory Officer
12366/2022/BR	O'Brien Building Consultants	12 Tindle Street, Redbank Plains	Siting Variation - Carport	08/12/2022	Approved	Building Regulatory Officer
39/2023/BR	Mr Gregory David Yarham and Mrs Sarah Margaret Yarham	96 Willowtree Drive, Flinders View	Amenity and Aesthetics - Carport Siting Variation - Carport	11/01/2023	Approved	Building Regulatory Officer
431/2023/BR	Hi-Tech Blinds & Shutters	84 High Street, Blackstone	Siting Variation - Carport	23/01/2023	Approved	Building Regulatory Officer
5907/2022/BW	Mrs Marlaine Kellie Anforth	228 Wildey Street, Flinders View	Remove Existing Patio, Install New Flyover Roof and Install Old Patio as Carport	16/01/2023	Approved	Building Certifier
9332/2019/LDR/C	Saunders Havill Group	7002 Belle Parade, Ripley	Easement E, F & G on lot 1001 on Plan SP331484	18/11/2022	Approved	Senior Development Planning Compliance Officer
6536/2018/LDR/A	LandPartners	Part Lot 910 Montereia Road, Ripley	Transfer SP326553 - Montereia Stage 11	17/11/2022	Approved	Senior Development Planning Compliance Officer
8658/2017/LDR/B	Aw Bidco No. 6 Pty Ltd	7001 Abrahams Road, South Ripley	Legal Document Request - Stage N9	16/12/2022	Approved	Senior Development Planning Compliance Officer
1399/2022/LDR/A	Wild Mint Watercress Pty Ltd	7002 Watercress Boulevard, Redbank Plains	Preparation of Legal Documentation - Easement	22/12/2022	Approved	Senior Development Planning Compliance Officer
5191/2008/LDR/A	Mr William Shipp	14 Shirley Street, Redbank Plains	Preparation of legal documentation - Easement (Stormwater Drainage)	10/01/2023	Approved	Senior Development Planning Compliance Officer
7213/2014/MAMC/D	Nugrow Ipswich Pty Ltd	Lot 3 Unnamed Road, Swanbank	Minor Change - Special Industry - Compost and Soil Conditioner Manufacturing Facility	13/12/2022	Refused	Development Assessment West Manager
5001/2020/MAMC/C	Ngbp Development Partnership	113 Blackheath Road, Swanbank	Reconfiguring a Lot - Five (5) Lots into Seventeen (17) Lots Operational Works (Earthworks for Stages 1 and 2) Reconfiguring a Lot – -Subdivision by Lease Agreement (99-year lease over proposed Lots 8, 11 and 13)	16/11/2022	Approved	Development Assessment West Manager
16155/2021/MAMC/A	Gibson Architects Pty Ltd	66 Briggs Road, Raceview	Minor Change - Material Change of Use - Business Use (Bulky Goods Sales)	13/12/2022	Approved	Senior Planner (Development)
11241/2022/MAMC/A	Mrs Avril Yvonne Livingstone and Mr James Andrew Livingstone	61-73 Greenwood Village Road, Redbank Plains	Minor Change - Carrying out building work not associated with a material change of use - Shed	06/01/2023	Approved	Development Assessment East Manager
7921/2017/MAPDA/A	Deebling Heights Land Partners Pty Ltd	152-280 Grampian Drive, Deebling Heights	Amendment Application: Material Change of Use – Temporary Sales Office Operational Works – Advertising Devices {2 x Vertical Banner Signs, 1 x Billboard (Hoarding) Sign}	05/12/2022	Approved	Acting Development Assessment West Manager
7231/2020/MAPDA/B	Goldfields Northern Pty Ltd	7002 Trigona Drive, Ripley	Amendment Application - Reconfiguration of a Lot - One (1) lot into Two Hundred and Fifty-Eight (258) Residential Lots, Open Space, New Roads, Drainage Reserve and Balance Lot Material Change of Use - Plan of Development (POD) (7 dwelling types)	21/12/2022	Approved	Development Assessment West Manager
15144/2021/MAPDA/A	Department Of Education	103 Binnies Road, Ripley	Amendment Application - Material Change of Use - Community Use (Educational Establishment)	19/01/2023	Approved	Development Assessment West Manager
5390/2022/MCU	Baird & Hayes Surveyors And Town Planners	70 Kings Road, Mount Mort	Material Change of Use - Intensive Animal Husbandry (Kennels)	23/12/2022	Approved	Development Assessment West Manager
5952/2022/MCU	Duce Pty Ltd	35 Noblevale Way, Swanbank	Material Change of Use - General Industry (Windows, Doors and Ancillary Manufacturing)	29/11/2022	Approved	Development Assessment West Manager
13260/2022/MCU	Ms Betty Lamunu	17 Pitt Way, Redbank Plains	Material Change of Use - Single Residential affected by a Development Constraint Overlay (Mining)	17/01/2023	Approved	Senior Planner (Development)

DIVISION 1						
Delegated Authority: 394 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
11891/2022/NAME	Mr Gary Dellit	2-54 Martin Street, Ripley	Unnaming a portion of road	23/11/2022	Approved	Senior Development Planning Compliance Officer
9904/2017/NAME/A	Stockland	Lot 207 Unnamed Road, Deebing Heights	Road Naming - Botanica - Precinct A Stages 1-9	04/01/2023	Approved	Senior Development Planning Compliance Officer
7766/2022/OD	Brothers Leagues Club Ipswich	105 Robertson Road, Raceview	Advertising Device – Illuminated Pylon Sign	28/11/2022	Approved	Senior Planner (Development)
8431/2022/OD	Brut Pty Ltd	136 Briggs Road, Raceview	Carrying out Building Work not Associated with a Material Change of Use - Two (2) New Open Storage Sheds associated with existing 'Agricultural Machinery Storage'	10/01/2023	Approved	Development Assessment West Manager
9034/2022/OD	Renegade Bowmen	324 Cumner Road, Swanbank	Carrying out building work not associated with a material change of use – Extension to Recreation Use (Outdoor Recreation)	18/11/2022	Approved	Senior Planner (Development)
11241/2022/OD	Mrs Avril Yvonne Livingstone and Mr James Andrew Livingstone	61-73 Greenwood Village Road, Redbank Plains	Carrying out building work not associated with a material change of use - Shed	15/11/2022	Approved	Development Assessment East Manager
12295/2022/OD	Construct 81	120-158 Schreiwies Road, Calvert	Carrying out Building Work not Associated with a Material Change of Use - Proposed Shed	05/12/2022	Approved	Senior Planner (Development)
12885/2022/OD	Project BA	50A Mary Street, Blackstone	Carrying out building work not associated with a material change of use - Storage Shed in a Character Zone	19/12/2022	Approved	Development Assessment Central Manager
20218/2021/OW	KN Group Pty Ltd	7000 Sunbird Drive, Redbank Plains	Bulk Earthworks - Edens Crossing Stages 30-35	22/12/2022	Approved	Engineering Delivery East Manager
6538/2022/OW	Australis Land Pty Ltd	7001 Soho Drive, Deebing Heights	Road work, Stormwater, Drainage work, Earthworks, Landscaping and Signage - Highgrove Estate Stage 2	11/01/2023	Approved	Engineering Delivery West Manager
6541/2022/OW	Australis Land Pty Ltd	7001 Soho Drive, Deebing Heights	Road Work, Stormwater, Drainage Work, Earthworks, Landscaping and Signage - Highgrove Estate Stage 3	11/01/2023	Approved	Engineering Delivery West Manager
6761/2022/OW	CA 3 Pty Ltd	7003 Diamond Way, Redbank Plains	Road work, Stormwater and Earthworks - Stage 1	21/11/2022	Approved	Engineering Delivery East Manager
6895/2022/OW	CV Infrastructure Services Pty Ltd	7001 Sunbird Drive, Redbank Plains	Rate 3 Streetlighting - Eden's Crossing Stage 16	21/12/2022	Approved	Engineering Delivery East Manager
8154/2022/OW	KN Group Pty Ltd	7000 Sunbird Drive, Redbank Plains	Road Work, Stormwater and Earthworks - Edens Crossing Stage 18	01/12/2022	Approved	Engineering Delivery East Manager
8212/2022/OW	WC Designs	217-225 School Road, Redbank Plains	Road Work, Stormwater, Drainage Work and Earthworks	21/12/2022	Approved	Engineering Delivery East Manager
8700/2022/OW	DMB Capital Pty Ltd	12 Monique Court, Raceview	Stormwater and Driveway Crossover	22/11/2022	Approved	Engineering Delivery West Manager
8704/2022/OW	BrisWest Holdings Pty Ltd	19 Noblevale Way, Swanbank	Stormwater Drainage and Earthworks	16/11/2022	Approved	Engineering Delivery East Manager
8908/2022/OW	Mr Mohinder Pal Singh Kahlon and Mrs Rupinder Kaur Kahlon	27-29 Wilkie Avenue, Redbank Plains	Road work, Stormwater and Drainage work	21/12/2022	Approved	Engineering Delivery East Manager
9684/2022/OW	Uncut Global Pty Ltd	21 Gabrielle Place, Deebing Heights	Earthworks	05/01/2023	Approved	Engineering Delivery West Manager
10136/2022/OW	Beca	117-155 Swanbank Coal Road, Swanbank	Earthworks	30/11/2022	Approved	Engineering Delivery East Manager
10427/2022/OW	AS Design Pty Ltd	31-35 Samantha Street, Redbank Plains	Landscaping and Streetscaping	16/12/2022	Approved	Engineering Delivery East Manager
10877/2022/OW	Century Estate Contracting Pty Ltd	639 Redbank Plains Road, Redbank Plains	Landscaping - Century Redbank Plains Estate Stage 4	16/12/2022	Approved	Engineering Delivery East Manager
10935/2022/OW	Century Estate Contracting Pty Ltd	639 Redbank Plains Road, Redbank Plains	Landscaping - Century Redbank Plains Estate Stage 3	21/12/2022	Approved	Engineering Delivery East Manager
11140/2022/OW	Green Synthesis Design Pty Ltd	217-225 School Road, Redbank Plains	Landscaping	22/12/2022	Approved	Engineering Delivery East Manager
637/2022/PDA	Kuchco Pty Ltd	775-785 Ripley Road, South Ripley	Advertising Devices - One (1) Pylon Sign and Three (3) Wall Signs	23/11/2022	Approved	Senior Planner (Development)
7215/2022/PDA	LRP Developments No. 5 Pty Ltd	338-350 Ripley Road, Ripley	Advertising Devices - Twenty (20) Wall Signs; sixteen (16) Pole Signs; seven (7) Pylon Signs, one (1) Banner Sign/Bunting, one (1) Roof Sign and one (1) Created Fascia/Awning Sign	18/11/2022	Approved	Development Assessment West Manager
9969/2022/PDA	126 Watson Road Pty Ltd	126 Watsons Road, South Ripley	Priority Development Area - Reconfiguring a Lot - One (1) Lot into Two (2) Lots	15/12/2022	Approved	Senior Planner (Development)
12990/2022/PDA	Intrapac Property Pty Ltd	7001 Sandstone Boulevard, White Rock	Reconfiguring a Lot - Two (2) Lots into Three (3) Lots (consisting of 1 Management lot and 2 Balance lots)	04/01/2023	Approved	Development Assessment West Manager
1771/2020/PDACA	ACS Consult Pty Ltd	7002 Centenary Highway, South Ripley	Compliance Assessment – Community Greenspace Infrastructure Master Plan	16/12/2022	Approved	Development Assessment West Manager
1772/2020/PDACA	Cusp Landscape Architecture	7002 Centenary Highway, South Ripley	Compliance Assessment – Amendment to an Open Space Staging Plan (as required by a condition of approval)	16/12/2022	Approved	Development Assessment West Manager
8145/2021/PDACA	The Development Directive Pty Ltd	1 Coleman Road, South Ripley	Priority Development Area - Compliance Assessment - Green Space and Open Space IMP	09/12/2022	Approved	Acting Development Assessment West Manager
3021/2022/PDAEE	Peter Eustace and Associates Pty Ltd	7002 Trigona Drive, Ripley	Compliance Endorsement (Streetlighting) – Hayfield Ripley Stage 6	25/11/2022	Approved	Acting Engineering Delivery West Manager
4292/2022/PDAEE	Engeny Water Management	254 Barrams Road, White Rock	Compliance Assessment – Condition 27(a) Waterway Corridor Reconstruction, Rehabilitation and Stabilisation	05/01/2023	Approved	Senior Development Engineer
6742/2022/PDAEE	Arcadis Australia Pacific Pty Ltd	7000 Northridge Road, White Rock	Whiterock Stage 5B – Earthworks, Roadworks and Stormwater Drainage	09/01/2023	Approved	Senior Development Engineer
7233/2022/PDAEE	Robin Russell & Associates Pty Ltd	7001 Burrum Drive, Ripley	Compliance Assessment – Aurora (Daleys) Stage 4 Condition 17 Streetlighting	25/11/2022	Approved	Acting Engineering Delivery West Manager

DIVISION 1						
Delegated Authority: 394 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
8335/2022/PDAEE	KN Group Pty Ltd	307-443 Barrams Road, White Rock	Compliance Assessment – Barrams Road Extension Condition 7(a) Roadworks: Intersections, Condition 8(a) Traffic Signals (Intersection C only) and Condition 9(a) Roadworks: Barrams Road Upgrade including Cycle Track, Footpath and Shared Path	23/11/2022	Approved	Senior Development Engineer
8713/2022/PDAEE	HB Doncaster Pty Ltd	7002 Belle Parade, Ripley	Compliance Assessment of Condition 28 – Retaining Walls for 357 Ripley Road - Bellevue Ripley Stages 7-10	25/11/2022	Approved	Senior Development Engineer
8841/2022/PDAEE	Ripley Projects Pty Ltd	7002 Trigona Drive, Ripley	Hayfield Stages 9-11 – Bulk Earthworks	09/12/2022	Approved	Senior Development Engineer
9293/2022/PDAEE	Robin Russell & Associates Pty Ltd	240 Montereia Road, Ripley	Compliance Assessment Montereia Ripley – Southern Link External Works and Stages 7 & 7A – Condition 32 Streetlighting	02/12/2022	Approved	Acting Engineering Delivery West Manager
9300/2022/PDAEE	CV Infrastructure Services Pty Ltd	7000 Binnies Road, Ripley	Compliance Assessment – Binnies Road Realignment Condition 11 Streetlighting	09/01/2023	Approved	Engineering Delivery West Manager
9288/2022/PDAEE	Robin Russell & Associates Pty Ltd	7001 Delvin Street, Ripley	Compliance Assessment – Montereia Ripley Area 2 Stages 5B & 6 Condition 32 Streetlighting	29/11/2022	Approved	Acting Engineering Delivery West Manager
9539/2022/PDAEE	Peter Eustace and Associates Pty Ltd	254 Barrams Road, White Rock	Compliance Assessment – Barrams Road Extension Condition 8(a) Traffic Signals (Intersection A only)	14/12/2022	Approved	Engineering Delivery West Manager
9633/2022/PDAEE	HB Doncaster Pty Ltd	24 Belle Parade, Ripley	Actual Offset – Bellevue Ripley (Road, Park)	22/11/2022	Approved	Manager, Engineering, Health & Environment
9666/2022/PDAEE	Satterley Property Group Pty Ltd	7000 Binnies Road, Ripley	Actual Offset – Ripley Valley Stages 6 & 7 Trunk Water Main	12/12/2022	Approved	Manager, Engineering, Health & Environment
9761/2022/PDAEE	BG&E Pty Limited	103 Binnies Road, Ripley	Ripley Valley State School – Roadworks	17/11/2022	Approved	Senior Development Engineer
9982/2022/PDAEE	KN Group Pty Ltd	7001 Abrahams Road, South Ripley	Providence North Stage N13 - Earthworks, Roadworks and Stormwater Drainage	06/01/2023	Approved	Senior Development Engineer
9977/2022/PDAEE	KN Group Pty Ltd	7001 Abrahams Road, South Ripley	Providence North Stage N10 - Earthworks, Roadworks and Stormwater Drainage	24/11/2022	Approved	Senior Development Engineer
9971/2022/PDAEE	KN Group Pty Ltd	7001 Abrahams Road, South Ripley	Providence North Stage N8 - Earthworks, Roadworks and Stormwater Drainage	30/11/2022	Approved	Senior Development Engineer
9975/2022/PDAEE	KN Group Pty Ltd	7001 Abrahams Road, South Ripley	Providence North Stage N9 - Earthworks, Roadworks and Stormwater Drainage	16/11/2022	Approved	Senior Development Engineer
10070/2022/PDAEE	Peter Eustace and Associates Pty Ltd	7000 Northridge Road, White Rock	Compliance Assessment – Whiterock Stage 5A Condition 32 Streetlighting	16/11/2022	Approved	Engineering Delivery West Manager
10100/2022/PDAEE	Peter Eustace and Associates Pty Ltd	7000 Northridge Road, White Rock	Compliance Assessment – Whiterock Stage 5B Condition 32 Streetlighting	21/11/2022	Approved	Acting Engineering Delivery West Manager
10155/2022/PDAEE	Jeannotte Engineering	7001 Abrahams Road, South Ripley	Compliance Assessment – Providence Stages N9-N10 Condition 14(a) Streetlighting	09/01/2023	Approved	Engineering Delivery West Manager
10603/2022/PDAEE	Barrams Land Partners Pty Ltd	254 Barrams Road, White Rock	Compliance Assessment – Montview Stage 2 RAL Condition 22(a) Streetscape Works	16/11/2022	Approved	Engineering Delivery West Manager
10609/2022/PDAEE	Barrams Land Partners Pty Ltd	254 Barrams Road, White Rock	Compliance Assessment – Montview Ripley Conditions 27(b) and 27(c) Waterway Corridor Reconstruction, Rehabilitation and Stabilisation	06/01/2023	Approved	Environment Assessment Manager
10606/2022/PDAEE	vT Consulting Engineers	775-785 Ripley Road, South Ripley	775-785 Ripley Road, South Ripley – Stormwater Drainage Quantity and Quality	23/12/2022	Approved	Senior Development Engineer
10610/2022/PDAEE	HB Doncaster Pty Ltd	7002 Belle Parade, Ripley	Bellevue Ripley Stage 6 – Earthworks, Roadworks and Stormwater Drainage	22/11/2022	Approved	Senior Development Engineer
10940/2022/PDAEE	CUSP (Qld) Pty Ltd	254 Barrams Road, White Rock	Compliance Assessment – Barrams Road Extension Condition 11(a) Streetscape Works	08/12/2022	Approved	Engineering Delivery West Manager
10911/2022/PDAEE	BG&E Pty Limited	103 Binnies Road, Ripley	Compliance Endorsement Condition 12 Landscaping and Fencing	21/12/2022	Approved	Engineering Delivery East Manager
11526/2022/PDAEE	Peter Eustace and Associates Pty Ltd	7002 Trigona Drive, Ripley	Compliance Assessment – Hayfield Stage 7 Condition 31 Streetlighting and Condition 39 Lighting Design Management	17/01/2023	Approved	Engineering Delivery West Manager
11513/2022/PDAEE	Peter Eustace and Associates Pty Ltd	7002 Trigona Drive, Ripley	Compliance Assessment – Hayfield Stage 8 Condition 31 Streetlighting and Condition 39 Lighting Design Management	17/01/2023	Approved	Engineering Delivery West Manager
11661/2022/PDAEE	Engineering Design Global Enterprises Pty Ltd	1 Rex Hills Drive, Ripley	1 Rex Hills Drive, Ripley – Internal Earthworks, Roadworks and Stormwater Drainage, and External Roadworks and Stormwater Drainage	08/12/2022	Approved	Senior Development Engineer
11993/2022/PDAEE	Saunders Havill Group	7000 Binnies Road, Ripley	Compliance Assessment – Ripley Valley Stages 9B-a and 9B-b Conditions 12(a), 12(c), 12(e), 12(g) and 12(i) Roadworks Streetscape Works	04/01/2023	Approved	Manager, Engineering, Health & Environment
12036/2022/PDAEE	Orchard (Daleys) Developments Pty Ltd	7001 Burrum Drive, Ripley	Compliance Assessment – Aurora Stage 4 Condition 15(a) Streetscape	21/12/2022	Approved	Manager, Engineering, Health & Environment
12558/2022/PDAEE	HB Doncaster Pty Ltd	7003 Belle Parade, Ripley	Compliance Assessment - Bellevue Stage 6 - Condition 33 Streetscape	05/01/2023	Approved	Engineering Delivery West Manager
13063/2022/PDAEE	ACS Consult Pty Ltd	307-443 Barrams Road, White Rock	Barrams Road Extension – Earthworks, Roadworks and Stormwater Drainage	06/01/2023	Approved	Senior Development Engineer
13095/2022/PDAEE	HB Doncaster Pty Ltd	Part Lot 1001 Vision Street, Ripley	Bellevue Ripley Stages 7-10 Bulk Earthworks and Stage 7 – Roadworks and Stormwater Drainage	09/01/2023	Approved	Senior Development Engineer
11189/2022/PFT	Clarendon Homes QLD Pty Ltd	6 Capella Street, South Ripley	Single Dwelling	18/11/2022	Approved	Plumbing Inspector



