



City of
Ipswich

AGENDA

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE

Thursday, 9 February 2023
9.00 am

Council Chambers, Level 8
1 Nicholas Street, Ipswich

MEMBERS OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE

Mayor Teresa Harding (**Chairperson**)
Councillor Paul Tully (**Deputy Chairperson**)

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

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** 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 has 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 11th 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 ↓ 
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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”

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  
2.	Warrill Park Preliminary Concept Design  
3.	2019 flood model 1in100 overlay over 2011 flood extent  

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

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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.