DIVISION 1						
Delegated Authority: 394 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
11272/2022/PFT	Plantation Homes	121 Danbulla Street, South Ripley	Single Dwelling	23/11/2022	Approved	Plumbing Inspector
11533/2022/PFT	Coral Homes QLD Pty Ltd	34 Fantail Avenue, Redbank Plains	Single Dwelling	15/11/2022	Approved	Plumbing Inspector
11531/2022/PFT	Coral Homes QLD Pty Ltd	31 Gumtree Crescent, Ripley	Single Dwelling	15/11/2022	Approved	Plumbing Inspector
11539/2022/PFT	Fortitude Homes Pty Ltd	7 Dimmick Street, White Rock	Single Dwelling	15/11/2022	Approved	Plumbing Inspector
11536/2022/PFT	Plantation Homes	54 Belle Parade, Ripley	Single Dwelling	15/11/2022	Approved	Plumbing Inspector
11493/2022/PFT	Fortitude Homes Pty Ltd	15 Evelyn Close, Deebling Heights	Single Dwelling	15/11/2022	Approved	Plumbing Inspector
11491/2022/PFT	Plantation Homes	16 Vega Street, South Ripley	Single Dwelling	15/11/2022	Approved	Plumbing Inspector
11566/2022/PFT	Fortitude Homes Pty Ltd	22 Potter Way, White Rock	Single Dwelling	15/11/2022	Approved	Plumbing Inspector
11605/2022/PFT	Creation Homes (QLD) Pty Ltd	47 Amber Court, Redbank Plains	Single Dwelling	16/11/2022	Approved	Plumbing Inspector
11594/2022/PFT	Creation Homes (QLD) Pty Ltd	3 Koscuik Street, Redbank Plains	Single Dwelling	15/11/2022	Approved	Plumbing Inspector
11564/2022/PFT	Plantation Homes	18 Jolly Mews, Ripley	Single Dwelling	15/11/2022	Approved	Plumbing Inspector
11609/2022/PFT	Mr Vathusiripakan Starkey	8 Optima Street, Ripley	Single Dwelling	16/11/2022	Approved	Plumbing Inspector
11569/2022/PFT	Fortitude Homes Pty Ltd	16 Evelyn Close, Deebling Heights	Single Dwelling	15/11/2022	Approved	Plumbing Inspector
11602/2022/PFT	Metricon Homes Pty Ltd	13 Explorers Road, White Rock	Single Dwelling	15/11/2022	Approved	Plumbing Inspector
11635/2022/PFT	Checkpoint Building Surveyors	7 Coolabah Drive, Redbank Plains	Single Dwelling	16/11/2022	Approved	Plumbing Inspector
11631/2022/PFT	Bella QLD Properties Pty Ltd	24 Optima Street, Ripley	Single Dwelling	16/11/2022	Approved	Plumbing Inspector
11632/2022/PFT	Bella QLD Properties Pty Ltd	8 Vega Street, South Ripley	Single Dwelling	16/11/2022	Approved	Plumbing Inspector
11731/2022/PFT	TJB Building Certifiers	2 Pardalote Close, Redbank Plains	Single Dwelling	17/11/2022	Approved	Plumbing Inspector
11734/2022/PFT	Domaine Homes (Qld) Pty Ltd	1 Loggers Court, White Rock	Single Dwelling	17/11/2022	Approved	Plumbing Inspector
11716/2022/PFT	Fluid Approvals	25 Jolly Mews, Ripley	Single Dwelling	17/11/2022	Approved	Plumbing Inspector
11754/2022/PFT	Checkpoint Building Surveyors	17 Melody Street, Ripley	Single Dwelling	18/11/2022	Approved	Plumbing Inspector
11685/2022/PFT	Homes By CMA	11 Vega Street, South Ripley	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11686/2022/PFT	Coral Homes QLD Pty Ltd	43 Explorers Road, White Rock	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11715/2022/PFT	Metricon Homes	24 Burrum Drive, Ripley	Single Dwelling	17/11/2022	Approved	Plumbing Inspector
11717/2022/PFT	Metricon Homes Pty Ltd	30 Burrum Drive, Ripley	Single Dwelling	21/11/2022	Approved	Plumbing Inspector
11756/2022/PFT	Coral Homes QLD Pty Ltd	2 Morven Lane, Ripley	Single Dwelling	18/11/2022	Approved	Plumbing Inspector
11741/2022/PFT	Coral Homes QLD Pty Ltd	4 Morven Lane, Ripley	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11719/2022/PFT	Australian Building Company Qld Pty Ltd	6 Morven Lane, Ripley	Single Dwelling	17/11/2022	Approved	Plumbing Inspector
11723/2022/PFT	Metricon Homes Pty Ltd	35 Palmview Street, Ripley	Single Dwelling	17/11/2022	Approved	Plumbing Inspector
11729/2022/PFT	Metricon Homes Pty Ltd	7 Morven Lane, Ripley	Single Dwelling	17/11/2022	Approved	Plumbing Inspector
11787/2022/PFT	G&P Builders Pty Ltd	43 Johnson Circuit, Ripley	Single Dwelling	18/11/2022	Approved	Plumbing Inspector
11759/2022/PFT	Fortitude Homes Pty Ltd	19 Petunia Street, Ripley	Single Dwelling	18/11/2022	Approved	Plumbing Inspector
11768/2022/PFT	Coral Homes QLD Pty Ltd	37 Palmview Street, Ripley	Single Dwelling	18/11/2022	Approved	Plumbing Inspector
11833/2022/PFT	Bold Properties	13 Capella Street, South Ripley	Single Dwelling	21/11/2022	Approved	Plumbing Inspector
11863/2022/PFT	FRD Homes	10 Capella Street, South Ripley	Single Dwelling	21/11/2022	Approved	Plumbing Inspector
11832/2022/PFT	Fortitude Homes Pty Ltd	17 Evelyn Close, Deebling Heights	Single Dwelling	21/11/2022	Approved	Plumbing Inspector
11868/2022/PFT	Fortitude Homes Pty Ltd	140 Andy Way, Deebling Heights	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11843/2022/PFT	Checkpoint Building Surveyors	46 Emma Street, Deebling Heights	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11834/2022/PFT	Fortitude Homes Pty Ltd	1 Classical Circuit, Ripley	Single Dwelling	21/11/2022	Approved	Plumbing Inspector
11820/2022/PFT	Hallmark Homes Pty Ltd	33 Palmview Street, Ripley	Single Dwelling	21/11/2022	Approved	Plumbing Inspector
11885/2022/PFT	Sandsky Developments Pty Ltd	54 Boyland Way, Flinders View	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11888/2022/PFT	Hallmark Homes Pty Ltd	3 Delphinus Vista, South Ripley	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11895/2022/PFT	Checkpoint Building Surveyors	44 Johnson Circuit, Ripley	Single Dwelling	22/11/2022	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 394 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
11916/2022/PFT	Platinum Building Approvals	13 Honey Street, Redbank Plains	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11944/2022/PFT	Platinum Building Approvals	17 Honey Street, Redbank Plains	Single Dwelling	23/11/2022	Approved	Plumbing Inspector
11893/2022/PFT	Platinum Building Approvals	20 Honey Street, Redbank Plains	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11887/2022/PFT	Coral Homes QLD Pty Ltd	9 Pansy Street, Ripley	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11911/2022/PFT	Plantation Homes	19 Gazania Street, Ripley	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11892/2022/PFT	Fortitude Homes Pty Ltd	27 Rhythm Road, Ripley	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11890/2022/PFT	Fortitude Homes Pty Ltd	7 Classical Circuit, Ripley	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11894/2022/PFT	Avia Homes Australia Pty Ltd	15 Melody Street, Ripley	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11899/2022/PFT	Avia Homes Australia Pty Ltd	16 Petunia Street, Ripley	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11934/2022/PFT	Goldengrove Building Group	18 Vega Street, South Ripley	Single Dwelling	23/11/2022	Approved	Plumbing Inspector
11960/2022/PFT	Insignia Homes Pty Ltd	22 Lilium Street, Ripley	Single Dwelling	23/11/2022	Approved	Plumbing Inspector
11957/2022/PFT	Checkpoint Building Surveyors	20 Pademelon Street, Redbank Plains	Single Dwelling	23/11/2022	Approved	Plumbing Inspector
11953/2022/PFT	Plantation Homes	13 Edward Circuit, Deebing Heights	Single Dwelling	23/11/2022	Approved	Plumbing Inspector
11965/2022/PFT	Coral Homes QLD Pty Ltd	32 Explorers Road, White Rock	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
11972/2022/PFT	AVJennings Developments	91 Daleys Road, Ripley	Single Dwelling	23/11/2022	Approved	Plumbing Inspector
11977/2022/PFT	AVJennings Developments	93 Daleys Road, Ripley	Single Dwelling	23/11/2022	Approved	Plumbing Inspector
12006/2022/PFT	AVJennings Developments	3 Rhythm Road, Ripley	Single Dwelling	23/11/2022	Approved	Plumbing Inspector
12007/2022/PFT	AVJennings Developments	5 Rhythm Road, Ripley	Single Dwelling	23/11/2022	Approved	Plumbing Inspector
12098/2022/PFT	Ingenious Homes	24 Honey Street, Redbank Plains	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12022/2022/PFT	Hallmark Homes Pty Ltd	3 Coolabah Drive, Redbank Plains	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12054/2022/PFT	TJB Building Certifiers	29 Belle Parade, Ripley	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12041/2022/PFT	Universal Builders	22 Optima Street, Ripley	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12057/2022/PFT	Platinum Building Approvals Pty Ltd	32 Loggers Court, White Rock	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12030/2022/PFT	TJB Building Certifiers	10 Hunt Street, White Rock	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12039/2022/PFT	Checkpoint Building Surveyors	13 Melody Street, Ripley	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12031/2022/PFT	Hallmark Homes Pty Ltd	27 Burrum Drive, Ripley	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12021/2022/PFT	AV Jennings Developments	12 Melody Street, Ripley	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12023/2022/PFT	AV Jennings Developments	10 Melody Street, Ripley	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12024/2022/PFT	AVJennings Properties Limited	8 Melody Street, Ripley	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12032/2022/PFT	AV Jennings Developments	6 Melody Street, Ripley	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12025/2022/PFT	AV Jennings Developments	4 Melody Street, Ripley	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12018/2022/PFT	AVJennings Developments	85 Daleys Road, Ripley	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12019/2022/PFT	AVJennings Developments	87 Daleys Road, Ripley	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12020/2022/PFT	AVJennings Developments	89 Daleys Road, Ripley	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12107/2022/PFT	Insignia Homes Pty Ltd	61 Maranoa Street, South Ripley	Single Dwelling	28/11/2022	Approved	Plumbing Inspector
12144/2022/PFT	Plantation Homes	40 Belle Parade, Ripley	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12149/2022/PFT	Homes By CMA	48 Belle Parade, Ripley	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12110/2022/PFT	Plantation Homes	40 Jolly Mews, Ripley	Single Dwelling	28/11/2022	Approved	Plumbing Inspector
12145/2022/PFT	TJB Building Certifiers	130 Andy Way, Deebing Heights	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12156/2022/PFT	Platinum Building Approvals Pty Ltd	16 Loggers Court, White Rock	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12227/2022/PFT	NCL Group Pty Ltd	34 Jolly Mews, Ripley	Single Dwelling	28/11/2022	Approved	Plumbing Inspector
12194/2022/PFT	Plantation Homes	22 Pansy Street, Ripley	Single Dwelling	28/11/2022	Approved	Plumbing Inspector
12269/2022/PFT	Tribeca Homes Pty Ltd	18 Petunia Street, Ripley	Single Dwelling	28/11/2022	Approved	Plumbing Inspector
12213/2022/PFT	Coral Homes QLD Pty Ltd	31 Palmview Street, Ripley	Single Dwelling	28/11/2022	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 394 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
12314/2022/PFT	Sandsky Developments Pty Ltd	11 Dominique Way, Flinders View	Single Dwelling	29/11/2022	Approved	Plumbing Inspector
12322/2022/PFT	Sandsky Developments Pty Ltd	36 Dominique Way, Flinders View	Single Dwelling	29/11/2022	Approved	Plumbing Inspector
12335/2022/PFT	Ingenious Homes	10 Quoll Street, Redbank Plains	Single Dwelling	30/11/2022	Approved	Plumbing Inspector
12350/2022/PFT	Fortitude Homes Pty Ltd	24 Gazania Street, Ripley	Single Dwelling	30/11/2022	Approved	Plumbing Inspector
12313/2022/PFT	Fortitude Homes Pty Ltd	22 Gazania Street, Ripley	Single Dwelling	29/11/2022	Approved	Plumbing Inspector
12307/2022/PFT	Professional Certification Group	53 Burrum Drive, Ripley	Single Dwelling	29/11/2022	Approved	Plumbing Inspector
12324/2022/PFT	Fortitude Homes Pty Ltd	20 Rhythm Road, Ripley	Single Dwelling	29/11/2022	Approved	Plumbing Inspector
12308/2022/PFT	Australian Building Company	75 Johnson Circuit, Ripley	Single Dwelling	29/11/2022	Approved	Plumbing Inspector
12394/2022/PFT	Sandsky Developments Pty Ltd	16 Olivia Street, Flinders View	Single Dwelling	30/11/2022	Approved	Plumbing Inspector
12415/2022/PFT	GMA Certification Group	102 Danbulla Street, South Ripley	Single Dwelling	01/12/2022	Approved	Plumbing Inspector
12386/2022/PFT	Platinum Building Approvals	13 Loggers Court, White Rock	Single Dwelling	30/11/2022	Approved	Plumbing Inspector
12484/2022/PFT	Sandsky Developments Pty Ltd	42 Boyland Way, Flinders View	Single Dwelling	02/12/2022	Approved	Plumbing Inspector
12458/2022/PFT	Platinum Building Approvals	14 Gumtree Crescent, Ripley	Single Dwelling	01/12/2022	Approved	Plumbing Inspector
12425/2022/PFT	Fortitude Homes Pty Ltd	17 Gazania Street, Ripley	Single Dwelling	01/12/2022	Approved	Plumbing Inspector
12453/2022/PFT	Platinum Building Approvals Pty Ltd	19 Wallaman Street, South Ripley	Single Dwelling	01/12/2022	Approved	Plumbing Inspector
12444/2022/PFT	Platinum Building Approvals	5 Wallaman Street, South Ripley	Single Dwelling	01/12/2022	Approved	Plumbing Inspector
12435/2022/PFT	Active Building Approvals Pty Ltd	26 Burrum Drive, Ripley	Single Dwelling	01/12/2022	Approved	Plumbing Inspector
12420/2022/PFT	Burbank Homes	25 Palmview Street, Ripley	Single Dwelling	01/12/2022	Approved	Plumbing Inspector
12438/2022/PFT	Checkpoint Building Surveyors	34 Palmview Street, Ripley	Single Dwelling	01/12/2022	Approved	Plumbing Inspector
12446/2022/PFT	Hallmark Homes Pty Ltd	61 Maguire Street, Ripley	Single Dwelling	01/12/2022	Approved	Plumbing Inspector
12502/2022/PFT	Coral Homes QLD Pty Ltd	15 Johnson Circuit, Ripley	Single Dwelling	02/12/2022	Approved	Plumbing Inspector
12524/2022/PFT	Sandsky Developments Pty Ltd	87 Danbulla Street, South Ripley	Single Dwelling	05/12/2022	Approved	Plumbing Inspector
12505/2022/PFT	Domaine Homes (Qld) Pty Ltd	2 Capella Street, South Ripley	Single Dwelling	02/12/2022	Approved	Plumbing Inspector
12487/2022/PFT	Creation Homes (QLD) Pty Ltd	23 Amber Court, Redbank Plains	Single Dwelling	02/12/2022	Approved	Plumbing Inspector
12488/2022/PFT	Devcon Building Co Pty Ltd	14 Honey Street, Redbank Plains	Single Dwelling	02/12/2022	Approved	Plumbing Inspector
12485/2022/PFT	Coral Homes QLD Pty Ltd	37 Explorers Road, White Rock	Single Dwelling	02/12/2022	Approved	Plumbing Inspector
12561/2022/PFT	Checkpoint Building Surveyors	51 Burrum Drive, Ripley	Single Dwelling	06/12/2022	Approved	Plumbing Inspector
12540/2022/PFT	Plantation Homes	45 Burrum Drive, Ripley	Single Dwelling	05/12/2022	Approved	Plumbing Inspector
12543/2022/PFT	Burbank Homes	59 Maguire Street, Ripley	Single Dwelling	05/12/2022	Approved	Plumbing Inspector
12584/2022/PFT	Checkpoint Building Surveyors	25 Evelyn Close, Deebing Heights	Single Dwelling	07/12/2022	Approved	Plumbing Inspector
12582/2022/PFT	Fortitude Homes Pty Ltd	122 Andy Way, Deebing Heights	Single Dwelling	07/12/2022	Approved	Plumbing Inspector
12579/2022/PFT	Ms Thi Kim Nhung Tran and Mr Du Chanh Nguyen Phuoc	20 Gazania Street, Ripley	Single Dwelling	07/12/2022	Approved	Plumbing Inspector
12599/2022/PFT	TJB Building Certifiers	24 Rhythm Road, Ripley	Single Dwelling	07/12/2022	Approved	Plumbing Inspector
12587/2022/PFT	Fortitude Homes Pty Ltd	7 Gazania Street, Ripley	Single Dwelling	07/12/2022	Approved	Plumbing Inspector
12575/2022/PFT	Checkpoint Building Surveyors	14 Explorers Road, White Rock	Single Dwelling	06/12/2022	Approved	Plumbing Inspector
12573/2022/PFT	Brighton Homes Queensland	2 Explorers Road, White Rock	Single Dwelling	08/12/2022	Approved	Plumbing Inspector
12673/2022/PFT	Checkpoint Building Surveyors	37 Foley Way, White Rock	Single Dwelling	08/12/2022	Approved	Plumbing Inspector
12638/2022/PFT	Fortitude Homes Pty Ltd	13 Evelyn Close, Deebing Heights	Single Dwelling	07/12/2022	Approved	Plumbing Inspector
12639/2022/PFT	Fortitude Homes Pty Ltd	17 Edward Circuit, Deebing Heights	Single Dwelling	08/12/2022	Approved	Plumbing Inspector
12667/2022/PFT	Plantation Homes	178 Edwards Street, Raceview	Single Dwelling	08/12/2022	Approved	Plumbing Inspector
12674/2022/PFT	Tjb Building Certifiers	8 Hunt Street, White Rock	Single Dwelling	08/12/2022	Approved	Plumbing Inspector
12671/2022/PFT	Karston Homes Pty Ltd	12 Vega Street, South Ripley	Single Dwelling	08/12/2022	Approved	Plumbing Inspector
12672/2022/PFT	Approveit Building Certification Pty Ltd	8 Morven Lane, Ripley	Single Dwelling	08/12/2022	Approved	Plumbing Inspector



DIVISION 1						
Delegated Authority: 394 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
12668/2022/PFT	Hallmark Homes Pty Ltd	5 Frontier Drive, Ripley	Single Dwelling	08/12/2022	Approved	Plumbing Inspector
12636/2022/PFT	Metricon Homes Pty Ltd	22 Carnarvon Drive, South Ripley	Single Dwelling	07/12/2022	Approved	Plumbing Inspector
12703/2022/PFT	Apex Certification & Consulting	11 Liam Street, Ripley	Single Dwelling	08/12/2022	Approved	Plumbing Inspector
12679/2022/PFT	Silkwood Homes Pty Ltd	5 Pademelon Street, Redbank Plains	Single Dwelling	08/12/2022	Approved	Plumbing Inspector
12733/2022/PFT	Platinum Building Approvals	9 Pademelon Street, Redbank Plains	Single Dwelling	09/12/2022	Approved	Plumbing Inspector
12745/2022/PFT	Plantation Homes	18 Pademelon Street, Redbank Plains	Single Dwelling	09/12/2022	Approved	Plumbing Inspector
12747/2022/PFT	TJB Building Certifiers	134 Andy Way, Deebing Heights	Single Dwelling	09/12/2022	Approved	Plumbing Inspector
12773/2022/PFT	Brighton Homes Queensland	30 Explorers Road, White Rock	Single Dwelling	09/12/2022	Approved	Plumbing Inspector
12751/2022/PFT	Creation Homes (QLD) Pty Ltd	28 Palmview Street, Ripley	Single Dwelling	09/12/2022	Approved	Plumbing Inspector
12777/2022/PFT	Hallmark Homes Pty Ltd	25 Vega Street, South Ripley	Single Dwelling	09/12/2022	Approved	Plumbing Inspector
12814/2022/PFT	Brighton Homes Queensland	17 Pitt Way, Redbank Plains	Single Dwelling	13/12/2022	Approved	Plumbing Inspector
12824/2022/PFT	Plantation Homes	8 Quoll Street, Redbank Plains	Single Dwelling	14/12/2022	Approved	Plumbing Inspector
12805/2022/PFT	Hallmark Homes Pty Ltd	12 Sunny Crescent, Ripley	Single Dwelling	13/12/2022	Approved	Plumbing Inspector
12813/2022/PFT	TJB Building Certifiers	27 Vega Street, South Ripley	Single Dwelling	13/12/2022	Approved	Plumbing Inspector
12801/2022/PFT	Hallmark Homes Pty Ltd	138 Danbulla Street, South Ripley	Single Dwelling	12/12/2022	Approved	Plumbing Inspector
12881/2022/PFT	Fortitude Homes Pty Ltd	10 Waltz Street, Ripley	Single Dwelling	14/12/2022	Approved	Plumbing Inspector
12875/2022/PFT	TJB Building Certifiers	4 Sunny Crescent, Ripley	Single Dwelling	13/12/2022	Approved	Plumbing Inspector
12879/2022/PFT	Fortitude Homes Pty Ltd	33 Explorers Road, White Rock	Single Dwelling	14/12/2022	Approved	Plumbing Inspector
12898/2022/PFT	Burbank Homes	41 Burrum Drive, Ripley	Single Dwelling	14/12/2022	Approved	Plumbing Inspector
12950/2022/PFT	Platinum Building Approvals	1 Palmview Street, Ripley	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
12967/2022/PFT	Avia Homes Australia Pty Ltd	16 O'Rourke Street, Redbank Plains	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
12961/2022/PFT	Avia Homes Australia Pty Ltd	24 Gumtree Crescent, Ripley	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
12956/2022/PFT	Ingenious Homes	3 Pademelon Street, Redbank Plains	Single Dwelling	12/01/2023	Approved	Plumbing Inspector
12940/2022/PFT	G & P Builders Pty Ltd	144 Andy Way, Deebing Heights	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
12953/2022/PFT	Ingenious Homes	28 Loggers Court, White Rock	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
12964/2022/PFT	Avia Homes Australia Pty Ltd	20 Pansy Street, Ripley	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
12924/2022/PFT	Metricon Homes Pty Ltd	11 Wallaman Street, South Ripley	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
12948/2022/PFT	Devcon Building Co Pty Ltd	8 Rhythm Road, Ripley	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
12943/2022/PFT	Coral Homes QLD Pty Ltd	8 Frontier Drive, Ripley	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
13019/2022/PFT	Checkpoint Building Surveyors	3 Gibson Street, White Rock	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
13006/2022/PFT	GMA Certification Group	12 Edward Circuit, Deebing Heights	Single Dwelling, NDIS- Class 1a	15/12/2022	Approved	Plumbing Inspector
13012/2022/PFT	Checkpoint Building Surveyors	4 Classical Circuit, Ripley	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
13023/2022/PFT	Metricon Homes Pty Ltd	9 Gazania Street, Ripley	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
13005/2022/PFT	Karston Homes Pty Ltd	16 Carnarvon Drive, South Ripley	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
13015/2022/PFT	Checkpoint Building Surveyors	8 Delvin Street, Ripley	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
13068/2022/PFT	Ultra Group	1 Parkway Avenue, South Ripley	Single Dwelling	16/12/2022	Approved	Plumbing Inspector
13089/2022/PFT	Sandsky Developments Pty Ltd	42 Dominique Way, Flinders View	Single Dwelling	19/12/2022	Approved	Plumbing Inspector
13092/2022/PFT	Professional Certification Group	23 Evelyn Close, Deebing Heights	Single Dwelling	19/12/2022	Approved	Plumbing Inspector
13081/2022/PFT	Hallmark Homes Pty Ltd	3 Hunt Street, White Rock	Single Dwelling	19/12/2022	Approved	Plumbing Inspector
13087/2022/PFT	Checkpoint Building Surveyors	9 Melody Street, Ripley	Single Dwelling	19/12/2022	Approved	Plumbing Inspector
13085/2022/PFT	Professional Certification Group	31 Explorers Road, White Rock	Single Dwelling	19/12/2022	Approved	Plumbing Inspector
13077/2022/PFT	Bold Properties C/- Suncoast Building Approvals	9 Morven Lane, Ripley	Single Dwelling	16/12/2022	Approved	Plumbing Inspector
13099/2022/PFT	Devcon Building Co Pty Ltd	15 Rhythm Road, Ripley	Single Dwelling	19/12/2022	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 394 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
13202/2022/PFT	Clarendon Homes (Qld) Pty Ltd	125 Danbulla Street, South Ripley	Single Dwelling	19/12/2022	Approved	Plumbing Inspector
13252/2022/PFT	Sandsky Constructions Pty Ltd	162 Alawoona Street, Redbank Plains	Single Dwelling	20/12/2022	Approved	Plumbing Inspector
13291/2022/PFT	Brighton Homes Queensland	19 Peterson Way, White Rock	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
13307/2022/PFT	Silkwood Homes Pty Ltd	1 Morven Lane, Ripley	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
13296/2022/PFT	Tribeca Homes Pty Ltd	39 Burrum Drive, Ripley	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
13289/2022/PFT	Burbank Homes	14 Horizon Street, Ripley	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
13305/2022/PFT	Hallmark Homes Pty Ltd	29 Vega Street, South Ripley	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
13283/2022/PFT	Metricon Homes Pty Ltd	49 Macadamia Street, Redbank Plains	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
13279/2022/PFT	Metricon Homes Pty Ltd	45 Macadamia Street, Redbank Plains	Single Dwelling	20/12/2022	Approved	Plumbing Inspector
13281/2022/PFT	Metricon Homes Pty Ltd	43 Macadamia Street, Redbank Plains	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
13366/2022/PFT	Universal Builders	10 Optima Street, Ripley	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
13335/2022/PFT	Devcon Building Co Pty Ltd	32 Rhythm Road, Ripley	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
13368/2022/PFT	Devcon Building Co Pty Ltd	5 Classical Circuit, Ripley	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
13349/2022/PFT	Brighton Homes Queensland	18 Explorers Road, White Rock	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
13328/2022/PFT	Hallmark Homes Pty Ltd	10 Explorers Road, White Rock	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
13350/2022/PFT	Coral Homes QLD Pty Ltd	57 Burrum Drive, Ripley	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
13318/2022/PFT	Fluid Building Approvals	47 Burrum Drive, Ripley	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
13382/2022/PFT	Coral Homes QLD Pty Ltd	42 Delphinus Vista, South Ripley	Single Dwelling	22/12/2022	Approved	Plumbing Inspector
13435/2022/PFT	Devcon Building Co Pty Ltd	18 Sunflower Court, Ripley	Single Dwelling	23/12/2022	Approved	Plumbing Inspector
13417/2022/PFT	Plantation Homes	35 Gumtree Crescent, Ripley	Single Dwelling	22/12/2022	Approved	Plumbing Inspector
13433/2022/PFT	Coral Homes QLD Pty Ltd	14 Aquilla Rise, South Ripley	Single Dwelling	22/12/2022	Approved	Plumbing Inspector
13389/2022/PFT	Burbank Homes	52 Macadamia Street, Redbank Plains	Single Dwelling	22/12/2022	Approved	Plumbing Inspector
13453/2022/PFT	Hallmark Homes Pty Ltd	3 Morven Lane, Ripley	Single Dwelling	23/12/2022	Approved	Plumbing Inspector
13451/2022/PFT	Hallmark Homes Pty Ltd	10 Delvin Street, Ripley	Single Dwelling	23/12/2022	Approved	Plumbing Inspector
13438/2022/PFT	Homes By CMA	118 Danbulla Street, South Ripley	Single Dwelling	09/01/2023	Approved	Plumbing Inspector
154/2023/PFT	Burbank Homes	41 Sunflower Court, Ripley	Single Dwelling	10/01/2023	Approved	Plumbing Inspector
153/2023/PFT	REII Building Certification	16 Emma Street, Deebing Heights	Single Dwelling	11/01/2023	Approved	Plumbing Inspector
140/2023/PFT	Checkpoint Building Surveyors	21 Rhythm Road, Ripley	Single Dwelling	10/01/2023	Approved	Plumbing Inspector
155/2023/PFT	Burbank Homes	32 Burrum Drive, Ripley	Single Dwelling	10/01/2023	Approved	Plumbing Inspector
165/2023/PFT	Burbank Homes	20 Horizon Street, Ripley	Single Dwelling	11/01/2023	Approved	Plumbing Inspector
188/2023/PFT	Devcon Building Co Pty Ltd	106 Danbulla Street, South Ripley	Single Dwelling	11/01/2023	Approved	Plumbing Inspector
175/2023/PFT	AVJennings Developments	7 Rhythm Road, Ripley	Single Dwelling	11/01/2023	Approved	Plumbing Inspector
180/2023/PFT	AVJennings Developments	9 Rhythm Road, Ripley	Single Dwelling	11/01/2023	Approved	Plumbing Inspector
182/2023/PFT	AVJennings Developments	13 Rhythm Road, Ripley	Single Dwelling	11/01/2023	Approved	Plumbing Inspector
206/2023/PFT	Easybuild Homes	48 Honey Street, Redbank Plains	Single Dwelling	12/01/2023	Approved	Plumbing Inspector
229/2023/PFT	REII Building Certification	22 Emma Street, Deebing Heights	Single Dwelling	13/01/2023	Approved	Plumbing Inspector
195/2023/PFT	Devcon Building Co Pty Ltd	8 Classical Circuit, Ripley	Single Dwelling	12/01/2023	Approved	Plumbing Inspector
218/2023/PFT	Domaine Homes (Qld) Pty Ltd	18 Carnarvon Drive, South Ripley	Single Dwelling	12/01/2023	Approved	Plumbing Inspector
207/2023/PFT	Easybuild Homes	50 Honey Street, Redbank Plains	Single Dwelling	12/01/2023	Approved	Plumbing Inspector
226/2023/PFT	Burbank Homes	16 Horizon Street, Ripley	Single Dwelling	12/01/2023	Approved	Plumbing Inspector
194/2023/PFT	Burbank Homes	37 Horizon Street, Ripley	Single Dwelling	12/01/2023	Approved	Plumbing Inspector
203/2023/PFT	Brighton Homes Queensland	16 Frontier Drive, Ripley	Single Dwelling	13/01/2023	Approved	Plumbing Inspector
200/2023/PFT	Coral Homes QLD Pty Ltd	23 Aquilla Rise, South Ripley	Single Dwelling - 1 Storey	13/01/2023	Approved	Plumbing Inspector



DIVISION 1						
Delegated Authority: 394 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
269/2023/PFT	Mr Sarun Tamang and Ms Sapana Bastola Tamang	27 Sunny Crescent, Ripley	Single Dwelling	16/01/2023	Approved	Plumbing Inspector
247/2023/PFT	Checkpoint Building Surveyors	27 Horizon Street, Ripley	Single Dwelling	16/01/2023	Approved	Plumbing Inspector
314/2023/PFT	Ingenious Homes	10 Lang Street, White Rock	Single Dwelling	17/01/2023	Approved	Plumbing Inspector
310/2023/PFT	Checkpoint Building Surveyors	27 Palmview Street, Ripley	Single Dwelling	16/01/2023	Approved	Plumbing Inspector
326/2023/PFT	Platinum Building Approvals	9 Coolabah Drive, Redbank Plains	Single Dwelling	17/01/2023	Approved	Plumbing Inspector
346/2023/PFT	Fortitude Homes Pty Ltd	6 Pansy Street, Ripley	Single Dwelling	17/01/2023	Approved	Plumbing Inspector
349/2023/PFT	Domaine Homes (Qld) Pty Ltd	14 Vega Street, South Ripley	Single Dwelling	17/01/2023	Approved	Plumbing Inspector
355/2023/PFT	Brighton Homes Queensland	38 Explorers Road, White Rock	Single Dwelling	17/01/2023	Approved	Plumbing Inspector
330/2023/PFT	Checkpoint Building Surveyors	28 Explorers Road, White Rock	Single dwelling	17/01/2023	Approved	Plumbing Inspector
340/2023/PFT	TJB Building Certifiers	165 Cumner Road, White Rock	Single Dwelling	17/01/2023	Approved	Plumbing Inspector
357/2023/PFT	Brighton Homes Queensland	37 Burrum Drive, Ripley	Single Dwelling	18/01/2023	Approved	Plumbing Inspector
333/2023/PFT	Plantation Homes	28 Aquilla Rise, South Ripley	Single dwelling	17/01/2023	Approved	Plumbing Inspector
345/2023/PFT	Coral Homes QLD Pty Ltd	52 Honey Street, Redbank Plains	Single Dwelling	17/01/2023	Approved	Plumbing Inspector
407/2023/PFT	Homes By Cma Pty Ltd	5 Ironwood Street, Redbank Plains	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
428/2023/PFT	Fluid Building Approvals	44 Jolly Mews, Ripley	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
421/2023/PFT	Panta Constructions & Developments Pty Ltd	19 Jolly Mews, Ripley	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
424/2023/PFT	Checkpoint Building Surveyors	16 Melody Street, Ripley	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
391/2023/PFT	Plantation Homes	29 Palmview Street, Ripley	Single Dwelling	18/01/2023	Approved	Plumbing Inspector
409/2023/PFT	Plantation Homes	26 Palmview Street, Ripley	Single Dwelling	20/01/2023	Approved	Plumbing Inspector
379/2023/PFT	Brighton Homes Queensland	3 Melody Street, Ripley	Single Dwelling	18/01/2023	Approved	Plumbing Inspector
430/2023/PFT	Checkpoint Building Surveyors	33 Sunny Crescent, Ripley	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
367/2023/PFT	Brighton Homes Queensland	129 Danbulla Street, South Ripley	Single Dwelling	18/01/2023	Approved	Plumbing Inspector
401/2023/PFT	Brighton Homes Queensland	29 Aquilla Rise, South Ripley	Single Dwelling	18/01/2023	Approved	Plumbing Inspector
425/2023/PFT	Brighton Homes Queensland	27 Aquilla Rise, South Ripley	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
476/2023/PFT	DTZ Building Design Pty Ltd	40 Atherton Drive, Redbank Plains	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
456/2023/PFT	Ms Jabina Pudasaini and Mr Sobit Adhikari	16 Sunny Crescent, Ripley	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
481/2023/PFT	Mr Divyaswari Shrestha and Ms Chitra Kumar Shrestha	18 Horizon Street, Ripley	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
482/2023/PFT	Hallmark Homes Pty Ltd	41 Horizon Street, Ripley	Single Dwelling	20/01/2023	Approved	Plumbing Inspector
487/2023/PFT	Gallery Homes Pty Ltd	12 Frontier Drive, Ripley	Single Dwelling	20/01/2023	Approved	Plumbing Inspector
516/2023/PFT	Checkpoint Building Surveyors	5 Petunia Street, Ripley	Single Dwelling	20/01/2023	Approved	Plumbing Inspector
512/2023/PFT	Torsion Pty Ltd	11 Gibson Street, White Rock	Single Dwelling	20/01/2023	Approved	Plumbing Inspector
537/2023/PFT	Ingenious Homes	20 Loggers Court, White Rock	Single Dwelling	23/01/2023	Approved	Plumbing Inspector
522/2023/PFT	AVJennings Developments	11 Rhythm Road, Ripley	Single Dwelling	23/01/2023	Approved	Plumbing Inspector
508/2023/PFT	Coral Homes QLD Pty Ltd	66 Macadamia Street, Redbank Plains	Single Dwelling	20/01/2023	Approved	Plumbing Inspector
541/2023/PFT	Ingenious Homes	14 Loggers Court, White Rock	Single Dwelling	23/01/2023	Approved	Plumbing Inspector
549/2023/PFT	Fortitude Homes	18 Gazania Street, Ripley	Single Dwelling	23/01/2023	Approved	Plumbing Inspector
552/2023/PFT	Fortitude Homes	16 Pitch Way, Ripley	Single Dwelling	23/01/2023	Approved	Plumbing Inspector
7132/2022/PPC	MRP Hydraulic & Fire Services Consultants Pty Ltd	2 Brooking Rise, Ripley	Early Learning Centre	22/11/2022	Approved	Plumbing Inspector
10349/2022/PPC	Nelsams QLD Pty Ltd	3 Mary Street, Blackstone	On-Site Sewerage Facility Upgrade	30/11/2022	Approved	Plumbing Inspector
10758/2022/PPC	Burchills Engineering Solutions	200 Mary Street, Blackstone	Inground Services (Civil Works) for Stages 3B, 4 and 5.	23/12/2022	Approved	Plumbing Inspector
11265/2022/PPC	Chilton Woodward & Associates	67-87 Halletts Road, Redbank Plains	St-Ann School – Stage 3	21/11/2022	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 394 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
12055/2022/PPC	Aqualogical	151-179 Swanbank Coal Road, Swanbank	Temporary Services and Water Services	01/12/2022	Approved	Plumbing Inspector
12493/2022/PPC	EMF Griffiths	85A Thornton Street, Raceview	Site Infrastructure-Civil works Only - Stage 6 & 7 Works Only	09/12/2022	Approved	Plumbing Inspector
12972/2022/PPC	Beca Pty Ltd	117-155 Swanbank Coal Road, Swanbank	Trade Waste Drainage Network Only for Proposed Factory	13/01/2023	Approved	Plumbing Inspector
13001/2022/PPC	Hewitts Plumbing	7 Rex Hills Drive, Ripley	New water Service	22/12/2022	Approved	Plumbing Inspector
13009/2022/PPC	Willowbank Raceway Inc	102 Champions Way, Willowbank	Demountable Style Buildings	11/01/2023	Approved	Plumbing Inspector
13398/2022/PPC	Chilton Woodward & Associates	66 Briggs Road, Raceview	Proposed Hardware Store	11/01/2023	Approved	Plumbing Inspector
10885/2022/PPR	KNM Plumbing Pty Ltd	29-31 Willowbank Drive, Willowbank	On-Site Sewerage Facility Upgrade	16/11/2022	Approved	Plumbing Inspector
11798/2022/PPR	Sandsky Developments Pty Ltd	8 Olivia Street, Flinders View	Community Residence - Class 1 a	22/11/2022	Approved	Plumbing Inspector
11897/2022/PPR	Fortitude Homes Pty Ltd	11 Pansy Street, Ripley	Single Dwelling and Secondary Dwelling	22/11/2022	Approved	Plumbing Inspector
11954/2022/PPR	Plumbcorp QLD Pty Ltd	633-703 Rosewood Laidley Road, Calvert	Existing Shed - 4 Fixtures to existing HSTP	28/11/2022	Approved	Plumbing Inspector
12103/2022/PPR	Apex Certification & Consulting	5 Pansy Street, Ripley	Single Dwelling and Secondary Dwelling	28/11/2022	Approved	Plumbing Inspector
12050/2022/PPR	Fortitude Homes Pty Ltd	8 Gazania Street, Ripley	Single Dwelling and Secondary Dwelling	25/11/2022	Approved	Plumbing Inspector
12113/2022/PPR	Dixon Homes	31 Burrum Drive, Ripley	Single Dwelling and Secondary Dwelling	28/11/2022	Approved	Plumbing Inspector
12264/2022/PPR	KNM Plumbing Pty Ltd	22 Dolben Street, Willowbank	On-Site Sewerage Facility Upgrade	12/01/2023	Approved	Plumbing Inspector
12390/2022/PPR	Rocket Building Approvals	119 Henty Drive, Redbank Plains	Secondary Dwelling	05/12/2022	Approved	Plumbing Inspector
12601/2022/PPR	Fortitude Homes Pty Ltd	1 Gazania Street, Ripley	Single Dwelling and Secondary Dwelling	12/12/2022	Approved	Plumbing Inspector
12628/2022/PPR	Queensland Wastewater	15 Tenville Court, Deebling Heights	On-Site Sewerage Facility Upgrade	16/12/2022	Approved	Plumbing Inspector
12946/2022/PPR	Mb Plumbing Co	170 Mt Forbes Road, Ebenezer	On-Site Sewerage Facility Upgrade	23/12/2022	Approved	Plumbing Inspector
12928/2022/PPR	Wyatt Building Certification Pty Ltd	11 Koscuik Street, Redbank Plains	Single Dwelling and Secondary Dwelling	15/12/2022	Approved	Plumbing Inspector
13196/2022/PPR	EMF Griffiths	85A Thornton Street, Raceview	23 Attached Townhouses - Stage 7 Works Only	16/01/2023	Approved	Plumbing Inspector
13194/2022/PPR	EMF Griffiths	85A Thornton Street, Raceview	19 Attached Townhouses - Stage 6 Works Only	13/01/2023	Approved	Plumbing Inspector
344/2023/PPR	Moreton Hydraulic Service	20 Elmore Street, Redbank Plains	Proposed Granny Flat	23/01/2023	Approved	Plumbing Inspector
358/2023/PPR	Homecorp Constructions	15 Amber Court, Redbank Plains	Single Dwelling and Secondary Dwelling	19/01/2023	Approved	Plumbing Inspector
406/2023/PPR	Craig Litzow Constructions	200 Mary Street, Blackstone	Single Dwelling - Site 89	20/01/2023	Approved	Plumbing Inspector
410/2023/PPR	Craig Litzow Constructions	200 Mary Street, Blackstone	Single Dwelling - Site 86	20/01/2023	Approved	Plumbing Inspector
6445/2022/RAL	Mr Shane Ashley Zerner	1 Glen Noble Avenue, Redbank Plains	Reconfiguring a Lot - One (1) Lot into Two (2) Lots and Access Easement	14/12/2022	Approved	Senior Planner (Development)
9406/2022/RAL	Prosperity Capital Principles Pty Ltd	11 Shanahan Parade, Redbank Plains	Reconfiguring a Lot - One (1) Lot into Three (3) Lots	22/11/2022	Approved	Development Assessment East Manager
10130/2022/RAL	Gpf No.7 Pty Ltd	20 Trevis Court, Blackstone	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	22/12/2022	Approved	Development Assessment Central Manager
7046/2018/SSP/B	Saunders Havill Group	7002 Sunbird Drive, Redbank Plains	Lots 1056-1064, 1071-1078, 1065-1070, 1088, 1089 & 9001 on SP330382 - Eden's Crossing Stage 22	07/12/2022	Approved	Senior Development Planning Compliance Officer
7046/2018/SSP/C	Saunders Havill Group	7002 Sunbird Drive, Redbank Plains	Lots 1090-1094, 1099-1110 & 9001 on SP330383 - Eden's Crossing Stage 23	07/12/2022	Approved	Senior Development Planning Compliance Officer
3999/2022/SSP/A	Mr Robert James Kurtz	19 McGill Street, Raceview	Lots 19 and 30 on SP328535	08/12/2022	Approved	Senior Development Planning Compliance Officer
10705/2022/SSP	Focus On Surveying	Part Lot 1 Cisticola Place, Redbank Plains	Lots 1 - 21, 200 & Common Property on SP327371	16/11/2022	Approved	Senior Development Planning Compliance Officer
11938/2022/SSP	Michel Group Services	85A Thornton Street, Raceview	Lots 19-50, 803 & Common Property on SP312286	09/12/2022	Approved	Senior Development Planning Compliance Officer
1399/2022/SSP/A	Wild Mint Watercress Pty Ltd	7002 Watercress Boulevard, Redbank Plains	Lots 2-4 on SP329886	21/12/2022	Approved	Senior Development Planning Compliance Officer
12799/2022/SSP	Focus On Surveying	7000 Bronzewing Street, Redbank Plains	Lots 22 - 43 and 300 on SP327372	22/12/2022	Approved	Senior Development Planning Compliance Officer
16969/2021/SSP/A	TE Morris & Associates Pty Ltd	7002 Eagle Street, Redbank Plains	Lot 1 on SP334815	17/01/2023	Approved	Senior Development Planning Compliance Officer
40/2015/SSPRV/AN	AW Bidco 6 Pty Limited	7002 Centenary Highway, South Ripley	Lots 3836-3839, 3856-3859, 3866-3869, 3887-3900, 3919-3922, 4004-4006, 4272, 4273 and 9112 on SP330202 - Providence North Stages NSA, NSB & NSE	23/11/2022	Approved	Senior Development Planning Compliance Officer
40/2015/SSPRV/AO	AW Bidco 6 Pty Limited	7002 Centenary Highway, South Ripley	Lots 3923-3925, 3954-3972 and 9113 on SP330204 - Providence North Stages NSC, NSD, NSF & N7	23/11/2022	Approved	Senior Development Planning Compliance Officer
6536/2018/SSPRV/E	Mr/Ms Robin Anderson	240 Montereia Road, Ripley	Lots 374-380, 417-428 and 911 on SP326544 Lots 366-373, 409-416, 912, 913, 1002 and 1003 on SP326553	17/11/2022	Approved	Senior Development Planning Compliance Officer
9332/2019/SSPRV/D	HB Doncaster Pty Ltd	7002 Belle Parade, Ripley	Lots 143-157, 180-202 & 1001 on SP331484 - Bellevue Estate Stage 4	22/11/2022	Approved	Senior Development Planning Compliance Officer

DIVISION 1						
Delegated Authority: 394 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
2834/2019/SSPRV/F	Norris Clarke & O'Brien Pty Ltd	7001 Binnies Road, Ripley	Lots 1 to 12, 131 to 146, 148, 149, 158, 167, 168, 324 and 905 on SP327443 (Cadence Stage 3B & 3C)	16/11/2022	Approved	Senior Development Planning Compliance Officer
11219/2022/SSPRV	Sonto Pty Ltd	9 Mcdermott Way, Ripley	Lots 1 and 2 on SP331044	24/11/2022	Approved	Senior Development Planning Compliance Officer
6254/2021/SSPRV/B	Mr Liam Worrall	7000 Binnies Road, Ripley	Lot 91 SP317403	23/11/2022	Approved	Senior Development Planning Compliance Officer
1546/2020/SSPRV/C	Mr/Ms Robin Anderson	7001 Burrum Drive, Ripley	Lots 301-340, 921 on SP331656 - Aurora Stage 3	23/12/2022	Approved	Senior Development Planning Compliance Officer
12542/2022/SSPRV	Mr Kenneth James Packer	26 Brigginsshaw Way, Ripley	Lot 1 and 2 on SP336125	13/12/2022	Approved	Senior Development Planning Compliance Officer

DIVISION 2						
Delegated Authority: 120 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
3584/2022/ADP	Isaac Consulting Pty Ltd	96 Vedanta Drive, Springfield Lakes	Area Development Plan – Reconfigure One (1) Lot into Two (2) Lots and Child Care Centre	29/11/2022	Approved	Acting Development Assessment East Manager
11359/2022/BORIST	Valcon Homes	14 Bathgate Close, Spring Mountain	Building Over or Near a Stormwater Drain	20/12/2022	Approved	Engineering Delivery East Manager
10568/2022/BR	Project BA	148 Eric Street, Goodna	Amenity and Aesthetics - Reinstatement of a Dwelling	25/11/2022	Approved	Building Regulatory Officer
11106/2022/BR	Project BA	15 Tamatea Drive, Bellbird Park	Siting Variation/Amenity and Aesthetics - Shed/Garage	07/12/2022	Approved	Building Regulatory Officer
11161/2022/BR	O'Brien Building Consultants	149 Eugene Street, Bellbird Park	A&A and Siting Variation - Carport and Shed	25/11/2022	Approved	Building Regulatory Officer
11155/2022/BR	O'Brien Building Consultants	3 Heuer Close, Goodna	Siting Variation - Carport	15/11/2022	Approved	Building Regulatory Officer
11583/2022/BR	GC Homes	23 Rosemary Street, Bellbird Park	Amenity and Aesthetics - Demolition Dwelling and Shed	21/11/2022	Approved	Building Regulatory Officer
11643/2022/BR	David Wright Properties	33 Caldwell Street, Goodna	Amenity and Aesthetics - Demolition of a Dwelling	21/11/2022	Approved	Building Regulatory Officer
11737/2022/BR	O'Brien Building Consultants Pty Ltd	40 Faircloth Street, Springfield	Siting Variation - Carport	24/11/2022	Approved	Building Regulatory Officer
11898/2022/BR	Mr Alex Otago	151 Eugene Street, Bellbird Park	Amenity and Aesthetics - Shed	25/11/2022	Approved	Building Regulatory Officer
12271/2022/BR	First Building Inspections Pty Ltd	10 Richard Street, Camira	Siting Variation - Carport	01/12/2022	Approved	Building Regulatory Officer
12500/2022/BR	Mr Krief Andrew James Bartlett	27 Ishmael Road, Camira	Siting Variation - Carport	07/12/2022	Approved	Building Regulatory Officer
12660/2022/BR	O'Brien Building Consultants	25 Lacey Street, Camira	Siting Variation - Shed	12/12/2022	Approved	Building Regulatory Officer
12633/2022/BR	Ms Michelle Cao	70 Hayes Avenue, Camira	Amenity and Aesthetics - Dwelling, Shed, Carport, Pool	08/12/2022	Approved	Building Regulatory Officer
12666/2022/BR	Mr John Gray Cairns and Mrs Margaret Russell Cairns	31 William Street, Goodna	Siting Variation - Shade Sail	09/12/2022	Approved	Building Regulatory Officer
12669/2022/BR	Project BA	30 Harris Street, Bellbird Park	Demolition of a building - Dwelling	12/12/2022	Approved	Building Regulatory Officer
12723/2022/BR	Pronto Building Approvals	1-3 Meadowwood Court, Springfield	Siting Variation - Shed and Carport	23/12/2022	Approved	Building Regulatory Officer
12892/2022/BR	Mr Philip Umme	19 Woodbine Avenue, Camira	Siting Variation - Dwelling	23/12/2022	Approved	Building Regulatory Officer
12975/2022/BR	Mr Anton McCoskrie	6 Bankswood Court, Camira	Siting Variation - Alterations/Additions	19/12/2022	Approved	Building Regulatory Officer
13175/2022/BR	Mr Christopher Ronald Easton	43 Eric Street, Goodna	Siting Variation - Alteratiions, Carport and Patio	21/12/2022	Approved	Building Regulatory Officer
156/2023/BR	Burbank Homes	16A Harry Street, Bellbird Park	Siting Variation - Dwelling	13/01/2023	Approved	Building Regulatory Officer
288/2023/BR	Mr Paul William Payne	22 Barbara Street, Camira	Amenity and Aesthetics - Carport	19/01/2023	Approved	Building Regulatory Officer
446/2023/BR	Dynamic Building Approvals	12 Chateau Street, Springfield Lakes	Demolition - Dwelling	23/01/2023	Approved	Building Regulatory Officer
12650/2022/BW	Ipswich City Council	57 Mill Street, Goodna	Demolition of all buildings & structures on site	13/12/2022	Approved	Building Certifier
12648/2022/BW	Ipswich City Council	35 Mill Street, Goodna	Demolition of all Buildings & Structures	13/12/2022	Approved	Building Certifier
12656/2022/BW	Ipswich City Council Program 30	15 Enid Street, Goodna	Demolition of all buildings & structures on site	12/12/2022	Approved	Building Certifier
12653/2022/BW	Ipswich City Council	9 Enid Street, Goodna	Demolition of all Buildings and Structures	13/12/2022	Approved	Building Certifier
12664/2022/BW	Ipswich City Council	20 Enid Street, Goodna	Demolition of all Buildings and Structures	14/12/2022	Approved	Building Certifier
12997/2022/BW	Ipswich City Council	1 Cox Crescent, Goodna	Demolition of all buildings & structures on site	20/12/2022	Approved	Building Certifier
2598/2019/MAMC/A	K S Easter Property Group	9-13 Jalrock Place, Carole Park	Minor Change - Material Change of Use - General Industry (Truck Depot)	23/12/2022	Approved	Development Assessment East Manager
2689/2020/MAMC/A	Australia Sunlight Group Pty Ltd	10-12 Argon Street, Carole Park	Minor Change - Material Change of Use - Special Industry (Plastic product recycling and manufacturing) ERA - 12 (Plastic product manufacturing) and 54 (Mechanical waste processing)	13/12/2022	Approved	Development Assessment East Manager
3206/2013/MAMC/A	Mater Misericordiae Ltd	30 Health Care Drive, Springfield Central	Amendment to the Master Area Development Plan for Development Area 12G(M)	14/12/2022	Approved	Development Assessment East Manager
18909/2021/MAMC/A	Ruby Zen Development Pty Ltd	36-38 Rosemary Street, Bellbird Park	Minor Change - Reconfiguring a Lot - boundary realignment (Stage 1) and reconfiguration of one (1) lot into fourteen (14) lots plus road, drainage reserve and access easement (Stage 2).	02/12/2022	Approved	Acting Development Assessment East Manager
15006/2021/MAMC/A	Baird & Hayes Surveyors And Town Planners	60 Old Logan Road, Gailles	Minor Change - Reconfiguring a Lot - Boundary Realignment - Two (2) Lots into Two (2) Lots	30/11/2022	Approved	Acting Development Assessment East Manager
3686/2019/MAOC/A	Mr Josh Mostina	24 Smiths Road, Goodna	Other Change - Material Change of Use - Business Use (Post Office)	11/01/2023	Approved	Acting Development Assessment East Manager
6972/2022/MAOC/A	Viva Leisure Operations Pty Ltd	13 Commercial Drive, Springfield	Other Change - Carrying Out Operational Works - Advertising Devices – Three (3) Wall Signs and Four (4) Created Fascia Signs	20/12/2022	Approved	Development Assessment East Manager
9362/2021/MCU	Sustainable Planning Pty Ltd	24-30 Mica Street, Carole Park	Material Change of Use – Extension to Special Industry (Metal and Fabricated Metal Product Activities – Abrasive Blasting)	08/12/2022	Approved	Acting Development Assessment East Manager



DIVISION 2						
Delegated Authority: 120 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
2984/2022/MCU	Mr Thi Thanh Hai Nguyen	276 Redbank Plains Road, Bellbird Park	Material Change of Use - Multiple Residential (Eight (8) Townhouses)	18/11/2022	Approved	Development Assessment East Manager
2982/2022/MCU	Happy Family Group Pty Ltd	270 Redbank Plains Road, Bellbird Park	Material Change of Use - Multiple Residential (Eight (8) Townhouses)	18/11/2022	Approved	Development Assessment East Manager
3115/2022/MCU	Institute For Urban Indigenous Health Limited	13 Church Street, Goodna	Material Change of Use - Business Use (Extension to Medical Centre)	16/12/2022	Approved	Development Assessment East Manager
6436/2022/MCU	Mr Ralph Simon Orton	97 Woodlands Avenue, Camira	Material Change of Use - Dual Occupancy	21/11/2022	Approved	Development Assessment East Manager
11521/2022/MCU	Mr Hung Quoc Lam and Ms Dieu Thi Nguyen	33 Alice Street, Goodna	Material Change of Use - Single Residential in a Development Constraint Overlay (OV5 Adopted Flood Regulation Line)	22/12/2022	Approved	Development Assessment East Manager
2728/2015/NAME/B	Mr Brett Wilson	Lot 3 Mercy Avenue, Springfield Central	Extension to Existing Road Name (Mercy Avenue)	22/11/2022	Approved	Senior Development Planning Compliance Officer
4032/2009/NAME/A	Mr Brett Wilson	7009 Gateway Drive, Augustine Heights	Continuation of existing road name	21/11/2022	Approved	Senior Development Planning Compliance Officer
11712/2022/OD	MG Homes (No. 5) Pty Ltd	7005 Grande Avenue, Spring Mountain	Advertising Structure - One (1) Ground Sign	01/12/2022	Approved	Senior Planner (Development)
11708/2022/OD	MG Homes (No. 5) Pty Ltd	35 Mark Dillon Circuit, Spring Mountain	Advertising Structure - One (1) Ground Sign	01/12/2022	Approved	Senior Planner (Development)
11900/2022/OD	Unita (Qld) Pty Ltd	32 Woogaroo Street, Goodna	Advertising Devices - Seven (7) Illuminated Wall Signs, One (1) Illuminated Above Awning Sign and One (1) Illuminated Awning Fascia Sign	05/01/2023	Approved	Development Assessment East Manager
12114/2022/OD	Titan Enterprises Pty Ltd	92 Storr Circuit, Goodna	Carrying Out Building Work Not Associated with a Material Change of Use - Extension to a Single Residential Affected by a Development Constraints Overlay (Overland Flowpath)	30/11/2022	Approved	Acting Development Assessment West Manager
7855/2022/OW	Springfield City Group Pty Ltd	24 Technology Drive, Augustine Heights	Road work, Stormwater, Drainage work, Earthworks and Landscaping - Medical Centre	16/01/2023	Approved	Engineering Delivery East Manager
8088/2022/OW	Mr Darryl Alex Lloyd and Mrs Roopu Rongo Kereta Lloyd	102-104 Johnston Street, Bellbird Park	Stormwater and Earthworks	16/11/2022	Approved	Engineering Delivery East Manager
8265/2022/OW	Electrical Reticulation Design Services	Lot 750 Unnamed Road, Spring Mountain	Rate 3 Streetlighting - Springfield Rise Village 18 Package 1 Stages 12 to 15	16/12/2022	Approved	Engineering Delivery East Manager
8428/2022/OW	Electrical Reticulation Design Services	Lot 750 Unnamed Road, Spring Mountain	Rate 3 Streetlighting - Springfield Rise Village 18 Stage 17	16/12/2022	Approved	Engineering Delivery East Manager
8506/2022/OW	Electrical Reticulation Design Services	Lot 750 Unnamed Road, Spring Mountain	Rate 3 Streetlighting - Springfield Rise Village 18 Package 2 Survey Plan 4 Stages 16 and 18	16/12/2022	Approved	Engineering Delivery East Manager
8524/2022/OW	Electrical Reticulation Design Services	Lot 750 Unnamed Road, Spring Mountain	Rate 3 Streetlighting - Springfield Rise Village 18 Package 2 Survey Plan 5 Stage 19	16/12/2022	Approved	Engineering Delivery East Manager
8843/2022/OW	Mr Jason Richard Emerson	106-108 Cochrane Street, Camira	Footpath	23/12/2022	Approved	Engineering Delivery East Manager
9035/2022/OW	Ruby Zen Development Pty Ltd	36-38 Rosemary Street, Bellbird Park	Road Work, Stormwater Drainage Work and Earthworks	12/12/2022	Approved	Engineering Delivery East Manager
9282/2022/OW	Electrical Reticulation Design Services Pty Ltd	Lot 750 Unnamed Road, Spring Mountain	Rate 3 Streetlighting - Springfield Rise Village 18 Package 3A Stages 23 and 24	16/12/2022	Approved	Engineering Delivery East Manager
10337/2022/OW	Rubyzen Developments Pty Ltd	36-38 Rosemary Street, Bellbird Park	Landscaping	21/12/2022	Approved	Engineering Delivery East Manager
10728/2022/OW	Lendlease Communities (Springfield) Pty Ltd	84-90 Russell Luhrs Way, Spring Mountain	Road Work, Stormwater and Earthworks	05/12/2022	Approved	Engineering Delivery East Manager
12326/2022/OW	LENECON	106-108 Johnston Street, Bellbird Park	Stormwater	13/01/2023	Approved	Engineering Delivery East Manager
12958/2022/OW	Urbis Pty Ltd	Lot 750 Unnamed Road, Spring Mountain	Landscaping - Springfield Rise Village 18 Package 5 - Pocket Park	11/01/2023	Approved	Engineering Delivery East Manager
9661/2022/PFT	Mrs Marie Dubrava and Mr Zdenek Dubrava	23 Churchill Street, Bellbird Park	Single Dwelling	11/01/2023	Approved	Plumbing Inspector
11487/2022/PFT	Checkpoint Building Surveyors	6 Kestrel Court, Bellbird Park	Single Dwelling	15/11/2022	Approved	Plumbing Inspector
11600/2022/PFT	Plantation Homes	54 Eucalyptus Circuit, Springfield	Single Dwelling	15/11/2022	Approved	Plumbing Inspector
11673/2022/PFT	Mm Construction QLD Pty Ltd	7 Indigo Lane, Spring Mountain	Single Dwelling	17/11/2022	Approved	Plumbing Inspector
11707/2022/PFT	REII Building Certification	33 Aurora Street, Spring Mountain	Single Dwelling	17/11/2022	Approved	Plumbing Inspector
11747/2022/PFT	BNB Constructions QLD P/L	57 Prion Crescent, Bellbird Park	Single Dwelling	18/11/2022	Approved	Plumbing Inspector
11733/2022/PFT	Plantation Homes	17 Standley Place, Spring Mountain	Single Dwelling	17/11/2022	Approved	Plumbing Inspector
11809/2022/PFT	Pacific Approvals Pty Ltd	15 Champions Crescent, Brookwater	Single Dwelling	21/11/2022	Approved	Plumbing Inspector
11760/2022/PFT	MJR Building Approvals	12 Florida Crescent, Spring Mountain	Single Dwelling	18/11/2022	Approved	Plumbing Inspector
11816/2022/PFT	Cj Homes Pty Ltd	9 Florida Crescent, Spring Mountain	Single Dwelling	21/11/2022	Approved	Plumbing Inspector
11866/2022/PFT	Mrs Linda Caen	148 Eric Street, Goodna	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11901/2022/PFT	Australian Building Company Pty Ltd	40 Belvedere Drive, Spring Mountain	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11907/2022/PFT	Brighton Homes Queensland	1 Standley Place, Spring Mountain	Single Dwelling	22/11/2022	Approved	Plumbing Inspector



DIVISION 2						
Delegated Authority: 120 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
12027/2022/PFT	GW Enterprises Pty Ltd	18 Churchill Street, Bellbird Park	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12056/2022/PFT	Arista Homes	115 Happy Jack Drive, Bellbird Park	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12143/2022/PFT	TJB Building Certifiers	7 Standley Place, Spring Mountain	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12312/2022/PFT	Professional Certification Group	53 Carbeen Circuit, Springfield	Single Dwelling	29/11/2022	Approved	Plumbing Inspector
12403/2022/PFT	Homes By CMA	20 Harris Street, Bellbird Park	Single Dwelling	30/11/2022	Approved	Plumbing Inspector
12477/2022/PFT	Fluid Building Approvals	34 Belvedere Drive, Spring Mountain	Single Dwelling	02/12/2022	Approved	Plumbing Inspector
12419/2022/PFT	GMA Certification Group	36 Florida Crescent, Spring Mountain	Single Dwelling	01/12/2022	Approved	Plumbing Inspector
12449/2022/PFT	Cj Homes Pty Ltd	26 Florida Crescent, Spring Mountain	Single Dwelling	01/12/2022	Approved	Plumbing Inspector
12529/2022/PFT	Plantation Homes	14 Kilmore Street, Spring Mountain	Single Dwelling	05/12/2022	Approved	Plumbing Inspector
12531/2022/PFT	Checkpoint Building Surveyors	19 Standley Place, Spring Mountain	Single Dwelling	05/12/2022	Approved	Plumbing Inspector
12578/2022/PFT	Pacific Approvals Pty Ltd	17 Verbena Crescent, Brookwater	Single Dwelling	07/12/2022	Approved	Plumbing Inspector
12576/2022/PFT	GMA Certification Group	34 Florida Crescent, Spring Mountain	Single Dwelling	06/12/2022	Approved	Plumbing Inspector
12728/2022/PFT	Plantation Homes	30 Belvedere Drive, Spring Mountain	Single Dwelling	09/12/2022	Approved	Plumbing Inspector
12717/2022/PFT	Cj Homes Pty Ltd	13 Florida Crescent, Spring Mountain	Single Dwelling	08/12/2022	Approved	Plumbing Inspector
12786/2022/PFT	Cj Homes Pty Ltd	211 Belvedere Drive, Spring Mountain	Single Dwelling	09/12/2022	Approved	Plumbing Inspector
12840/2022/PFT	Plantation Homes	217 Belvedere Drive, Spring Mountain	Single Dwelling	13/12/2022	Approved	Plumbing Inspector
12837/2022/PFT	Plantation Homes	213 Belvedere Drive, Spring Mountain	Single Dwelling	13/12/2022	Approved	Plumbing Inspector
12938/2022/PFT	GW Enterprises Pty Ltd	8 Bering Street, Spring Mountain	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
12963/2022/PFT	Platinum Building Approvals	6 Florida Crescent, Spring Mountain	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
12952/2022/PFT	Platinum Building Approvals	4 Florida Crescent, Spring Mountain	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
13002/2022/PFT	Plantation Homes	53 Lapwing Crescent, Bellbird Park	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
13016/2022/PFT	Precision Building Certification	25 Belvedere Drive, Spring Mountain	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
13030/2022/PFT	Metricon Homes Pty Ltd	32 Carbeen Circuit, Springfield	Single Dwelling	15/12/2022	Approved	Plumbing Inspector
13253/2022/PFT	Hallmark Homes Pty Ltd	30 Carbeen Circuit, Springfield	Single Dwelling	20/12/2022	Approved	Plumbing Inspector
13326/2022/PFT	Burbank Homes	39 Kingfisher Street, Springfield	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
13339/2022/PFT	Mr Mark Potrus	16 Mallard Way, Bellbird Park	Single Dwelling	21/12/2022	Approved	Plumbing Inspector
13449/2022/PFT	Burbank Homes	16A Harry Street, Bellbird Park	Single Dwelling	23/12/2022	Approved	Plumbing Inspector
185/2023/PFT	Plantation Homes	21 Standley Place, Spring Mountain	Single Dwelling	11/01/2023	Approved	Plumbing Inspector
196/2023/PFT	Gma Certification Group	17 Florida Crescent, Spring Mountain	Single Dwelling	12/01/2023	Approved	Plumbing Inspector
306/2023/PFT	Plantation Homes	24 Kingfisher Street, Springfield	Single Dwelling	16/01/2023	Approved	Plumbing Inspector
411/2023/PFT	Burbank Homes	37 Carbeen Circuit, Springfield	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
478/2023/PFT	MCC Pty Ltd	39 Barham Way, Spring Mountain	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
441/2023/PFT	Platinum Building Approvals	4 Gladesville Way, Spring Mountain	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
454/2023/PFT	Checkpoint Building Surveyors	221 Belvedere Drive, Spring Mountain	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
5763/2022/PID/A	Department of State Dev, Infrastructure & Planning	74 Gateway Drive, Augustine Heights	Proposed Ministerial Designation of Land for Community Infrastructure - Fire and Rescue Station	25/11/2022	Approved	Development Assessment East Manager
12260/2022/PPC	MRP Hydraulic & Fire Services Consultants Pty Ltd	25-45 Springfield College Drive, Springfield	Refurbishment Work - The Springfield Anglican College Junior Campus	30/11/2022	Approved	Plumbing Inspector
13008/2022/PPC	Aqualogical Pty Ltd	26 Queen Street, Goodna	Sanitary Plumbing and Drainage; Cold Water Service; Hot Water Service	22/12/2022	Approved	Plumbing Inspector
13293/2022/PPC	East Coast Hydraulics Pty Ltd	8 Smiths Road, Goodna	Tenancy Fit-out and New Grease Trap - Little M Coffee Club	03/01/2023	Approved	Plumbing Inspector
320/2023/PPC	Masterol Foods Pty Ltd	1 Antimony Street, Carole Park	Manufacturing Warehouse - Holding tank for silt pit	17/01/2023	Approved	Plumbing Inspector
318/2023/PPC	H Design Pty Ltd	41 Queen Street, Goodna	Tenancy Fit-out - Active Body Conditioning	17/01/2023	Approved	Plumbing Inspector
12316/2022/PPR	GRK Plumbing	18 Hallett Avenue, Camira	Decommissioning of existing septic - Sanitary drainage to connect to sewer	30/11/2022	Approved	Plumbing Inspector
12515/2022/PPR	GW Enterprises Pty Ltd	13 Churchill Street, Bellbird Park	Single Dwelling with Auxiliary Unit	08/12/2022	Approved	Plumbing Inspector
6272/2022/RAL	Mr/Ms Lei Zhao	70 Hayes Avenue, Camira	Reconfiguring a Lot - One (1) lot into three (3) lots & access easements	16/11/2022	Approved	Development Assessment East Manager

DIVISION 2						
Delegated Authority: 120 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
8531/2022/RAL	Mr/Ms Chandimani Reyes	1 Mattocks Street, Goodna	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	19/12/2022	Approved	Development Assessment East Manager
14066/2021/SSP/A	Rubyzen Developments Pty Ltd	14-16 Harry Street, Bellbird Park	Lots 350-352 on SP333026	07/12/2022	Approved	Senior Development Planning Compliance Officer
5146/2020/SSP/A	Nidee Pty Ltd	14 Langley Road, Camira	Lots 2, 31, 32 & 33 into SP326674	19/01/2023	Approved	Senior Development Planning Compliance Officer

DIVISION 3						
Delegated Authority: 122 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
9679/2022/BCN	Rent My Property Pty Ltd	40 Waghorn Street, Ipswich	Residential Services Building	12/12/2022	Approved	Building Regulatory Officer
5010/2022/BORIST	BJS Handwalls	3 Mcdougall Close, Silkstone	Building over or near a stormwater drain - Retaining Wall	13/12/2022	Approved	Engineering Delivery West Manager
10882/2022/BR	Miss Leanne Sharon Arifovic	17 Lauriston Street, Eastern Heights	Siting Variation - Patio, Carport, Alterations/Additions	02/12/2022	Approved	Building Regulatory Officer
11287/2022/BR	Mr Pearce Rhett Hutchinson and Mrs Bronwen Guinevere Hutchinson	38 Stephenson Street, Sadliers Crossing	Amenity and Aesthetics & Siting variation - Shed and Carport	16/11/2022	Approved	Building Regulatory Officer
11554/2022/BR	O'Brien Building Consultants	9 Way Court, Silkstone	Siting Variation - Shed and Carport	23/11/2022	Approved	Building Regulatory Officer
11905/2022/BR	Project BA	57 Vineyard Street, One Mile	Siting Variation - Garage and Carport	28/11/2022	Approved	Building Regulatory Officer
11909/2022/BR	Mr Scott Cameron Furnell	3 Beatty Street, Coalfalls	Siting Variation - Shed	28/11/2022	Approved	Building Regulatory Officer
12367/2022/BR	Mr James Andrew Furner	19 Syntax Street, Sadliers Crossing	Amenity and Aesthetics - Shed Siting Variation - Shed	06/12/2022	Approved	Building Regulatory Officer
12456/2022/BR	Dynamic Building Approvals	23 Lindsay Street, Bundamba	Amenity and Aesthetics - Shed Siting Variation - Shed	07/12/2022	Approved	Building Regulatory Officer
12687/2022/BR	Dynamic Building Approvals	73 Chubb Street, One Mile	Amenity and Aesthetics - Shed Siting variation - Shed	14/12/2022	Approved	Building Regulatory Officer
12864/2022/BR	David Wright Properties	66 Brisbane Road, Ebbw Vale	Amenity and Aesthetics - Demolition of a Dwelling	15/12/2022	Approved	Building Regulatory Officer
12869/2022/BR	David Wright Properties	68 Brisbane Road, Ebbw Vale	Amenity and Aesthetics - Demolition of a Dwelling	15/12/2022	Approved	Building Regulatory Officer
12870/2022/BR	David Wright Properties	70 Brisbane Road, Ebbw Vale	Amenity and Aesthetics - Demolition of a Dwelling	15/12/2022	Approved	Building Regulatory Officer
12873/2022/BR	David Wright Properties	72 Brisbane Road, Ebbw Vale	Amenity and Aesthetics - Demolition of a Dwelling	15/12/2022	Approved	Building Regulatory Officer
12884/2022/BR	Project BA	2 South Station Road, Booval	Amenity and Aesthetics - Demolition of Dwelling	15/12/2022	Approved	Building Regulatory Officer
13276/2022/BR	Gibson Architects	84 Limestone Street, Ipswich	Demolition Commercial Building	22/12/2022	Approved	Building Regulatory Officer
13346/2022/BR	Ms Kristine Iris Ralph	38 Brisbane Road, East Ipswich	Siting Variation - Carport	22/12/2022	Approved	Building Regulatory Officer
13445/2022/BR	Mini Hotel Chinatown Pty Ltd	277A Brisbane Street, West Ipswich	Amenity and Aesthetics - Demolition of Verandah and Deck	03/01/2023	Approved	Building Regulatory Officer
33/2023/BR	Construct 81	12 Gee Street, One Mile	Amenities and Aesthetics and Siting Variation - Shed with Carport	10/01/2023	Approved	Building Regulatory Officer
6/2023/BR	Construct 81	6 Bombala Court, Collingwood Park	Siting Variation - Carport	10/01/2023	Approved	Building Regulatory Officer
158/2023/BR	Precision Building Certification	3/22 Walsh Street, Newtown	Siting Variation - Patio	13/01/2023	Approved	Building Regulatory Officer
215/2023/BR	Strickland Certifications Pty Ltd	9 Holmes Court, Goodna	Siting Variation - Patio	16/01/2023	Approved	Building Regulatory Officer
8134/2022/BW	Mr Kristen Giuseppe Roset	42 Park Street, Ipswich	Detached Workshop Garden Shed	15/11/2022	Approved	Building Certifier
12499/2022/BW	Mini Hotel Chinatown Pty Ltd	Lot 1 Burnett Street, Sadliers Crossing	Demolish Verandah and Deck	05/01/2023	Approved	Building Certifier
13255/2022/BW	Mr Roger John Kahler	21 Henderson Street, Redbank	Removing existing Fibreglass inground Pool and Fence	05/01/2023	Approved	Building Certifier
10103/2019/LDR/B	Walker Corporation Pty Ltd	48 Masterpanel Lane, Bundamba	Legal Document Request - Plan of Easement CL in Lot 7 on SP167997 in SP335492	15/11/2022	Approved	Senior Development Planning Compliance Officer
1118/2017/MAEXT/A	Azure Project 40 Pty Ltd	33 River Road, Bundamba	Extension to Currency Period Application - Multiple Residential (70 Townhouses)	11/01/2023	Approved	Development Assessment Central Manager
1521/2018/MAMC/A	Chip Tyre Pty Ltd	191 Whitwood Road, New Chum	Minor Change - General Industry (Reprocessing and Storage of Tyres)	07/12/2022	Approved	Acting Development Assessment West Manager
10301/2019/MAMC/A	Ipswich City Council	37 Nicholas Street, Ipswich	Minor Change - Material Change of Use - Business Use, Entertainment Use, Recreation Use & Shopping Centre	12/12/2022	Approved	Development Assessment Central Manager
31/2016/MAMC/A	All Approvals Pty Ltd	42 Whitehill Road, Eastern Heights	Minor Change - Single Residential within a Character Area	23/11/2022	Approved	Development Assessment Central Manager
11599/2021/MAMC/A	Tait Morton Johnston	21 Challinor Street, Sadliers Crossing	Minor Change - Building Work not Associated with an MCU - Extensions to a Dwelling within a Character Zone	16/12/2022	Approved	Development Assessment Central Manager
7737/2018/MAOC/A	Mr Khaldoun Badawy and Mrs Sanaa Salama	11 Pring Street, Ipswich	Other Change - Business Use (Medical Centre)	01/12/2022	Approved	Development Assessment Central Manager



DIVISION 3						
Delegated Authority: 122 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
5701/2021/MAOC/B	Bundamba Land Co #1 Pty Ltd and Bundamba Land Co #2 Pty Ltd	18 Ashburn Road, Bundamba	Reconfiguring a Lot - One (1) Lot into Four (4) Lots, New Road and Access Easement	15/11/2022	Approved	Acting Manager, Development Planning
			Material Change of Use – Business Use (Fast Food Premises) – Proposed Lot 101			
			Material Change of Use – Business Use (Two (2) Fast Food Premises) – Proposed Lot 102			
			Material Change of Use – Business Use (Non Mechanical Car Wash) and Service Trades Use (Mechanical Car Wash) – Proposed Lot 103			
5125/2021/MCU	BG Properties Group (Qld) Pty Ltd	1 Hancock Street, Ipswich	Material Change of Use – Business Use (Takeaway Food Premises and Vehicle Sales Premises), Service Trades Use and General Industry – Proposed Lot 104	16/01/2023	Approved	Development Assessment Central Manager
			Material Change of Use - Multiple Residential (16 Units)			
			Material Change of Use - Business Use (Medical Centre)			
			Material Change of Use - Multiple Residential (5 Townhouses)			
8048/2022/MCU	TMS Global Investments Pty Ltd	152 Hume Drive, Bundamba	Material Change of Use - Service/Trades Use (Warehouse or Storage)	03/01/2023	Approved	Development Assessment Central Manager
8313/2022/MCU	Goodman Property Services (Aust) Pty Ltd	107 Montgomery Street, Redbank	Material Change of Use - Service/Trades Use (Warehouse)	24/11/2022	Approved	Development Assessment East Manager
9768/2022/OD	I.B. Town Planning	24 Hawkins Crescent, Bundamba	Advertising Devices - Five (5) Pylon Signs, One (1) Freestanding Way Finding Sign and Seven (7) Wall Signs	05/12/2022	Approved	Development Assessment Central Manager
10005/2022/OD	Deluca Corporation Pty Ltd	15 Northcott Place, Redbank	Advertising Devices - Two (2) Wall Signs	05/01/2023	Approved	Development Assessment East Manager
11568/2022/OD	Steffan Town Planning	15 Syntax Street, Sadliers Crossing	Carrying out Building Work not associated with a Material Change of Use - Extension to a Single Residential in a Character Zone (Rear Extension), Double Carport and Demolition of 20% or less of the pre-1946 fabric of the Building	18/11/2022	Approved	Development Assessment Central Manager
11628/2022/OD	Mr Nicholas Dan Smith	1 Bunya Street, East Ipswich	Building Work not Associated with a Material Change of Use - Extensions to a pre-1946 Dwelling House (Patio)	01/12/2022	Approved	Development Assessment Central Manager
11969/2022/OD	DS Energy	51 Monash Road, Redbank	Carrying out building work not associated with a material change of use - Solar Shade Structures	18/01/2023	Approved	Acting Development Assessment East Manager
6311/2022/OW	Farr Engineers Associates	9 Horan Street, Woodend	Earthworks, Roadwork, Stormwater, Other - Carparking, Driveways, Pavements, Signage and Linemarking	29/11/2022	Approved	Acting Engineering Delivery West Manager
6757/2022/OW	HB QLD Pty Ltd	7000 Bellflower Street, Collingwood Park	Road Work, Stormwater, Drainage Work and Earthworks - The Pocket Stage 4	21/12/2022	Approved	Engineering Delivery East Manager
6943/2022/OW	Henry & Hymas Consulting Engineers	61 Hoepner Road, Bundamba	Stormwater Drainage Work and Earthworks	16/11/2022	Approved	Engineering Delivery East Manager
8437/2022/OW	Goodman Property Services (Aust) Pty Ltd	70 Weedman Street, Redbank	Earthworks - Redbank Motorway Estate Stage 3	30/11/2022	Approved	Engineering Delivery East Manager
8467/2022/OW	Australian Handwalls	3 Mcdougall Close, Silkstone	Earthworks	13/12/2022	Approved	Engineering Planning West Manager
9426/2022/OW	Ampflo Pty Ltd	7003 Collingwood Drive, Collingwood Park	Rate 3 Streetlighting - Six Mile Creek Estate Stage 6B	23/11/2022	Approved	Engineering Delivery East Manager
9692/2022/OW	Goodman Property Services (Aust) Pty Ltd	70 Montgomery Street, Redbank	Earthworks	20/12/2022	Approved	Engineering Delivery East Manager
10083/2022/OW	Goodman Property Services (Aust) Pty Ltd	43 Weedman Street, Redbank	Operational works for Clearing Vegetation not associated with an MCU	10/01/2023	Approved	Environment Assessment Manager
10256/2022/OW	Tailored Project Group	45 Hume Drive, Bundamba	Landscaping	01/12/2022	Approved	Engineering Delivery East Manager
10320/2022/OW	Mr Joshua James Partridge	1 Fair Street, One Mile	Stormwater and Earthworks	09/12/2022	Approved	Engineering Delivery West Manager
10377/2022/OW	LENECON	13 Ipswich Street, Riverview	Earthworks & Stormwater Drainage	20/01/2023	Approved	Engineering Delivery East Manager
10886/2022/OW	Canberra Estates Consortium No. 36 Pty Ltd	7001 Collingwood Drive, Collingwood Park	Road Work, Stormwater, Drainage Work, Earthworks and Clearing Vegetation - Woodlinks Village Stage 11	01/12/2022	Approved	Engineering Delivery East Manager
11151/2022/OW	Mr Joseph Arokiam Adrian Moraes	10 Edward Street, One Mile	Concrete Footpath	13/12/2022	Approved	Manager, Engineering, Health & Environment
11806/2022/OW	Vee Design	70 Blackall Street, Basin Pocket	Landscaping	05/01/2023	Approved	Engineering Delivery West Manager
11619/2022/PFT	Checkpoint Building Surveyors	5 Bellflower Street, Collingwood Park	Single Dwelling	16/11/2022	Approved	Plumbing Inspector
12011/2022/PFT	TJB Building Certifiers	26 Meiklejohn Circuit, Collingwood Park	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12037/2022/PFT	Burbank Homes	2 Orchard Street, Eastern Heights	Single Dwelling	24/11/2022	Approved	Plumbing Inspector

DIVISION 3						
Delegated Authority: 122 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
12034/2022/PFT	Fluid Building Approvals	17 Alabaster Street, Collingwood Park	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12029/2022/PFT	Argyle Building (Qld) Pty Ltd	26 John Drive, Collingwood Park	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12038/2022/PFT	Professional Certification Group	28 John Drive, Collingwood Park	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12040/2022/PFT	Professional Certification Group	2 Mackenroth Street, Collingwood Park	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12045/2022/PFT	Argyle Building (Qld) Pty Ltd	6 Mackenroth Street, Collingwood Park	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12047/2022/PFT	Argyle Building (Qld) Pty Ltd	8 Mackenroth Street, Collingwood Park	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12099/2022/PFT	Canberra Estates Consortium No 36 Pty Ltd	10 Mackenroth Street, Collingwood Park	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12091/2022/PFT	Argyle Building (Qld) Pty Ltd	12 Mackenroth Street, Collingwood Park	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12094/2022/PFT	Argyle Building (Qld) Pty Ltd	14 Mackenroth Street, Collingwood Park	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12046/2022/PFT	Professional Certification Group	19 John Drive, Collingwood Park	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12044/2022/PFT	Professional Certification Group	17 John Drive, Collingwood Park	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12033/2022/PFT	Professional Certification Group	15 John Drive, Collingwood Park	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12049/2022/PFT	Argyle Building (Qld) Pty Ltd	13 John Drive, Collingwood Park	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12035/2022/PFT	Argyle Building (Qld) Pty Ltd	11 John Drive, Collingwood Park	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12048/2022/PFT	Hallmark Homes Pty Ltd	25 Morris Street, Bundamba	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12131/2022/PFT	Ultra Group	34 Meiklejohn Circuit, Collingwood Park	Single Dwelling	28/11/2022	Approved	Plumbing Inspector
12323/2022/PFT	Fluid Building Approvals	22 Morris Street, Bundamba	Single Dwelling	29/11/2022	Approved	Plumbing Inspector
12522/2022/PFT	Coral Homes QLD Pty Ltd	77 Neumann Drive, Collingwood Park	Single Dwelling	05/12/2022	Approved	Plumbing Inspector
12643/2022/PFT	Bella QLD Properties Pty Ltd	6 Mint Close, Collingwood Park	Single Dwelling	07/12/2022	Approved	Plumbing Inspector
12683/2022/PFT	Fluid Building Approvals	10 Morris Street, Bundamba	Single Dwelling	08/12/2022	Approved	Plumbing Inspector
12680/2022/PFT	Fluid Building Approvals	8 Morris Street, Bundamba	Single Dwelling	08/12/2022	Approved	Plumbing Inspector
12758/2022/PFT	Coral Homes QLD Pty Ltd	25 Bellflower Street, Collingwood Park	Single Dwelling	09/12/2022	Approved	Plumbing Inspector
12871/2022/PFT	Plantation Homes	81 Neumann Drive, Collingwood Park	Single Dwelling	13/12/2022	Approved	Plumbing Inspector
13094/2022/PFT	Professional Certification Group	12 Morris Street, Bundamba	Single Dwelling	19/12/2022	Approved	Plumbing Inspector
13206/2022/PFT	Silkwood Homes Pty Ltd	18 Morris Street, Bundamba	Single Dwelling	19/12/2022	Approved	Plumbing Inspector
13286/2022/PFT	Silkwood Homes Pty Ltd	29 Morris Street, Bundamba	Single Dwelling	22/12/2022	Approved	Plumbing Inspector
13369/2022/PFT	Silkwood Homes Pty Ltd	30 Morris Street, Bundamba	Single Dwelling	22/12/2022	Approved	Plumbing Inspector
267/2023/PFT	Homes By Cma Pty Ltd	12 Tulipwood Street, Collingwood Park	Single Dwelling	13/01/2023	Approved	Plumbing Inspector
291/2023/PFT	Goldengrove Building Group	13 Morris Street, Bundamba	Single Dwelling	16/01/2023	Approved	Plumbing Inspector
427/2023/PFT	Checkpoint Building Surveyors	11 Morris Street, Bundamba	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
403/2023/PFT	Silkwood Homes Pty Ltd	31 Morris Street, Bundamba	Single Dwelling	18/01/2023	Approved	Plumbing Inspector
465/2023/PFT	DTZ Building Design Pty Ltd	19 Mackenroth Street, Collingwood Park	Single Dwelling	19/01/2023	Approved	Plumbing Inspector
494/2023/PFT	Ingenious Homes	31 Citrus Crescent, Collingwood Park	Single Dwelling	20/01/2023	Approved	Plumbing Inspector
583/2023/PFT	Silkwood Homes Pty Ltd	16 Morris Street, Bundamba	Single Dwelling	23/01/2023	Approved	Plumbing Inspector
10071/2022/PPC	Platinum Hydraulic Design	22 Hume Drive, Bundamba	Proposed Warehouse Facility	01/12/2022	Approved	Plumbing Inspector
10955/2022/PPC	Building Services Engineers	2A Joyce Street, East Ipswich	Residential Units X 17	16/11/2022	Approved	Plumbing Inspector
11167/2022/PPC	Acor Consultants QLD	8 Pring Street, Ipswich	Comprehensive Cancer Centre - Remaining works Level 1 to the roof	28/11/2022	Approved	Plumbing Inspector
11634/2022/PPC	Lucid Consulting Engineers Pty Ltd	5 Clay Street, West Ipswich	Proposed Commercial Development	21/11/2022	Approved	Plumbing Inspector
11794/2022/PPC	Performance Construction Hydraulics	8 Nicholas Street, Ipswich	Tenancy Fitout - Tenancy 2B04	22/11/2022	Approved	Plumbing Inspector
11985/2022/PPC	Platinum Hydraulic Design	45 Hawkins Crescent, Bundamba	Proposed Car wash Facility	28/11/2022	Approved	Plumbing Inspector
12115/2022/PPC	Neil Blair And Associates	57 Thorn Street, Ipswich	Proposed Medical Centre	30/11/2022	Approved	Plumbing Inspector
12200/2022/PPC	Platinum Hydraulic Design	22 Hume Drive, Bundamba	Temporary Site Services	01/12/2022	Approved	Plumbing Inspector
12480/2022/PPC	Neil Blair And Associates	246 Brisbane Road, Booval	Extension to Existing Showroom	06/12/2022	Approved	Plumbing Inspector

DIVISION 3						
Delegated Authority: 122 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
36/2023/PPC	Citi Design	33 Nicholas Street, Ipswich	Tenancy Fitout - Compass Tattoo - Suite 5	12/01/2023	Approved	Plumbing Inspector
209/2023/PPC	Aqualogical	117 Brisbane Street, Ipswich	Sanitary & water services to kitchenet & sinks - Tenancy T6 Chempro	18/01/2023	Approved	Plumbing Inspector
11071/2022/PPR	The Brick Matrix Pty Ltd	30 Meiklejohn Circuit, Collingwood Park	Community Residence	29/11/2022	Approved	Plumbing Inspector
11282/2022/PPR	Campbell Constructions QLD Pty Ltd	15 Shine Street, One Mile	Community Residence	21/11/2022	Approved	Plumbing Inspector
12583/2022/PPR	Hydrocove Plumbing Pty Ltd	35 Clifton Street, Booval	Secondary Dwelling Community Residence - House 2	12/12/2022	Approved	Plumbing Inspector
12690/2022/PPR	Mr Richard Dunikowski	21 Hart Street, Bundamba	Shed with Fixtures to existing onsite sewerage facility	19/12/2022	Approved	Plumbing Inspector
12808/2022/PPR	Prostart Plumbing Pty Ltd	21 Bridson Avenue, East Ipswich	Secondary Dwelling	19/12/2022	Approved	Plumbing Inspector
475/2023/PPR	DTZ Building Design	29 Ashton Avenue, Redbank	Single Dwelling and Secondary Dwelling	19/01/2023	Approved	Plumbing Inspector
10126/2022/RAL	Motiveight Pty Ltd	10 Brisbane Road, Redbank	Reconfiguring a Lot - One (1) Lot into Five (5) Lots	17/01/2023	Approved	Acting Development Assessment East Manager
12806/2022/RAL	Mr Joseph Brown	117 Woodend Road, Woodend	Reconfiguring a Lot One (1) Lot into Two (2) Lots	15/12/2022	Approved	Development Assessment Central Manager
8911/2019/SSP/A	Kevin Holt Consulting QLD	16 Teape Street, Silkstone	Lots 1 and 2 on SP332309	07/12/2022	Approved	Senior Development Planning Compliance Officer
7192/2022/SSP/A	Mr Daniel Stephen Murphy and Mrs Juliana Murphy	1 Thomas Street, Sadliers Crossing	Lots 11 and 21 on SP337034	16/11/2022	Approved	Senior Development Planning Compliance Officer
9885/2022/SSP	Callaway Homes	8 Ruben Court, Collingwood Park	Lots 1 & 2 on SP306422	12/12/2022	Approved	Senior Development Planning Compliance Officer
7546/2020/SSP/A	Mr Stewart McIntyre	41 Monash Road, Redbank	Lots 98 and 99 on SP326906	17/11/2022	Approved	Senior Development Planning Compliance Officer
10504/2022/SSP	Sustainable Planning Pty Ltd	14 Siemons Street, One Mile	Lot 1 & 2 SP333725	13/01/2023	Approved	Senior Development Planning Compliance Officer
10210/2021/SSP/A	Mr Tige Arthur Simmons and Mrs Rachel Louise Simmons	4 Ross Street, Ebbw Vale	Lots 1 and 2 on SP334026	17/11/2022	Approved	Senior Development Planning Compliance Officer
3769/2019/SSP/C	Saunders Havill Group Pty Ltd	7000 Bellflower Street, Collingwood Park	Lots 56-72, 214-225 & 1000 on SP331483	17/11/2022	Approved	Senior Development Planning Compliance Officer
18647/2021/SSP/A	Mr Ben McGrath	37A Stuart Street, Goodna	Lots 41 & 42 on Survey Plan SP329018	25/11/2022	Approved	Senior Development Planning Compliance Officer
4532/2017/SSP/A	Miss Josephine Mercedes Cory	85 Thorn Street, Ipswich	Lots 31 & 32 on SP324003	16/01/2023	Approved	Senior Development Planning Compliance Officer



DIVISION 4						
Delegated Authority: 115 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
7225/2022/BR	Strickland Certifications Pty Ltd	53-55 Mitchell Street, Barellan Point	Amenity and Aesthetics - Shed	01/12/2022	Refused	Building Regulatory Officer
10338/2022/BR	Clear Conscience Certification	20 Spencer Street, Churchill	Siting Variation - Shed	16/12/2022	Approved	Building Regulatory Officer
10914/2022/BR	South East Building Approvals	6 Blackwood Avenue, North Ipswich	Siting Variation - Carport	15/11/2022	Approved	Building Regulatory Officer
11051/2022/BR	Mrs Skie June Olive Harris	1 Emerson Crescent, Brassall	Siting Variation - Shed/Garage	02/12/2022	Approved	Building Regulatory Officer
11183/2022/BR	Mr Stephen John Smith	12 Stanley Court, Brassall	Amenity and Aesthetics - Shed	07/12/2022	Approved	Building Regulatory Officer
11495/2022/BR	Capital Building Approvals	73 Sandalwood Drive, Yamanto	Siting Variation - Cabana	23/11/2022	Approved	Building Regulatory Officer
11546/2022/BR	Precision Building Certification	9 Kenworth Street, Brassall	Siting Variation - Carport	23/11/2022	Approved	Building Regulatory Officer
11687/2022/BR	Precision Building Certification	22 Oprah Court, Brassall	Siting Variation - Carport	23/11/2022	Approved	Building Regulatory Officer
12051/2022/BR	Mr Lee Jason Simes	124 Matthew Street, Rosewood	Amenity and Aesthetics - Shed	29/11/2022	Approved	Building Regulatory Officer
12218/2022/BR	Mr Bradley Michell Oddi	13 Clem Street, Brassall	Siting Variation - Dwelling	01/12/2022	Approved	Building Regulatory Officer
12300/2022/BR	Mr Justin James Radloff	9 Backhouse Court, Brassall	Siting Variation - Carport	01/12/2022	Approved	Building Regulatory Officer
12471/2022/BR	Ms Julie Gail Edwards	172 Goddards Road, Yamanto	Amenity and Aesthetics - Patio and Carport	12/12/2022	Approved	Building Regulatory Officer
12675/2022/BR	Rocket Building Approvals	14 Hayes Street, Brassall	Amenity and Aesthetics - Dwelling	12/12/2022	Approved	Building Regulatory Officer
12670/2022/BR	TJB Building Certifiers	9 Plew Court, Brassall	Siting Variation - Dwelling	12/12/2022	Approved	Building Regulatory Officer
12936/2022/BR	Dynamic Building Approvals	82 Arndt Road, Tallegalla	Amenity and Aesthetics - Shed on Vacant Land	20/12/2022	Approved	Building Regulatory Officer
13105/2022/BR	Mr/Ms Lea Ferguson	159 Edmond Street, Marburg	Amenity and Aesthetics - Dressage Arena	03/01/2023	Approved	Building Regulatory Officer
41/2023/BR	Construct 81	15 Coates Court, Brassall	Amenities and Aesthetics - Shed	11/01/2023	Approved	Building Regulatory Officer
54/2023/BR	Construct 81	67 Haig Street, Brassall	Amenity and Aesthetics - Shed Demolition of Garage	11/01/2023	Approved	Building Regulatory Officer
52/2023/BR	Ms Jade Hooper	60 J Hansons Road, Karrabin	Removal of a Dwelling	06/01/2023	Approved	Building Regulatory Officer
138/2023/BR	Project BA	25 Fernvale Road, Brassall	Demolition - Dwelling, Carport	12/01/2023	Approved	Building Regulatory Officer
283/2023/BR	Mr Peter Brady	44 Knightsbridge Drive, Chuwar	Siting Variation - Patio	19/01/2023	Approved	Building Regulatory Officer
341/2023/BR	Vandalay Estate Pty Ltd	273 Warwick Road, Churchill	Siting Variation - Carport	19/01/2023	Approved	Building Regulatory Officer
423/2023/BR	Mrs Carol Ann Cottell	47 Myora Row, Karalee	Amenity and Aesthetics - Retaining Wall	23/01/2023	Approved	Building Regulatory Officer
11039/2022/BW	Mrs Lucelle Patrice Attwood and Mr Derek John Attwood	5 Dart Court, Brassall	Swimming Pool Removal	21/11/2022	Approved	Building Certifier
11518/2022/BW	Ms Julie Gail Edwards	172 Goddards Road, Yamanto	Proposed Multiple Patio's and Carport Additions to Existing Dwelling	23/12/2022	Approved	Building Certifier
3487/2022/CA	Gibson Hotels Pty Ltd	1-3 Queen Street, Walloon	Material Change of Use - Business Use (Hotel & Shop)  Reconfiguring a Lot - Three (3) lots into Two (2) lots  Carrying out building work not associated with a material change of use - Demolition of Heritage Place	20/12/2022	Approved	Development Assessment Central Manager
10339/2022/CA	Baird & Hayes Surveyors And Town Planners	66 Linnings Road, Haigslea	Reconfiguring a Lot - Boundary Realignment - (two (2) lots into two (2) lots)  Material Change of Use - Dual Occupancy (Relatives Accommodation (Proposed Lot 81))	18/11/2022	Approved	Senior Planner (Development)
3372/2016/MAMC/A	Mr Craig Sheehan	95 Pine Mountain Road, Brassall	Minor Change - Reconfiguring a lot (one (1) lot into three (3) lots)	21/12/2022	Approved	Development Assessment Central Manager
5131/2018/MAMC/A	JCB Investments Pty Ltd	97A Lobb Street, Churchill	Minor Change - Material Change of Use - Business Use (Farm Supply Store)	05/01/2023	Approved	Development Assessment West Manager
11016/2021/MAMC/A	Parkdale Holdings P/L	293-339 Junction Road, Karalee	Minor Change - Reconfiguring a Lot - One (1) lot into Twenty-Three (23) lots, road and drainage reserve	23/12/2022	Approved	Development Assessment East Manager
2058/2012/MAMC/A	Klasbury Pty Ltd	97 John Street, Rosewood	Minor Change - One (1) Lot into Five (5) Lots	11/01/2023	Approved	Senior Planner (Development)
5815/2022/MCU	North Ipswich Development Pty Ltd	35 Lowry Street, North Ipswich	Material Change of Use - Business Use (Cafe, Restaurant and Shop) Material Change of Use - Multiple Residential (293 Apartments)	15/12/2022	Approved	Development Assessment Central Manager
7326/2022/MCU	Cooper Property Group	170 Mt Crosby Road, North Tivoli	Material Change of Use - Recreation Use (Indoor Recreation) and Business Use (Café)	09/01/2023	Approved	Development Assessment Central Manager
9564/2022/MCU	Mr Tristan Sippel	307-341 Raysource Road, Haigslea	Material Change of Use - Single Residential	29/11/2022	Approved	Senior Planner (Development)
10260/2022/MCU	Baird & Hayes Surveyors And Town Planners	85 Blackwall Road, Chuwar	Material Change of Use - Dual Occupancy (Relative's Accommodation)	04/01/2023	Approved	Development Assessment East Manager

DIVISION 4						
Delegated Authority: 115 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
10369/2022/MCU	Parmac Property Investments Pty Ltd	3 Unnamed Road, Rosewood	Material Change of Use - Single Residential Dwelling in a Character Zone and Carrying out Building Works not Associated with a Material Change of Use (Carport in a Character Zone)	12/12/2022	Approved	Acting Development Assessment East Manager
11044/2022/MCU	Mr/Ms Najla Yazdanpanah	83B Matthew Street, Rosewood	Material Change of Use - Single Residential Dwelling within a Character Zone	19/01/2023	Approved	Senior Planner (Development)
12605/2022/MCU	Built Environment Consulting Pty Ltd	11 Stanley Court, Brassall	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Difficult Topography)	20/12/2022	Approved	Development Assessment Central Manager
7342/2008/NAME/G	Tribeca Residential Communities No. 12 Pty Ltd	7001 Diamantina Boulevard, Brassall	Road Naming - Gainsborough Meadows - Stage 4	23/11/2022	Approved	Senior Development Planning Compliance Officer
17457/2021/NAME/A	ID Walloon Developments Pty Ltd	7001 Parkland Drive, Walloon	Road Naming and Extension to Road Name	04/01/2023	Approved	Senior Development Planning Compliance Officer
3692/2022/OD	Baird & Hayes Surveyors And Town Planners	8 Harrison Street, North Ipswich	Carrying out building work not associated with a material change of use – Shed in Limited Development (Constrained) Zone	15/11/2022	Approved	Acting Manager, Development Planning
7741/2022/OD	Anglican Parish Of Rosewood	72 John Street, Rosewood	Carrying out Building Work not Associated with a Material Change of Use - Extension of an Existing Shed at a Place of Worship (St Luke’s Anglican Church and Hall)	07/12/2022	Approved	Senior Planner (Development)
10964/2022/OD	Phillip Meads	990-1004 Pine Mountain Road, Pine Mountain	Carrying out building work not associated with a material change of use - Horse Arena and Shed x2	13/01/2023	Approved	Senior Planner (Development)
12802/2022/OD	Construct 81 Building & Maintenance	12 Hill Street, North Ipswich	Carrying out building work not associated with an MCU (carport in a character zone)	20/12/2022	Approved	Senior Planner (Development)
8178/2018/OW	Benchmark Group TC Pty Ltd	673-675 Karrabin Rosewood Road, Walloon	Stormwater, Drainage Work, Earthworks, Landscaping and Clearing Vegetation	18/11/2022	Approved	Engineering Delivery West Manager
6384/2022/OW	ID Walloon Developments Pty Ltd	7001 Parkland Drive, Walloon	Road work, Stormwater, Drainage work, Earthworks and Signage - Dawn Stages 6C1 & 6C2	12/01/2023	Approved	Engineering Delivery West Manager
6768/2022/OW	Bornhorst And Ward Consulting Engineers	157 Workshops Street, Brassall	Road Work, Stormwater, Drainage Work and Earthworks	23/11/2022	Approved	Engineering Delivery West Manager
9227/2022/OW	Mr David Alan Bellingham	910 Pine Mountain Road, Pine Mountain	Earthworks	16/11/2022	Approved	Engineering Delivery West Manager
9642/2022/OW	Hutchinson Builders	7001 Perseverance Street, Chuwar	Stormwater, Earthworks, Carparking, Driveways, Pavements, Signage and Linemarking	22/12/2022	Approved	Engineering Delivery East Manager
10375/2022/OW	Robin Russell & Associates Pty Ltd	7001 Diamantina Boulevard, Brassall	Rate 3 Streetlighting - Gainsborough Meadows Stage 4	02/12/2022	Approved	Acting Engineering Delivery West Manager
12437/2022/OW	Mr Greg Wilkin	46 Windle Road, Brassall	Landscaping	22/12/2022	Approved	Manager, Engineering, Health & Environment
12896/2022/OW	JN & RA Cooper Pty Ltd	450 Warwick Road, Yamanto	Landscaping	03/01/2023	Approved	Manager, Engineering, Health & Environment
11629/2022/PFT	TJB Building Certifiers	45 Timothy Crescent, Rosewood	Single Dwelling	16/11/2022	Approved	Plumbing Inspector
11880/2022/PFT	Sandsky Developments Pty Ltd	19 Conifer Avenue, Brassall	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11886/2022/PFT	FRD Homes	61 Wallace Street, Walloon	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11903/2022/PFT	TJB Building Certifiers	18 Fyfe Street, Walloon	Single Dwelling	22/11/2022	Approved	Plumbing Inspector
11919/2022/PFT	Active Building Approvals	3 Wilfred Street, Walloon	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12028/2022/PFT	TJB Building Certifiers	11 Plew Court, Brassall	Single Dwelling	24/11/2022	Approved	Plumbing Inspector
12125/2022/PFT	Fluid Building Approvals	17A Spresser Street, Tivoli	Single Dwelling	25/11/2022	Approved	Plumbing Inspector
12310/2022/PFT	Suncoast Building Approvals	54 Janet Street, Walloon	Single Dwelling	29/11/2022	Approved	Plumbing Inspector
12377/2022/PFT	Platinum Building Approvals	32 Morgan Street, Walloon	Single Dwelling	30/11/2022	Approved	Plumbing Inspector
12490/2022/PFT	TJB Building Certifiers	9 Plew Court, Brassall	Single Dwelling	02/12/2022	Approved	Plumbing Inspector
12528/2022/PFT	Clarendon Homes (Qld) Pty Ltd	98 Langland Circuit, Walloon	Single Dwelling	05/12/2022	Approved	Plumbing Inspector
12589/2022/PFT	Sandsky Developments Pty Ltd	35 Conifer Avenue, Brassall	Single Dwelling	07/12/2022	Approved	Plumbing Inspector
12577/2022/PFT	Arista Homes	28 Reaside Road, Walloon	Single Dwelling	06/12/2022	Approved	Plumbing Inspector
12661/2022/PFT	Active Building Approvals Pty Ltd	34 Morgan Street, Walloon	Single Dwelling	08/12/2022	Approved	Plumbing Inspector
12665/2022/PFT	Active Building Approvals Pty Ltd	7 Wilfred Street, Walloon	Single Dwelling	08/12/2022	Approved	Plumbing Inspector
12797/2022/PFT	Brighton Homes Queensland	94 Langland Circuit, Walloon	Single Dwelling	13/12/2022	Approved	Plumbing Inspector
13037/2022/PFT	Australian Building Company Pty Ltd	23 Reaside Road, Walloon	Single Dwelling	16/12/2022	Approved	Plumbing Inspector
13209/2022/PFT	Torsion Pty Ltd	3 Morgan Street, Walloon	Single Dwelling	19/12/2022	Approved	Plumbing Inspector
130/2023/PFT	Fallon Homes	7 Creedy Street, Rosewood	Single Dwelling	09/01/2023	Approved	Plumbing Inspector
540/2023/PFT	Brighton Homes Queensland	41 Timothy Crescent, Rosewood	Single Dwelling	23/01/2023	Approved	Plumbing Inspector

DIVISION 4						
Delegated Authority: 115 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
9669/2022/PPC	SJM Hydraulics Pty Ltd	39 Junction Road, Chuwar	KFC Food Retailer	30/11/2022	Approved	Plumbing Inspector
11871/2022/PPC	Adamson Plumbing	44 John Street, Rosewood	Supermarket Renovations	22/11/2022	Approved	Plumbing Inspector
11889/2022/PPC	Russell Jones Hydraulic Services Pty Ltd	1 Hunter Street, Brassall	New sink installation within an existing school building	24/11/2022	Approved	Plumbing Inspector
12678/2022/PPC	B&C Adamson Plumbing Pty Ltd	760 Thagoona Haigslea Road, Haigslea	On-Site Sewerage Facility Upgrade	06/01/2023	Approved	Plumbing Inspector
12817/2022/PPC	Mb Plumbing Co	200 Toongarra Road, Wulkuraka	Non Sewered office building to new HSTP	21/12/2022	Approved	Plumbing Inspector
12933/2022/PPC	Hatchman Construction	1 Rosewood Road, Amberley	Temporary Site Compound for Workers	20/12/2022	Approved	Plumbing Inspector
413/2023/PPC	H Design Pty Ltd	5 Lowry Street, North Ipswich	Kitchen Refurbishment - CSI Ipswich	23/01/2023	Approved	Plumbing Inspector
2412/2022/PPR	Taylor Environmental	436-440 Junction Road, Karalee	Shed with fixtures with On-Site Sewerage Facility Upgrade	28/11/2022	Approved	Plumbing Inspector
10939/2022/PPR	Mr Nicholas Leslie Stubbs	35-37 Elaine Street, Karalee	Single Dwelling Extension (No bedrooms)	15/11/2022	Approved	Plumbing Inspector
11314/2022/PPR	Tippings Plumbing Service	91 Aspinall Street, Wulkuraka	On-Site Sewerage Facility Upgrade	17/11/2022	Approved	Plumbing Inspector
11395/2022/PPR	PBE Maintenance Services	55 Lyndon Way, Karalee	On-Site Sewerage Facility Upgrade (HSTP only)	17/11/2022	Approved	Plumbing Inspector
11398/2022/PPR	Mr Christopher David Ivan Berkett	86 Junction Road, Karalee	On-Site Sewerage Facility Upgrade	21/11/2022	Approved	Plumbing Inspector
11580/2022/PPR	Acutt and Son Plumbing and Drainage	65 Mill Street, Rosewood	Secondary Dwelling	17/11/2022	Approved	Plumbing Inspector
11772/2022/PPR	Mr Dale Jonathan Hinde	99 Elanora Way, Karalee	Non-Sewered Shed with Fixtures	13/01/2023	Approved	Plumbing Inspector
11877/2022/PPR	Mr Don Jeffrey Bacon	841 Rosewood Marburg Road, Marburg	On-Site Sewerage Facility Upgrade	28/11/2022	Approved	Plumbing Inspector
11956/2022/PPR	Mr Jake Rankin	627-629 Junction Road, Barellan Point	On-Site Sewerage Facility Upgrade	28/11/2022	Approved	Plumbing Inspector
12052/2022/PPR	Cornerstone Building Certification Pty Ltd	17 Elanora Way, Karalee	Single Dwelling - Onsite	01/12/2022	Approved	Plumbing Inspector
12549/2022/PPR	Stroud Homes Brisbane West	220 Tallegalla Two Tree Hill Road, Tallegalla	Single Dwelling - Onsite	12/01/2023	Approved	Applicant
12580/2022/PPR	Chris Doyle Plumbing Pty Ltd	50-52 First Avenue, Barellan Point	Pool House	08/12/2022	Approved	Plumbing Inspector
12657/2022/PPR	Tjb Building Certifiers	20-22 George Street, Marburg	Single Dwelling	23/12/2022	Approved	Plumbing Inspector
12744/2022/PPR	Building Certification Consultants Pty Ltd	189 Tallegalla Road, Tallegalla	Non-Sewered Single Dwelling	20/12/2022	Approved	Plumbing Inspector
12764/2022/PPR	Brighton Homes Queensland	23 Splendour Court, Marburg	Non-Sewered Single Dwelling	21/12/2022	Approved	Plumbing Inspector
12749/2022/PPR	DRHomes Pty Ltd	3 Splendour Court, Marburg	Non-Sewered Single Dwelling	23/01/2023	Approved	Plumbing Inspector
12819/2022/PPR	Torsion Pty Ltd	211 Workshops Street, Brassall	Single Dwelling and Secondary Dwelling	22/12/2022	Approved	Plumbing Inspector
197/2023/PPR	S.E QLD Waste Water Service	24 John Street, Marburg	On-Site Sewerage Facility Upgrade	23/01/2023	Approved	Plumbing Inspector
257/2023/PPR	Mr Robert Burkin and Mrs Judy Burkin	91 Beduhns Road, Haigslea	Single Dwelling	18/01/2023	Approved	Plumbing Inspector
3936/2022/RAL	Baird & Hayes Surveyors And Town Planners	17-19 Oxley Drive, Barellan Point	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	03/01/2023	Approved	Senior Planner (Development)
8254/2022/RAL	Resiprop Pty Ltd	116-162 Grieves Road, Haigslea	Reconfiguring a Lot - Boundary Realignment (Four (4) Lots into Four (4) Lots)	03/01/2023	Approved	Development Assessment Central Manager
9220/2022/RAL	Vimgram Pty Ltd	136 Taylors Road, Walloon	Reconfiguring a Lot - Two (2) Lots into Three (3) Lots	28/11/2022	Approved	Development Assessment Central Manager
12053/2022/RAL	Mr Geoffrey Earl Kickbusch and Mrs Ellen Ann Kickbusch	47 Main Street, Marburg	Reconfiguring a Lot - Boundary Realignment [Seven (7) lots into Two (2) lots]	16/12/2022	Approved	Senior Planner (Development)
12491/2022/RAL	Baird & Hayes Surveyors And Town Planners	15 Edward Street, Marburg	Reconfiguring a Lot - Boundary Realignment [Four (4) Lots into Four (4) Lots via Transferrable Dwelling Entitlements] and Modification to an Existing Access Easement	09/01/2023	Approved	Senior Planner (Development)
12979/2022/RAL	Baird & Hayes Surveyors And Town Planners	132 Linnings Road, Haigslea	Reconfiguring a Lot - Boundary Realignment - Three (3) Lots into Three (3) Lots	19/12/2022	Approved	Development Assessment Central Manager
19735/2021/SSP/A	Emmerson Legal & Accounting Pty Ltd	303 Tallegalla Road, Tallegalla	Lot 1 SP332981	13/12/2022	Approved	Senior Development Planning Compliance Officer
11376/2020/SSP/A	Mr George Wolyncevic	3A Trevlac Street, Rosewood	Lots 1 & 2 on SP329015	06/01/2023	Approved	Senior Development Planning Compliance Officer
9674/2018/SSP/A	Mr Leon Snerling	7001 Nielsen Road, Rosewood	Lots 28-43 on SP326558	16/11/2022	Approved	Senior Development Planning Compliance Officer
10489/2019/SSP/B	Mr Richard Hugh Duckett	990 Karrabin Rosewood Road, Thagoona	Lots 9 and 10 on SP320367	07/12/2022	Approved	Senior Development Planning Compliance Officer
1184/2022/SSP/A	Mr Robert Francis Smith	76 Pindari Drive, Thagoona	Lots 1 and 2 on SP339150	23/11/2022	Approved	Senior Development Planning Compliance Officer
10115/2020/SSP/A	Ms Jessica Jan Case and Mr Andrew Graham Barrett	4 Birdwood Street, North Ipswich	Lots 8, 18 on SP324015	06/12/2022	Approved	Senior Development Planning Compliance Officer
272/2022/SSP/A	Consolidated Properties Group Pty Ltd	39 Junction Road, Chuwar	Lots 3 & 100 on SP318001	23/12/2022	Approved	Senior Development Planning Compliance Officer



DIVISION 4						
Delegated Authority: 115 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
18612/2021/SSP/A	Steffan Town Planning	456-458 Junction Road, Karalee	Lots 1 & 2 into SP336642	11/01/2023	Approved	Senior Development Planning Compliance Officer
5214/2022/SSP/A	Veris Australia Pty Ltd	132 Taylors Road, Walloon	Lots 5 & 90 into SP334432	10/01/2023	Approved	Senior Development Planning Compliance Officer
3851/2022/SSP/A	Mr Daniel Willis	40 Workshops Street, Brassall	Lots 1 and 2 on SP332378	23/01/2023	Approved	Senior Development Planning Compliance Officer
7840/2022/SSP/A	Walker Pender Group Pty Ltd	189 Tallegalla Road, Tallegalla	Lot 523 on SP322856 & Lots 520 & 521 on SP334487	12/01/2023	Approved	Senior Development Planning Compliance Officer

Doc ID No: A8608204

ITEM: 6

SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 24 JANUARY 2023

### **EXECUTIVE SUMMARY**

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

### **RECOMMENDATION**

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

### **RELATED PARTIES**

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

### **IFUTURE THEME**

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

### **DISCUSSION**

Whilst this report outlines a specific list of development application related court actions, from time to time, Council will be engaged in prosecutions relating to development offences and other matters. Owing to the nature of these prosecutions, these matters are not generally listed in the attached court action report. However substantial matters will be presented to the Growth, Infrastructure and Waste Committee using this report from time to time. It is worth noting that the Judicial Review of the Ministerial Call In of the Wanless application is one such matter on this list. This is a matter before the Supreme Court.

### **LEGAL/POLICY BASIS**

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

*Planning and Environment Court Act 2016*

**RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

**HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACTS
<b>RECEIVE AND NOTE REPORT</b>
The recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

**FINANCIAL/RESOURCE IMPLICATIONS**

N/A


**COMMUNITY AND OTHER CONSULTATION**

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

**CONCLUSION**

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

**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Planning and Environment Court Action Status Report <a href="#">↓</a> 
----	---

Anthony Bowles

**MANAGER, DEVELOPMENT PLANNING**

I concur with the recommendations contained in this report.

Peter Tabulo

**GENERAL MANAGER PLANNING AND REGULATORY SERVICES**

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





PLANNING AND REGULATORY SERVICES

**Court Action Status Report**

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

**Total Number of Appeals - 13**

(as at 23 January 2023)

**DIVISION 1**

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

**Register No:** 153 **Appeal Type:** Applicant Appeal **Appeal No:** 3473 of 2019  
**Application No:** 3343/2018/MCU **Received Date:** 25/9/2019  
**Property:** 460-482 Ipswich Rosewood Road JEEBROPILLY QLD 4340  
**Applicant:** Lantrak Property Holdings (QLD) Pty Ltd  
**Appeal Summary:** This is an applicant initiated deemed refusal appeal. The development application was for a new construction and demolition (non-putrescible) landfill facility.  
The due date for Council to make a decision was 13 September 2019 and the due date to issue the decision notice to the applicant was 20 September 2019. On 13 September 2019 the applicant refused Council's request for an extension of time for the decision period and subsequently lodged the deemed refusal appeal before Council was in a position to issue a decision.  
**Status:** Hearing concluded on the 13 August 2021. Awaiting judgement.

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

**Register No:** 176 **Appeal Type:** Applicant Appeal **Appeal No:** 530 of 2021  
**Application No:** 3749/2019/MCU **Received Date:** 8/3/2021  
**Property:** 189 Briggs Road FLINDERS VIEW QLD 4305  
**Applicant:** RJ Lang Nominees Pty Ltd  
**Appeal Summary:** This is an applicant appeal against Infrastructure Charges Notice (ICN) issued by Council as part of negotiated decision notice dated 8 February 2021.  
The appellant claims that the ICN:  
contains an error relating to the application of the relevant adopted charge and an offset or refund;  
has no decision about an offset or refund; and  
charges are unreasonable  
**Status:** Without prejudice discussions ongoing. The matter is listed for further review on 13 February 2023.

**DIVISION 1**

**ASHWORTH & others v DEPUTY PREMIER**

<b>Register No:</b>	195	<b>Appeal Type:</b>	Judicial Review	<b>Appeal No:</b>	2192 of 2022
<b>Application No:</b>	10674/2019/CA			<b>Received Date:</b>	24/2/2022
<b>Property:</b>	266-304 Coopers Road WILLOWBANK QLD 4306				
<b>Applicant:</b>	Wanless Recycling Park Pty Ltd				
<b>Appeal Summary:</b>	The application for a judicial review relates to the decision of the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympics Infrastructure (the First Respondent) to call in a development application made by Wanless Pty Ltd at 266-304 & 350 Coopers Road, Ebenezer. In summary, the grounds for the application are that a fair-minded observer might reasonably apprehend that the First Respondent did not bring an impartial mind to the exercise of the call-in power.				
<b>Status:</b>	Awaiting Judgement				

**VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD & another v DEPUTY PREMIER**

<b>Register No:</b>	196	<b>Appeal Type:</b>	Judicial Review	<b>Appeal No:</b>	2198 of 2022
<b>Application No:</b>	10674/2019/CA			<b>Received Date:</b>	8/3/2022
<b>Property:</b>	266-304 Coopers Road WILLOWBANK QLD 4306				
<b>Applicant:</b>	Wanless Recycling Park Pty Ltd				
<b>Appeal Summary:</b>	The application for a judicial review relates to the decision of the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympics Infrastructure (the First Respondent) to call in a development application made by Wanless Pty Ltd at 266-304 & 350 Coopers Road, Ebenezer. In summary, the grounds for the application are that a fair-minded observer might reasonably apprehend that the First Respondent did not bring an impartial mind to the exercise of the call-in power.				
<b>Status:</b>	Awaiting Judgement				

**AUSTIN BMI PTY LTD v DEPUTY PREMIER**

<b>Register No:</b>	197	<b>Appeal Type:</b>	Judicial Review	<b>Appeal No:</b>	2105 of 2022
<b>Application No:</b>	10674/2019/CA			<b>Received Date:</b>	8/3/2022
<b>Property:</b>	266-304 Coopers Road WILLOWBANK QLD 4306				
<b>Applicant:</b>	Wanless Recycling Park Pty Ltd				
<b>Appeal Summary:</b>	The application for a judicial review relates to the decision of the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympics Infrastructure (the First Respondent) to call in a development application made by Wanless Pty Ltd at 266-304 & 350 Coopers Road, Ebenezer. In summary, the grounds for the application are that a fair-minded observer might reasonably apprehend that the First Respondent did not bring an impartial mind to the exercise of the call-in power.				
<b>Status:</b>	Awaiting Judgement				

Item 6 / Attachment 1.

**DIVISION 1**

**Axelom Capital No. 3 Pty Ltd v Ipswich City Council**

<b>Register No:</b>	199	<b>Appeal Type:</b>	Applicant Appeal	<b>Appeal No:</b>	2527/22
<b>Application No:</b>	2295/2020/VA			<b>Received Date:</b>	17/10/2022
<b>Property:</b>	146 Siddans Road DEEBING HEIGHTS QLD 4306				
<b>Applicant:</b>	Axelom Capital No. 3 Pty Ltd C/ Baird & Hayes				
<b>Appeal Summary:</b>	This is an applicant appeal against Council's decision to refuse, Development Application No. 2295/2020/VA, being the Material Change of Use – Variation Application - Preliminary Approval that includes a request to vary the Planning Scheme from Rural Constrained-Ripley Valley Zone and Future Urban Zone to Sub-Urban (T3) Zone.				
<b>Status:</b>	Without prejudice discussions ongoing. The matter is listed for review on 8 February 2023.				

**DIVISION 2**

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

<b>Register No:</b>	184	<b>Appeal Type:</b>	Applicant Appeal	<b>Appeal No:</b>	1428 of 2021
<b>Application No:</b>	9446/2017/ADP			<b>Received Date:</b>	9/6/2021
<b>Property:</b>	1 Springfield Lakes Boulevard SPRINGFIELD LAKES QLD 4300				
<b>Applicant:</b>	Spring Lake Holdings Pty Ltd				
<b>Appeal Summary:</b>	This is an applicant appeal against a deemed refusal of an application to: (1) amend an existing approved Area Development Plan over the Spring Lake Metro site for: (a) An additional Child Care Centre; (b) A Motel (extension); and (c) Additional ground floor tenancies (Shop, Restaurant, Service Industry, Medical Centre, Fast Food Premises, Commercial Premises and/or Veterinary Clinic; and (2) operational work for advertising structures (above awning signs, below awning signs and awning fascia signs).				
<b>Status:</b>	Preliminary point (jurisdictional matter) was heard by Court on 21 February 2022. Awaiting outcome.				

**DIVISION 3**

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

<b>Register No:</b>	156	<b>Appeal Type:</b>	Applicant Appeal	<b>Appeal No:</b>	4101 of 2019
<b>Application No:</b>	4502/2018/MCU			<b>Received Date:</b>	14/11/2019
<b>Property:</b>	100 Chum Street NEW CHUM QLD 4303				
<b>Applicant:</b>	Cleanaway Solid Waste Pty Ltd				
<b>Appeal Summary:</b>	This is an applicant appeal against Council's decision to refuse a development application which sought to extend the life of an existing landfill facility by increasing the landfill height from the approved RL72 to RL85.				
<b>Status:</b>	Hearing concluded on the 13 August 2021. Awaiting judgement.				



Item 6 / Attachment 1.

**DIVISION 3**

**Austin BMI Ltd (ACN 164 204 308) v Ipswich City Council**

<b>Register No:</b>	160	<b>Appeal Type:</b>	Applicant Appeal	<b>Appeal No:</b>	912 of 2020
<b>Application No:</b>	1149/2018/CA			<b>Received Date:</b>	23/3/2020
<b>Property:</b>	191 Whitwood Road NEW CHUM QLD 4303				
<b>Applicant:</b>	Austin BMI Pty Ltd				
<b>Appeal Summary:</b>	<p>This is an applicant initiated deemed refusal appeal. The development application was for a new construction and demolition (non-putrescible) landfill facility.</p> <p>The due date for Council to make a decision was 11 February 2020 and the due date to issue the decision notice to the applicant was 18 February 2020.</p> <p>On 4 February 2020 the applicant refused Council's request to extend the decision making period until 25 February 2020 and subsequently lodged the deemed refusal appeal before Council was in a position to issue a decision.</p>				
<b>Status:</b>	Hearing concluded on the 13 August 2021. Awaiting judgement.				

**Cheep Stays Pty Ltd v Ipswich City Council**

<b>Register No:</b>	201	<b>Appeal Type:</b>	Applicant Appeal	<b>Appeal No:</b>	2553 of 2022
<b>Application No:</b>	19904/2021/MCU			<b>Received Date:</b>	19/10/2022
<b>Property:</b>	84 Chubb Street ONE MILE QLD 4305				
<b>Applicant:</b>	Cheep Stays Pty Ltd				
<b>Appeal Summary:</b>	<p>This is an applicant appeal against Council's decision to refuse, Development Application No. 19904/2021/MCU, being a Material Change of Use for Temporary Accommodation (Camping Ground and Caravan Park - 46 sites) at 84 Chubb Street, One Mile.</p>				
<b>Status:</b>	Awaiting directions.				

**DIVISION 4**

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

<b>Register No:</b>	177	<b>Appeal Type:</b>	Notice of Appeal	<b>Appeal No:</b>	652 of 2021
<b>Application No:</b>	2992/2008/MAEXT/B			<b>Received Date:</b>	22/3/2021
<b>Property:</b>	198-238 Fernvale Road BRASSALL QLD 4305				
<b>Applicant:</b>	Fabcot Pty Ltd				
<b>Appeal Summary:</b>	<p>This is an appeal against a refusal to an extension to the currency period application based on the aspects of the development are in conflict with the current legislative framework that would apply to the development, if it were a new development. Specifically the State Planning Policy 2017 in relation to MSES – Wildlife Habitat for Koala classed as high value bushland and Schedule 10, Part 10, division 3 of the Planning Regulation 2017 (core koala habitat areas mapped on the site).</p>				
<b>Status:</b>	Without prejudice discussions ongoing. The matter is listed for review on 15 February 2023.				

Item 6 / Attachment 1.

**DIVISION 4**

**Kelly Consolidated Pty Ltd v Ipswich City Council**

**Register No:** 186 **Appeal Type:** Submitter Appeal **Appeal No:** 2165 of 2021  
**Application No:** 6365/2020/CA **Received Date:** 18/8/2021  
**Property:** 9 Hall Street YAMANTO QLD 4305  
**Applicant:** Yamanto Holdings Pty Ltd  
**Appeal Summary:** This is a submitter appeal against Council's decision to approve an application for a Material Change of Use - Business Use (bulky goods sales, cafe, fast food premises, food delivery service, restaurant, shop, snack bar and/or takeaway food premises); and Operational Works - Advertising Devices (Five (5) Pylon Signs).  
  
The primary grounds for Kelly Consolidated Pty Ltd lodging the appeal against Council's decision are as follows:  

- The Development Application does not comply with the relevant assessment benchmarks, namely the Ipswich Planning Scheme;
- The imposition of the Condition does not cure or remedy the material non-compliance with the Planning Scheme; and
- There are no relevant matters which support approval of the Development Application, and to the extent there are (which is not admitted), given the materiality of the non-compliance with the Planning Scheme, those matters do not warrant the exercise of the discretion to approve the Development Application.

**Status:** Hearing concluded on 21 October 2022. Awaiting judgement.

**Yamanto Holdings Pty Ltd v Ipswich City Council & Kelly Consolidated Pty Ltd**

**Register No:** 202 **Appeal Type:** Originating Application **Appeal No:** 3200/22  
**Application No:** 4406/2021/MCU **Received Date:** 12/12/2022  
**Property:** Lot 2 Unnamed Road YAMANTO QLD 4305  
**Applicant:** Kelly Consolidated Pty Ltd - C/-Urbis Pty Ltd  
**Appeal Summary:** This is an Originating Application made by Yamanto Holdings Pty Ltd, which makes the following declarations and orders in the Planning and Environment Court:  

- That Council's Decision Notice dated 13 October 2022, which approved the Kelly Consolidated Pty Ltd Development Application subject to Conditions, is invalid and of no effect;
- An order that the decision notice be set aside;
- Orders with respect to the further conduct of the development application in light of the decision notice being set aside;
- Such further orders as the Court deems appropriate.

**Status:** Awaiting directions

Doc ID No: A8612639

ITEM: 7

SUBJECT: INFRASTRUCTURE AND ENVIRONMENT DEPARTMENT CAPITAL DELIVERY  
REPORT DECEMBER 2022

AUTHOR: ACTING MANAGER, CAPITAL PROGRAM DELIVERY

DATE: 25 JANUARY 2023

### **EXECUTIVE SUMMARY**

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

### **RECOMMENDATION/S**

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

### **RELATED PARTIES**

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

### **IFUTURE THEME**

Vibrant and Growing

### **PURPOSE OF REPORT/BACKGROUND**

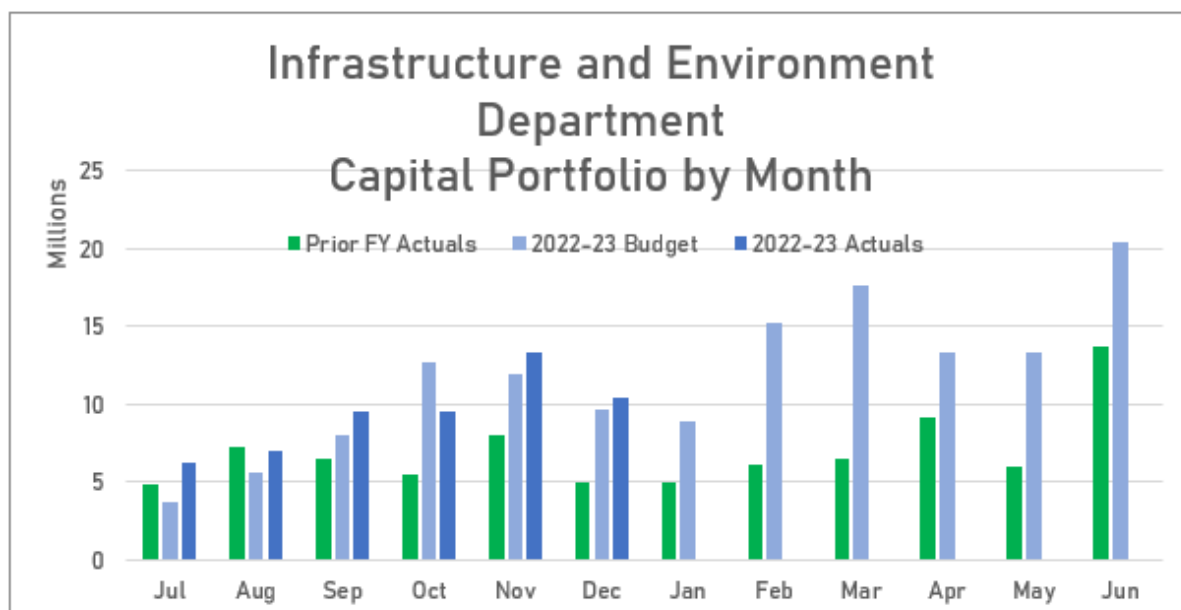
#### **Summary**

A great result for the IED Capital Works Program in December. The expenditure for the month was 8% above budget and the YTD expenditure is now \$4.3mil above the Baseline Budget of \$51.7mil. Actual expenditure for December was \$10.43mil versus a budget of \$9.67mil, a positive variance of \$1.29mil.

The value of 2021-2022 Carry Over works during December was \$1.48 mil for the month.

The table below shows the baseline for the published budget and expenditure to date for the 2022-2023 Financial Year.





The December financial outcome of \$10.43mil of actual expenditure was largely attributable to the following programs / projects expenditure:

**2021-2022 FY Carry Over:**

- Alice St Kerb & Channel - \$348k
- Eastwood St Kerb & Channel - \$37k
- Old One Mile Bridge (Painting) - \$226k
- Resurfacing Area 8 LR 21/22 - \$145k
- Ipswich St, Grandchester - \$145k
- Blackstone Rd Footpath - \$169k
- Ishmael Rd & Dale Rd TI 21 - \$15k
- Champions Way (Design) - \$44k
- Leichhardt Pool Heater - \$35k
- Water Quality Rehab 20 - \$53k

**2022-2023 FY Budgeted:**

- Springfield GBA RU Stage 3 - \$1.52mil
- Springfield Parkway UG - \$448k
- Redbank Plains Stage 3 - \$1.14mil
- Resurfacing Program - \$643k
- Waste Truck Replacement - \$902k
- Major Plant Purchases - \$418k
- Truck Replacement - \$154k
- Queen & Albert St's - \$381k
- Nolan St Rehab - \$604k
- Charlotte St Rehab - \$333k
- Redbank Plains Youth Area - \$149k

- Melbury St Rehab - \$158k
- Robelle Domain Lighting - \$174k
- Gravel Resheeting - \$106k
- Pavement Marking - \$165k
- Ironpot Creek Bank Stab - \$317k
- Sports Field Lighting - \$257k
- Redbank Plains Rec Res Oval B - \$110k
- Total - \$9.19mil**

**Key projects underspent against their Baseline budget:**

- Springfield Parkway UG - \$448k
- Hunter St FR - \$253k
- 97 Moores Pocket Rd DR - \$285k
- Keanes Rd Bridge - \$453k
- Resurfacing Program - \$376k
- Settler Way Rehab - \$165k
- South Station Rd LR - \$352k
- Johnston Rd LR - \$118k
- K&C Improvements - \$177k
- Materials Recovery Facility - \$500k
- Waste Trucks Dom Growth – 471k
- Jim Donald Parklands Footpath – 4150K

The Strategic Transport projects at Springfield Parkway Upgrade and Greenbank Arterial Rd, Redbank Plains Rd Stage 3 and Queen & Albert St Intersection achieved a considerable combined spend of \$2.33mil.

IE Deliverable (December 2022)	MTD				
Capital Program	Actuals	Budget	Variance (Budget - Actuals)	Forecast	Variance (Forecast - Actuals)
Asset Rehabilitation	3,502,413	3,718,526	216,113	2,609,923	- 892,490
Corporate Facilities	60,370	50,520	- 9,850	55,495	- 4,875
Local Amenity	438,768	260,026	- 178,742	339,250	- 99,518
Flood Mitigation & Drainage	64,673	20,000	- 44,673	42,200	- 22,473
Parks, Sports & Environment	702,240	697,500	- 4,740	604,509	- 97,731
Transport And Traffic	3,995,756	3,134,000	- 861,756	4,029,003	33,247
Sustainability	15,960	-	- 15,960	-	- 15,960
Project Overheads	3,539	-	- 3,539	-	- 3,539
<b>Infrastructure Program</b>	<b>8,783,718</b>	<b>7,880,572</b>	<b>- 903,146</b>	<b>7,680,380</b>	<b>- 1,103,338</b>
Resource Recovery	95,851	670,000	574,149	148,000	52,149
Fleet	1,553,113	1,089,468	- 463,645	1,145,574	- 407,539
Other	3,971	38,000	34,029	165,000	161,029
<b>Capital Works Program</b>	<b>10,436,653</b>	<b>9,678,040</b>	<b>- 758,613</b>	<b>9,138,954</b>	<b>- 1,297,699</b>
Corporate Projects	-	200,000	200,000	200,000	200,000
Disaster Recovery	3,575,002	3,177,171	- 397,831	2,744,634	- 830,368

IE Deliverable (December 2022)	MTD				
Capital Program	Actuals	Budget	Variance (Budget - Actuals)	Forecast	Variance (Forecast - Actuals)
Asset Rehabilitation	3,502,413	3,718,526	216,113	2,609,923	- 892,490
Corporate Facilities	60,370	50,520	- 9,850	55,495	- 4,875
Local Amenity	438,768	260,026	- 178,742	339,250	- 99,518
Flood Mitigation & Drainage	64,673	20,000	- 44,673	42,200	- 22,473
Parks, Sports & Environment	702,240	697,500	- 4,740	604,509	- 97,731
Transport And Traffic	3,995,756	3,134,000	- 861,756	4,029,003	33,247
Sustainability	15,960	-	- 15,960	-	- 15,960
Project Overheads	3,539	-	- 3,539	-	- 3,539
<b>Infrastructure Program</b>	<b>8,783,718</b>	<b>7,880,572</b>	<b>- 903,146</b>	<b>7,680,380</b>	<b>- 1,103,338</b>
Resource Recovery	95,851	670,000	574,149	148,000	52,149
Fleet	1,553,113	1,089,468	- 463,645	1,145,574	- 407,539
Other	3,971	38,000	34,029	165,000	161,029
<b>Capital Works Program</b>	<b>10,436,653</b>	<b>9,678,040</b>	<b>- 758,613</b>	<b>9,138,954</b>	<b>- 1,297,699</b>
Corporate Projects	-	200,000	200,000	200,000	200,000
Disaster Recovery	3,575,002	3,177,171	- 397,831	2,744,634	- 830,368

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

**Asset Rehabilitation** was \$222k under budget for the month of December, despite several projects being well over budget.

The Keanes Rd Bridge project was \$453k under budget, due to the contract just being awarded and contractor yet to establish on site.

Other projects of Moores Pocket Rd, Hunter St, South Station Rd, Settler Rd and Johnston Way incurred a combined underspend of \$1.50mil.

The One Mile Bridge (painting) carry over project had an unbudgeted spend of \$226k, with further spend forecast to continue through to May.

The Footpath Rehabilitation carry over project of Blackstone Rd incurred a final unbudgeted spend of \$218k.

Ongoing carry over repair works at Ipswich Street, Grandchester incurred an unbudgeted spend \$145k.

The Sports Field Lighting project incurred an underspend of \$257k.

**Parks, Sport & Environment** was on budget for the month of December, despite certain budget variances.

The Redbank Plains Rec Res Skate Park incurred an unbudgeted final spend of \$412k to complete the project.

Jim Donald Parklands Footpath incurred zero spend against the \$150k budgeted.

**Local Amenity** was \$239k over budget for the month of December.

The Alice St K&C project incurred an unbudgeted spend of \$347k, which was offset by the underspend of \$177k for the Kerb & Channel Improvements Bucket.



**Transport & Traffic** was \$861k over budget for the month of December.

The Springfield Greenbank Arterial Rd Upgrade was \$722k over budget due to increased progress off the back of rain delays last month.

The Springfield Parkway Upgrade had an underspend of \$266k, which was offset by works completed on Springfield Greenbank Arterial UG. Good Progress across the Stage including milestones of Asphalt laid for new lanes opposite Hymba Yumba, below the Escarpment and north of the Opossum Creek Bridge. Unfortunately, due to weather and other impacts it was not possible to complete the traffic switch opposite Hymba Yumba and this has been reprogrammed for late January.

The Early Works Partial PC defects list has been actioned with only QA and finalising Services Relocation Support Variations remaining to close out the Contract.

Works on the Queen and Albert St's signalised intersection project continued, with an unbudgeted spend of \$381k for continuation with placement of pavement gravel and deeplift asphalt being laid. The required lighting design is also under review by Energex. There was \$209k of unbudgeted spend against the Augusta Parkway Lighting project and \$27k of unbudgeted spend against the Blackspot funded traffic signal projects of Ishmael & Dale Rd's and Roderick & Waghorn St's.

PTAIP Bus Stop projects recorded \$2.5k of expenditure against completed design progress for further sites scheduled for delivery this FY. Forward design effort continued for School Rd Upgrade with an overspend of \$22K and further design was undertaken on footpath projects at Mansfield Place, Keidges Rd, Murphy St, Ellenborough St, Brassall Bikeway Stage 6A and Bremer St Stage 4.

There was further unbudgeted spend against completion of the Pine Mountain Rd safety project of \$62k and unbudgeted spend of \$23k against the Signs & Lines program.

**Fleet** was \$463k over the budget baseline for the month of December.

There was an overspend of \$444k against Waste Truck Replacement for an outstanding order that received this in December. An unbudgeted spend of \$154k was incurred against Truck Replacement and a further unbudgeted spend of \$154k was incurred against Major Plant Acquisitions.

There was a budgeted spend of \$53k for further a passenger vehicle and \$24k for Minor Plant items.

Further truck replacements are now scheduled for January and March 23, with further Waste truck purchases scheduled each month through to the EOFY.

### **Summary**

The current actuals to budget variance at end of November 2022 is \$3.5 mil ahead of the baseline.

The Baseline cashflow is set to increase moderately in the second half of the FY, with the largest spend of \$18.9mil phased in June., which was reduced from \$22.3mil last month.

The forecast peak in June expenditure of \$18.9mil continues to be attributed by a forecast of \$17.6mil across several projects, as per the following:

- Springfield & RBP Stage 3 - \$4.69mil
- Payment to the tri-Council Material Recycling Facility - \$4.24mil
- Materials Recovery Facility - \$4.24mil
- White Rock Boardwalk - \$1.7mil
- Fleet Purchases - \$1.85mil
- Clubhouses - \$900k

Full-year forecasting remains optimistic for the second half of the financial year, with some significant procurement activities required if the spend is to be achieved.

The progress against the larger budget items will be reassessed during January and further scrutinised during February, to ensure the forecast spends are achievable and where necessary forecast timings will be reviewed and potentially adjusted through the budget amendment process.

### **Major Projects**

#### **Springfield Parkway & Springfield-Greenbank Arterial Road Upgrade**

Expenditure for the combined projects in December was \$298k over budget expectations (\$2.03 mil budget vs \$2.33 mil actual).

Both Stages progressed well up to Christmas with major milestones being 3 sections of new lanes Asphalted in Stage 1 and the Stadium frontage pavement sealed and ready for Asphalt in Stage 3. Unfortunately, due to weather and other impacts it was not possible to complete the traffic switch opposite Hymba Yumba and this has been reprogrammed for late January. The TMR Off Ramp Road Permit has now been issued with works to start in January, but this has caused delays.

Stage 2 has reached the 80% Design Milestone and is with the ICC Internal Teams for Review. We continue to progress Service Relocation designs.

#### **Stage 1 - Good Progress was made across the stage in December**

- Progress across the Stage included milestones of Asphalt laid for new lanes opposite Hymba Yumba, below the Escarpment and north of the Opossum Creek Bridge
- Activities included, unbound pavements, asphalt works, footpaths, landscaping and street lighting
- Unfortunately, due to weather and other impacts it was not possible to complete the traffic switch opposite Hymba Yumba and this has been reprogrammed for late January
- We are working with UU to address some design and construction issues and mitigate delays and costs

- There will be temporary closures of the Escarpment Drive/Springfield Parkway Entrance as part of works
- The Early Works Partial PC defects list has been actioned with only QA and finalising Services Relocation Support Variations remaining to close out the Contract

**Stage 3 – Works continue to progress well in all zones**

- Work progressed well in all Zones including milestone of sealing in front of the Stadium for Asphalt
- Stormwater, earthworks and pavements is continuing in front of the QR Eastern Car Park and it is proposed for BMD undertake the Car Park Upgrade for QR
- The rock raft for the road embankment toe opposite the ParknRide was completed using 2 rock sources and earthworks embankment filling has commenced
- Earthworks between Mains Rd and Sinnathamby Boulevard is nearing completion
- Further night works are planned for services crossings and there will be intermittent ParknRide closures
- Energex Services Relocation works have progressed further with other Utilities to follow, but there are a significant number of clashes impacting Relocations and additional potholing has been necessary
- The TMR Off Ramp Road Permit has now been issued with works to start in January, but has caused delays

**Redbank Plains Rd Stage 3**

Expenditure for the project in December was \$180k over budget for the month.

Works continued on western side of Redbank Plains Road, with the work area now extended from Highbury Drive towards Argyle Street.

**Major Milestones achieved:**

**Stage 1 Argyle Street to Highbury Drive**

- Traffic management changes have been implemented and are working well, signage, steel barriers and VMS signs with speed feedback proving very effective in slowing traffic to 40kph
- Highbury Drive / Redbank Plains Road intersection remains closed. An issue with the watermain has delayed reopening as planned
- Excavation / fill including subgrade treatment remains ongoing. A change to the imported materials source has improved productivity
- Stormwater works on Redbank Plains Rd near Argyle Street have commenced
- Progress has slipped significantly behind program. Resequencing is required but is constrained by number of residents affected and traffic diversion routes

**Issues and Constraints:**

- Progress has slipped significantly behind program. Resequencing is required but is constrained by number of residents affected and traffic diversion routes



- Subgrade replacement works (to provide a stable base for road construction) is reliant on supply of rock, quarries low on stock and queue for production. Critical path works
- Change of works staging to complete both sides of RBP Rd at the Town Square shopping centre end has been adopted
- Several service clashes have been identified, made more difficult due to the subgrade replacement and extra depth of excavation.
- Contractor still struggling to secure subcontractors to meet timeframes
- Wet weather quickly renders site unworkable. Noted erosion and sediment controls are well maintained and effective

### **Resurfacing Program**

Expenditure on the 2022-2023 resurfacing program was \$376k under the budget baseline of \$1.02mil budget vs \$643k actual.

The scheduled 2022-2023 program is progressing well with resurfacing prep works continuing and bitumen seals and asphalt overlays well underway on the following streets:

- Area 8 – Church St, Goodna – (pavement repairs and seal)
- Area 7 – Phyllis St, Eastern Heights (premill, seal and overlay)
- Area 6 – Mining St (edge repair and corrector)
  - Leslie St (premill, seal and overlay)
- Area 5 – Gasnier St (edge repair and corrector)
  - Melbourne St (edge repair and corrector)
- Area 4 – Thorn St, Raceview – (pavement repairs, premill, seal and overlay)
  - Aspinall St, Wulkuraka – (premill, seal and overlay)
- Area 2 – Pine Mountain Rd, Haggarty's Ave (pavement repairs, edge repair / corrector, premill, seal and overlay)
  - Claus Rd, Haigslea (edge repair / corrector)
- Area 1 – Albert St (edge repair and corrector)

The current budgeted cashflow for resurfacing delivery, remains forecast through to April 2023.

The Final Estimate at Completion value was revised at the end of December and is \$139k, being only slightly above the Total Budget of \$14.06 mil.

### **PTAIP Bus Stop Program**

The final designs and estimates for the fourteen new sites have been completed and are being prepared to issue to the Construction Team for delivery this FY. Extra forecast expenditure above the approved TMR split funding has been discussed and will be sourced from savings within the Capital Program this FY.

The following Bus Stop sites remain on hold due to proposed TMR route changes:

- Old Logan Road
- Site adjacent to Sutton Park at Brassall
- The four sites in the Willowbank area are being discussed further with Translink around revised Bus Stop locations identified due to potential change of Bus Routes. Translink was advised by ICC that design and delivery would need to be scheduled through to the end of the 2023-2024 FY.
- Expenditure on the Bus Stop program was only \$1.5k for the month of December, for finalising design effort against the remaining eleven sites.

### Grant Funding

As well as the fourteen Bus Stop projects approved for 50/50 split funding by TMR, there's also three approved Blackspot projects funded for this FY:

- Ishmael Rd / Dale Rd Intersection - Install traffic islands and linemarking
- Smith St / Albert St Intersection – Upgrade existing traffic signals to include right turn lane on western & eastern approaches. Modify the signal phasing to provide split side streets.
- Roderick St / Waghorn St Intersection – Install traffic islands, linemarking and signage

The Ishmael Rd / Dale Rd Intersection and Roderick St / Waghorn St Intersection projects commenced construction in December and will be completed in mid-January.

The Smith St / Albert St Intersection project is scheduled for design completion at the end of January. Construction is scheduled to commence in mid-May and will be completed late June.

The TMR Roads to Recovery funding has now been allocated to the Springfield Greenbank Arterial Rd Upgrade project this FY, with the value of funding being \$196,145.

The Grant Funding for the Local Roads & Community Infrastructure Program (LRCIP Round 3) of 44.65mil has been approved for the six projects in the table below:

### Grant Projects Scheduled for delivery this FY (includes Multi-year Funding)

**NOTE:** Below table includes reporting on capital construction projects only – it does not include Design Only or OPEX projects

Name	Suburb	Estimate	Approved Funding	Completion Date (Completed)
------	--------	----------	------------------	--------------------------------

<b>LRCIP Round 3 (Local Roads &amp; Community Infrastructure Program)</b>				
Alice St KC 18	Bundamba	\$0	\$955,000	3/03/2023
Charlotte St	Basin Pocket	\$1,450,000	\$950,000	17/03/2023
South Station Rd A	Raceview	\$1,800,000	\$400,000	21/04/2023
Settler Way LR 19	Karalee	\$930,000	\$650,000	12/04/2023
Nolan St LR 20	Raceview	\$1,010,000	\$200,000	13/01/2023
Iron Bark Park CH 22	South Ripley	\$1,500,000	\$1,500,000	28/08/2023
<b>URCSP (Unite and Recover Community Stimulus Package)</b>				
Adelong Avenue LR 24	Thagoona	\$40,000	\$0	26/03/24
<b>PTAIP (Passenger Transport Accessible Infrastructure Program)</b>				
<b>PTAIP BU 22 – Bus Stops x 16 + 4 Carry Over sites</b>		\$1,069,000	\$00	
Toongarra Rd – ID 312513 (CO)	Leichhardt	\$89,560		17/10/2022
Riverview Rd – ID 313072 (CO)	Riverview	\$66,129		4/10/2022
Old Ipswich Rd – ID 313063 (CO)	Riverview	\$54,320		21/11/2022
Blackstone Rd – ID 312136 (CO)	Eastern Heights	\$52,618		9/11/2022
Wildevy St – ID 310837	Raceview			1/08/2022
Alawoona St – ID 317826	Redbank Plains			28/02/2023
Brisbane Terrace – ID 312218	Leichhardt			21/04/2023
Layard St – ID 317733	Goodna			21/04/2023
Hill St – ID 311117	North Ipswich			28/02/2023
Reif St – ID 310536	Flinders View			2/03/2023
Ripley Rd – ID 310540	Ripley			3/03/2023
Springfield Lake Bvd – ID 317838	Springfield Lakes			21/04/2023
Tunstall Place – ID 317803	Brassall			3/03/2023
Springfield Lakes Bvd – ID 317841	Springfield Lakes			16/02/2023
Bremer School – ID 310576	Ipswich			28/02/2023
Warwick Rd – ID 310575	Ipswich			26/04/2023
Collins St – ID 317804	Brassall			2/03/2023
Hunter St BU 21	Brassall			8/03/2023
<b>CNLGGP (Cycle Network Local Government Grants Program)</b>				
Brassall Bikeway Stage 6A (Design)	Ipswich		\$50,000	TBC
Deebing Creek BW Stage 2 (Design)	Ipswich		\$120,000	TBC
<b>Blackspot</b>				
Ishmael Rd & Dale Rd TI 22	Camira		\$97,000	6/12/2022
Smith St Albert St TL 22	Goodna		\$413,000	9/05/2023
Roderick St Waghorn St TI 22	Ipswich		\$104,000	25/01/2023
<b>TIDS (Transport Infrastructure Development Scheme)</b>				
Redbank Plains Stage 3	Redbank Plains / Bellbird Park	14,966,000	705,446	26/02/2024
<b>R2R (Roads to Recovery)</b>				



Springfield Greenbank Arterial	Springfield / Springfield Ctl / Springfield Lakes	21,014,554	2,327,860	23/06/2023
<b>SEQCSP (Southeast Queensland Community Stimulus Program)</b>				
Rosewood RRC Major Upgrade	Rosewood	\$4,500,000	\$4,500,000	30/03/2024
Riverview RRC Upgrade Stage 1	Riverview	\$2,170,000	\$2,170,000	30/06/2023

**Master Schedule Delivery Milestones for December**

Milestone	December Baseline	December Actual	Actuals Year to date
Practical Completion	8	20	61

As at end of December, project completion status shows 61 projects have reached practical completion from a total of 158 projects that are scheduled for delivery this FY.

**Master Schedule Baseline Deliverables for 2022-2023 FY**

Baseline Deliverables	Count of Projects
Design	
Concept Design	80
Detailed Design	125
Construction	
(IFC yet to Complete)	36
(IFC completed)	46
Multiyear Construction	10
Programs	53

The progress of projects to have design completed and issued for delivery this FY remain on track, with 36 project designs remaining scheduled to be IFC. This number excludes the 14 x Bus Stop designs drawn down from the PTAIP parent project. The overall projects to complete tally of 106, only contains the one PTAIP parent project from the original Capital Budget.

The data shown above for Concept Design and Detailed Design includes forward design efforts for project delivery in the 2023-2024 FY.

**LEGAL IMPLICATIONS**

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

**POLICY IMPLICATIONS**

Nil

## RISK MANAGEMENT IMPLICATIONS

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

## FINANCIAL/RESOURCE IMPLICATIONS

No financial / resource implications.

## COMMUNITY AND OTHER CONSULTATION

No community consultation was required in relation to this report.

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

## CONCLUSION

The Infrastructure and Environment Department is committed to delivering high quality infrastructure for the community.

## HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
<b>RECEIVE AND NOTE REPORT</b>
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.	Appendix A - Asset Rehabilitation Report <a href="#"></a> <a href="#"></a>
2.	Capital Delivery Report December 2022 <a href="#"></a> <a href="#"></a>

Raees Rasool

**ACTING MANAGER, CAPITAL PROGRAM DELIVERY**


I concur with the recommendations contained in this report.



























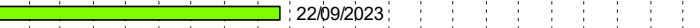






















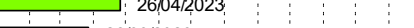





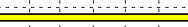










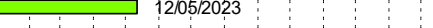





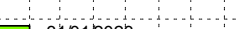






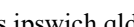



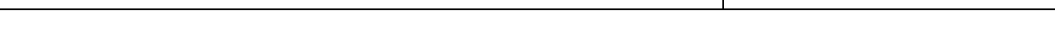
Graeme Martin




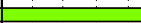























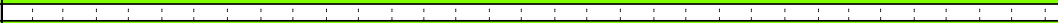



















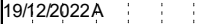





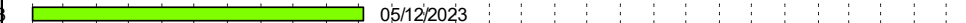







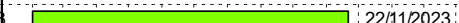






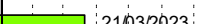


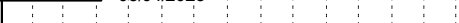









**MANAGER, CAPITAL PROGRAM DELIVERY**

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





		Infrastructure & Environment Department Asset Rehabilitation Progress Report				Data Date : 01/01/2023 Published On : 21/12/2022									
Project ID	Project Name	Status	Finish	Suburb (Text)	2023				2024				2025		
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Program: Asset Rehab			20/07/2026												
Subprogram: Bridges and Culvert Rehabilitation			11/03/2025		Subprogram: Bridges and										
INF04181	Leichhardt Bridge BR20	4. Practically Complete	03/11/2022A	CHURCHILL/WEST IPSWICH	2022 A										
INF03875	Keanes Road BR 19	3. Handed Over for Execution	30/05/2023	ROSEWOOD/EBENEZER			30/05/2023								
INF02061	Bundamba Creek Bridge BR 17	4. Practically Complete	02/09/2022A	NORTH BOOVAL/ BUNDAMBA											
INF02059	Old One Mile Bridge BR 17	3.2 Construction in Progress	31/05/2023	CHURCHILL/WEST IPSWICH			31/05/2023								
INF04177	Hiddenvale Road BR20	3. Handed Over for Execution	20/10/2023	CALVERT				20/10/2023							
INF04255	Andrew Josey Gully	3. Handed Over for Execution	07/06/2023	SPRINGFIELD LAKES			07/06/2023								
INF04254	Sydney St Bridge	2.3 Detail Design in Progress	26/07/2023	BRASSALL/ WULKURAKA			26/07/2023								
INF04833	Bridge Joint Repairs 23 (Rejected)	7 Rejected		VARIOUS											
INF04314	Purga School Rd BR	2.3 Detail Design in Progress	11/03/2025	PURGA									11/03/2025		
INF04313	Strongs Rd BR 21	2.3 Detail Design in Progress	04/03/2025	LANEFIELD									04/03/2025		
INF04362	Tallegalla Rd Culvert	2.3 Detail Design in Progress	06/11/2023	TALLEGALLA				06/11/2023							
INF04374	Shanahan Parade Footbridge	2.3 Detail Design in Progress	04/11/2024	REDBANK PLAINS									04/11/2024		
INF04375	Michels Street Footbridge	2.3 Detail Design in Progress	04/11/2024	RIPLEY									04/11/2024		
INF04376	Adelong Avenue Culvert	2.3 Detail Design in Progress	22/12/2023	THAGOONA				22/12/2023							
INF04654	Hancock Bridge BR 23	2.2 Concept Complete	19/01/2024	Brassall / Coalfalls				19/01/2024							
INF04180	Cochrane Street BR20	4. Practically Complete	17/10/2022A	CAMIRA	22 A										
Subprogram: Drainage Rehabilitation			17/02/2025		Subprogram: Drainage Reh										
INF04252	East Ipswich Catchment Stage 2 DR	2.4 Detail Design Complete	08/07/2024	EAST IPSWICH									08/07/2024		
INF04089	Pryde Street DR 20	2.4 Detail Design Complete	14/02/2024	WOODEND									14/02/2024		
INF04680	Lowry Ln and Colvin St DR 24	2.1 Concept in Progress	17/02/2025	North Ipswich										17/02/2025	
INF04123	Pettigrew Street, Woodend DR20	4. Practically Complete	19/10/2022A	WOODEND	22 A										
INF04088	Hayne Street DR 20	4. Practically Complete	18/11/2022A	WOODEND	1/2022A										
INF03114	Loder Rd DR 18	4. Practically Complete	02/12/2022A	THAGOONA	1/12/2022A										
INF03892	Moffatt Street, Ipswich DR19	3. Handed Over for Execution	20/02/2023	IPSWICH			20/02/2023								
INF04653	Hancock Street DR22	3. Handed Over for Execution	29/03/2023	Ipswich			29/03/2023								
INF04617	Collins Street DR 22	2.3 Detail Design in Progress	05/06/2023	Brassall				05/06/2023							
INF04679	Lowry Ln and Down St DR22	2.3 Detail Design in Progress	04/05/2023	North Ipswich				04/05/2023							
INF04672	Chernside Rd DR 22	3. Handed Over for Execution	24/02/2023	East Ipswich			24/02/2023								
INF04670	Brisbane and Chernside Rd DR 22	3. Handed Over for Execution	24/02/2023	Newtown			24/02/2023								
INF04809	48 Woodend Road DR23	2.3 Detail Design in Progress	22/05/2023	Woodend				22/05/2023							
INF04898	Queens Pk DR RE 23	3. Handed Over for Execution	14/04/2023	Ipswich				14/04/2023							
INF04302	Mary Street, Woodend DR20	4. Practically Complete	07/10/2022A	WOODEND	2A										
INF04251	East Ipswich Catchment Stage 1 DR	3. Handed Over for Execution	14/02/2024	EAST IPSWICH									14/02/2024		
INF04082	97 Moores Pocket Road DR20	3. Handed Over for Execution	13/04/2023	MOORES POCKET			13/04/2023								
INF03896	Tregair St & Whitehill Rd DR19	2.4 Detail Design Complete	03/08/2023	NEWTOWN				03/08/2023							
INF04249	Woodend Catchment Stage 1 DR20	2.4 Detail Design Complete	03/04/2024	WOODEND									03/04/2024		
Subprogram: Facility Rehabilitation			20/07/2026												
INF04036	Civic Centre - Foyer Ceiling - Packaged with INI	2.1 Concept in Progress	20/02/2023	WOODEND			20/02/2023								
INF04033	Civic Centre - Gallery Upgrades	2.1 Concept in Progress	02/08/2024	IPSWICH									02/08/2024		
INF04835	Fire Station 101 Roof RE 23	3. Handed Over for Execution	13/06/2023	Ipswich			13/06/2023								
INF04757	Ipswich Art Gallery FCR 24	6. Deferred	20/07/2026	Ipswich										08/07/2025	
INF04756	Evan Marginson PKAM 24	6. Deferred		Goodna											
To see an interactive map version of the three-year Capital Works Program and the most up to date status on each project, visit <a href="https://maps.ipswich.qld.gov.au/civicproject">Maps.ipswich.qld.gov.au/civicproject</a>													Page 1 of 4		

		Infrastructure & Environment Department Asset Rehabilitation Progress Report				Data Date : 01/01/2023 Published On : 21/12/2022									
Project ID	Project Name	Status	Finish	Suburb (Text)	2023				2024				2025		
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
 INF04836	Ipswich Civic Centre AC 23	4. Practically Complete	15/12/2022 A	Ipswich											
 INF04834	Air Conditioning RE 23	5. Management/ Financial	30/06/2023	VARIOUS											
 Subprogram: Gravel Road Rehabilitation				30/06/2023	Subprogram: Gravel Road Rehabilitation										
 INF10005	Gravel Resheeting	5. Management/ Financial	30/06/2023	VARIOUS											
 Subprogram: Kerb and Channel Rehabilitation				30/10/2025											
 INF03906	Kilton St KR 20	4. Practically Complete	02/09/2022 A	REDBANK PLAINS											
 INF03983	Doyle St KR 21	4. Practically Complete	04/11/2022 A	SILKSTONE											
 INF03984	Boyce St KR 20	4. Practically Complete	04/11/2022 A	BUNDAMBA											
 INF03982	England St KR 20	2.4 Detail Design Complete	31/10/2024	EAST IPSWICH											
 INF04718	Bams Cr KR 24	2.1 Concept in Progress	30/10/2025	Silkstone											
 INF04357	Waghorn St KR 23	2.3 Detail Design in Progress	25/07/2023	WOODEND											
 INF04083	Trumper St KR 21	3. Handed Over for Execution	27/06/2023	EAST IPSWICH											
 INF04366	Scenic Rd KR 22	3. Handed Over for Execution	20/07/2023	REDBANK PLAINS											
 INF04292	Cross St KR 22	3. Handed Over for Execution	19/07/2024	RACEVIEW											
 INF03902	Emery Street St KR 20	3. Handed Over for Execution	22/09/2023	CAROL PARK											
 INF04178	Thorn St KR 21	3. Handed Over for Execution	13/07/2023	IPSWICH											
 Subprogram: Parks Rehabilitation				24/04/2026											
 INF04404	Limestone Pk FE 21	2.1 Concept in Progress	27/01/2026	IPSWICH											
 INF04401	Castle Hill CP	2.3 Detail Design in Progress	18/12/2023	BLACKSTONE											
 INF04402	Hazelwood Park Pathway	2.1 Concept in Progress	15/01/2026	FLINDERS VIEW											
 INF04759	Grande Pk PG 24	6. Deferred	04/07/2024	Springfield Lakes											
 INF04758	Pan Pacific Gardens BWR 24	6. Deferred	24/04/2026	Redbank											
 INF04760	Joe Guthrie Pk PG 24	0.1. Brief has Been Issued	11/12/2023	Springfield Lakes											
 INC00030	Parks Refurbishment	5. Management/ Financial	30/06/2023	VARIOUS											
 INF04399	East Ip Honour SS 21	3.2 Construction in Progress	17/02/2023	EAST IPSWICH											
 INF04755	Jane Gorry Pk PG 27	2.4 Detail Design Complete	23/10/2023	Augustine Heights											
 INF04754	M J Kinnane Pk PG 26	7. Rejected	18/11/2022 A	North Booval											
 INF04869	Organic Softfall R 23	3. Handed Over for Execution	26/04/2023	VARIOUS											
 INF04870	Rubber Softfall R 23	3. Handed Over for Execution	28/03/2023	VARIOUS											
 INF04400	Queens Park Playground Upgrade	2.1 Concept in Progress	02/07/2024	IPSWICH											
 INF04403	Playground Rehabilitation Program	5. Management/ Financial	30/06/2023	VARIOUS											
 Subprogram: Path Rehabilitation				10/11/2023	Subprogram: Path Rehabilitation										
 INF04602	Kerwick St FP 22	4. Practically Complete	01/12/2022 A	REDBANK											
 INF04353	MacGregor St FR 21	2.3 Detail Design in Progress	01/11/2023	SPRINGFIELD LAKES											
 INF04352	255-273 Brisbane St FR 21	2.1 Concept in Progress	10/11/2023	WEST IPSWICH											
 INF04600	Hunter St FR 22	3. Handed Over for Execution	31/05/2023	BRASSAL											
 INF04838	Rockman Dr FR 23 (Rejected)	7. Rejected		Raceview											
 INF04285	254 Brisbane St FR 20	2.3 Detail Design in Progress	12/05/2023	WEST IPSWICH											
 INF04268	Blackstone Rd FR 21 B	4. Practically Complete	23/12/2022 A	SILKSTONE											
 INF04601	Chernside Rd FR 22	4. Practically Complete	16/12/2022 A	EAST IPSWICH											
 Subprogram: Sealed Road Rehabilitation				22/04/2026											
 INF04002	Nolan St LR 20	3.2 Construction in Progress	31/01/2023	RACEVIEW											
 INF02762	Jasmine Street LR 18	3. Handed Over for Execution	18/09/2023	BELLBIRD PARK											
 INF03850	Brisbane Tce LR 19	2.4 Detail Design Complete	06/08/2025	REDBANK											
To see an interactive map version of the three-year Capital Works Program and the most up to date status on each project, visit <a href="https://maps.ipswich.qld.gov.au/civicproject">Maps.ipswich.qld.gov.au/civicproject</a>													Page 2 of 4		

		Infrastructure & Environment Department Asset Rehabilitation Progress Report				Data Date : 01/01/2023 Published On : 21/12/2022									
Project ID	Project Name	Status	Finish	Suburb (Text)	2023				2024				2025		
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
 INF02759	Melbury StLR 18	4. Practically Complete	04/11/2022 A	WILLOWBANK	2022 A										
 INF02764	Johnston StLR 18	3. Handed Over for Execution	17/05/2023	BELLBIRD PARK		17/05/2023									
 INF02758	Casey StreetLR 18	3. Handed Over for Execution	11/09/2023	LEICHHARDT				11/09/2023							
 INF02766	Vivian StLR 18	2.1 Concept in Progress	19/11/2024	EASTERN HEIGHTS								19/11/2024			
 INF03899	Ian StreetST LR 20	3. Handed Over for Execution	23/06/2023	EASTERN HEIGHTS		23/06/2023									
 INF04714	Adelong Av LR 24	2.1 Concept in Progress	20/02/2026	Thagoona											
 INF03856	South Stn Rd LR 19A	3. Handed Over for Execution	21/04/2023	RACEVIEW		21/04/2023									
 INF04319	Enterprise StLR 23	2.3 Detail Design in Progress	30/10/2023	WULKURAKA				30/10/2023							
 INF02768	River Road LR 18	2.1 Concept in Progress	22/04/2026	REDBANK											
 INF02763	Olive StreetLR 20	2.3 Detail Design in Progress	02/01/2024	FLINDERS VIEW				02/01/2024							
 INF04631	Burgoyne StLR 24	2.2 Concept Complete	17/01/2025	REDBANK								17/01/2025			
 INF04723	Redbank Plains Rd LR 25	2.1 Concept in Progress	07/01/2026	Redbank Plains											
 INF04722	Old Logan Rd LR 25	2.1 Concept in Progress	27/10/2025	Camira											
 INF04717	Willowtree Dr LR 24	2.1 Concept in Progress	07/11/2025	Flinders View											
 INF04716	Kingfisher CtLR 24	2.1 Concept in Progress	14/10/2024	Bundamba								14/10/2024			
 INF02770	Jalrock Pl LR 18	2.1 Concept in Progress	30/10/2024	Carol Park								30/10/2024			
 INF04814	Boundary StLR 22	2.2 Concept Complete	16/12/2022 A		16/12/2022 A										
 INF04320	Campbell StLR 23	2.2 Concept Complete	29/09/2023	WOODEND				29/09/2023							
 INF04005	Eleazar Dr LR 20	4. Practically Complete	19/07/2022 A	BLACKSOIL											
 INF04328	Resurfacing Area 8 LR 21	3.2 Construction in Progress	10/01/2023	GOODNA/REDBANK/REDBANK		10/01/2023									
 INF03949	Settler Way LR 19	3. Handed Over for Execution	28/06/2023	KARALEE				28/06/2023							
 INF02618	Charlotte StreetBasin Pocket	3.2 Construction in Progress	17/03/2023	BASIN POCKET		17/03/2023									
 INF02765	Mclnnemey StLR 18	3. Handed Over for Execution	07/09/2023	COLLINGWOOD PARK				07/09/2023							
 INF04441	Resurfacing Area 1 LR 22-23	4. Practically Complete	19/12/2022 A	VARIOUS	19/12/2022 A										
 INF04442	Resurfacing Area 2 LR 22-23	4. Practically Complete	19/12/2022 A	VARIOUS	19/12/2022 A										
 INF04443	Resurfacing Area 3 LR 22-23	3. Handed Over for Execution	17/03/2023	VARIOUS		17/03/2023									
 INF04444	Resurfacing Area 4 LR 22-23	4. Practically Complete	19/12/2022 A	VARIOUS	19/12/2022 A										
 INF04445	Resurfacing Area 5 LR 22-23	4. Practically Complete	19/12/2022 A	VARIOUS	19/12/2022 A										
 INF04739	Resurfacing Area 2 LR 23-24	0.1. Brief has Been Issued	05/12/2023	VARIOUS				05/12/2023							
 INF04715	Augusta Pwy LR 24	2.1 Concept in Progress	03/03/2025	Brookwater								03/03/2025			
 INF04742	Resurfacing Area 5 LR 23-24	0.1. Brief has Been Issued	08/01/2024	VARIOUS				08/01/2024							
 INF04741	Resurfacing Area 4 LR 23-24	0.1. Brief has Been Issued	19/12/2023	VARIOUS				19/12/2023							
 INF04738	Resurfacing Area 1 LR 23-24	0.1. Brief has Been Issued	22/11/2023	VARIOUS				22/11/2023							
 INF04740	Resurfacing Area 3 LR 23-24	0.1. Brief has Been Issued	27/11/2023	VARIOUS				27/11/2023							
 INF04446	Resurfacing Area 6 LR 22-23	3. Handed Over for Execution	31/03/2023	VARIOUS		31/03/2023									
 INF04447	Resurfacing Area 7 LR 22-23	4. Practically Complete	19/12/2022 A	VARIOUS	19/12/2022 A										
 INF04448	Resurfacing Area 8 LR 22-23	3. Handed Over for Execution	21/03/2023	VARIOUS		21/03/2023									
 INF04449	Resurfacing Area 9 LR 22-23	3. Handed Over for Execution	05/04/2023	VARIOUS		05/04/2023									
 INF04450	Resurfacing Area 10 LR 22-23	7. Rejected		VARIOUS											
 INF02767	Dowden StLR 18	3. Handed Over for Execution	24/11/2023	GOODNA				24/11/2023							
 INF02761	William StLR 18	3. Handed Over for Execution	13/03/2023	ROSEWOOD		13/03/2023									
 INF04613	Ipswich StLR 22	3.2 Construction in Progress	16/01/2023	REDBANK PLAINS		16/01/2023									
 <b>Subprogram: Sports Facility Rehabilitation</b>			06/08/2025												
 INF04414	Bundamba SC Pool RS 21	4. Practically Complete	21/06/2022 A	BUNDAMBA											
 INF02094	Queens Pk Tennis L 17	0. Brief to be Issued	04/01/2024	IPSWICH				04/01/2024							
To see an interactive map version of the three-year Capital Works Program and the most up to date status on each project, visit <a href="https://maps.ipswich.qld.gov.au/civicproject">Maps.ipswich.qld.gov.au/civicproject</a>													Page 3 of 4		



		Infrastructure & Environment Department Asset Rehabilitation Progress Report				Data Date : 01/01/2023 Published On : 21/12/2022																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Project ID	Project Name	Status	Finish	Suburb (Text)	2023				2024				2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
	INF04763	Evan Marginson Pk RW 24	6. Deferred	06/08/2025	Goodna																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											</

# IED Capital Portfolio Update Report

December 2022





## IED Capital Portfolio Update Report

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

#### Package 1 - Early Works

- Total Approved Budget - \$10.63 mil
- Total forecast for December was \$2.49 mil versus actuals of \$1.98 mil
- Both Stages progressed well up to Christmas with major milestones being 3 sections of new lanes Asphalted in Stage 1 and the Stadium frontage pavement sealed and ready for Asphalt in Stage 3

#### Stage 1

- Good Progress across the Stage including milestones of Asphalt laid for new lanes opposite Hymba Yumba, below the Escarpment and north of the Opossum Creek Bridge
- Unfortunately, due to weather and other impacts it was not possible to complete the traffic switch opposite Hymba Yumba and this has been reprogramed for late January

#### Stage 3

- Earthworks between Mains Rd and Sinnathamby Boulevard is nearing completion
- The rock raft for the road embankment toe opposite the ParknRide was completed
- Further night works are planned for services crossings and there will be intermittent ParknRide closures
- The TMR Off Ramp Road Permit has now been issued with works to start in January, but has caused delays







## IED Capital Portfolio Update Report

### Redbank Plains Rd Stage 3 RU 17 (TIDS Funded)

- Total Approved Budget - \$14.96 mil
- Total forecast for December was \$959k versus actuals of \$1.14mil
- Fine weather attributed to the increased progress for the contractor

### Stage 1 – Argyle Street to Highbury Drive

- Traffic management changes have been implemented and are working well, signage, steel barriers and VMS signs with speed feedback proving very effective in slowing traffic to 40kph
- Highbury Drive / Redbank Plains Road intersection remains closed. An issue with the watermain has delayed reopening as planned
- Stormwater works on Redbank Plains Rd near Argyle Street have commenced
- Progress has slipped significantly behind program. Resequencing is required but is constrained by number of residents affected and traffic diversion routes
- Change of works staging to complete both sides of RBP Rd at the Town Square shopping centre end has been adopted
- Contractor still struggling to secure subcontractors to meet timeframes
- Wet weather quickly renders site unworkable. Noted erosion and sediment controls are well maintained and effective





## IED Capital Portfolio Update Report

### Resurfacing Program (Reseals & AC Overlays)

- Total Approved Budget - \$14.06 mil
- Total forecast for December was \$503k versus actuals of \$643k
- Carry over resurfacing works have now all been completed
- For the scheduled 22/23 program, the tender for areas 1 – 8 have been awarded to the successful contractor
- Works are continuing in the following area's:
  - Area 8 – Church St, Goodna – (pavement repairs and seal)
  - Area 7 – Phyllis St, Eastern Heights (premill, seal and overlay)
  - Area 6 – Mining St (edge repair and corrector)
    - Leslie St (premill, seal and overlay)
  - Area 5 – Gasnier St (edge repair and corrector)
    - Melbourne St (edge repair and corrector)
  - Area 4 – Thorn St, Raceview – (pavement repairs, premill, seal and overlay)
    - Aspinall St, Wulkuraka – (premill, seal and overlay)
  - Area 2 – Pine Mountain Rd, Haggarty's Ave (pavement repairs, edge repair / corrector, premill, seal and overlay)
    - Claus Rd, Haigslea (edge repair / corrector)
  - Area 1 – Albert St (edge repair and corrector)
- The Final Estimate at Completion value at end of December was revised to now be \$1.25mil above the Total Budget of \$14.06 mil, due to increased scope on streets in some area's
- LH photos is rework at Church St, Goodna and RH photo is failure repair at Middle Rd, Purga





## IED Capital Portfolio Update Report

### Redbank Plains Rec Reserve – Youth Area

- Total combined forecast for December of \$53k versus actuals of \$149k
- The scope of works is construction of a skate facility, multi purpose courts, amphitheatre and stage, learn to ride course, shade structures, park furniture, pathways, security cameras and public lighting
- All works were completed in December 2022
- The facility has been opened to the public

### Kevin Bull Oval – Ambulance Entry

- Total project cost of \$6k
- The scope of work was to provide emergency vehicle access from the existing carpark and the sports field
- This will provide an all-weather access if area outside of the field is wet
- Works were completed in December 2022





## IED Capital Portfolio Update Report

### Alice Street – Kerb and Channel

- Total forecast for December of \$250k vs actuals of \$347k
- Scope of work is to install new kerb & channel in Alice and Short Streets, including improvements to stormwater drainage
- The Short Street pavement and asphalt works have been completed
- Works are scheduled for completion in late March 2023

### Chermside Road – Footpath

- Total forecast for December of \$40k vs actuals of \$78k
- The scope of works is to replace the existing footpath and kerb ramps between Jacaranda and Joyce Streets, with pedestrian compliant infrastructure to the current standard
- Works have been completed



## IED Capital Portfolio Update Report

### Nolan Street – Kerb Rehab

- Total forecast for December of \$450k versus actuals of \$604k
- The scope of work is to rehabilitate the existing kerb on both sides, including the road pavement, of which both are in very poor condition
- The installation of new kerb & channel is complete and the placement of new pavement gravel is continuing
- Works are rescheduled for completion in late January 2023

### One Mile Bridge - Painting

- Total forecast for December of \$331k versus actuals of \$226k
- The scope of work is the refurbishment of the protective coating of the existing main longitudinal beams under both existing bridges
- The painting of the beams has commenced on the area not impacted by the colony of Micro Bats
- This area will be completed in May 2023 once the bats move on after their breeding cycle is complete
- Works are scheduled for completion in late February 2022 and the remainder in late May- June 2023





## IED Capital Portfolio Update Report

### Queen and Albert Street – Intersection Upgrade

- Total forecast for December of \$365k versus actuals of \$381k
- The scope of works is to upgrade the existing intersection to be a signalised intersection, with a new left turn lane
- The placement of the asphalt deeplift pavement layers is continuing
- Works are rescheduled for completion in mid-February 2023

### Ironpot Creek – Bank Stabilisation Stage 2

- Total forecast for December of \$296k versus actuals of \$317k
- The scope of works is to rehabilitate the current entrenched, unstable and weed effected waterway
- The completed waterway will be low maintenance, replicating natural ecological and stormwater conveyance function. The waterway is intended to have natural channel features including pools, riffles, rocks and logs
- The placement of rock and installation of jute matting and silt logs is continuing
- The project has now been rescheduled for completion in mid to late January 2023





## IED Capital Portfolio Update Report

### Scenic Park – Security Gate

- Total forecast for December of 5k versus actuals of \$10k
- The scope of works was to install lockable security gates to the existing carpark protect Council assets and deter illegal activity out of hours
- Works have been completed

### Charlotte Street – Pavement Rehab

- Total forecast for December of \$250k versus actuals of \$333k
- The scope of work is to rehabilitate the existing road pavement, including a large portion of the existing kerb & channel and some minor drainage works
- The final seal and asphalt overlay has been completed on Stage 2 and works have commenced on Stage 3
- Works are rescheduled to be completed in mid - March 2023





## IED Capital Portfolio Update Report

### Installation of Bollards

#### Dudleigh St, Booval

- Total project cost of \$2,840
- The scope of works was to install bollards to reduce the risk of vehicles entering Nimmo St via unmaded road reserve
- Works have been completed

#### Andrew's Court, Goodna

- Total project cost of \$6,100
- The scope of works was to install bollards to prohibit vehicle access in the unmaded road reserve
- Works have been completed

#### Delbridge Street, Redbank Plains

- Total project cost of \$10,830
- The scope of works was to install bollards to prohibit vehicle access in the unmaded road reserve
- Works have been completed





## IED Capital Portfolio Update Report

### Blackstone Rd – Path Rehab (Carry Over Works)

- Total forecast for December of \$195K vs actuals of \$218k
- The scope of works is to rehabilitate the existing asphalt footpath to a pedestrian compliant concrete footpath
- The final placement of turf and linemarking for traffic signal adjustments has been completed
- The project was completed late December

### Ipswich Street – (Carry Over Emergent Works)

- Total forecast for December of \$85K versus actuals of \$145k
- The scope of works is to repair the damage to road pavement and shoulder batters from previous overland flows during rain events earlier this year
- All concrete edge protection and pavement works are complete and waiting for the final seal to be placed
- The project is now rescheduled for completion in late January 2023





## IED Capital Portfolio Update Report

### Loder Road Drainage

- Total forecast for December of \$10k versus actuals of \$53k
- The scope of works is to construct a drain and levy behind the rear of the properties on Thagoona – Haigslea Road and provide an outlet with rock protection into the existing O'Shea gully
- The completed works will provide minor flood immunity during rain events to these localised properties
- The final placement of turf, placement of rock protection to water course and grass seeding of disturbed area's has been completed
- The project was completed in December 2022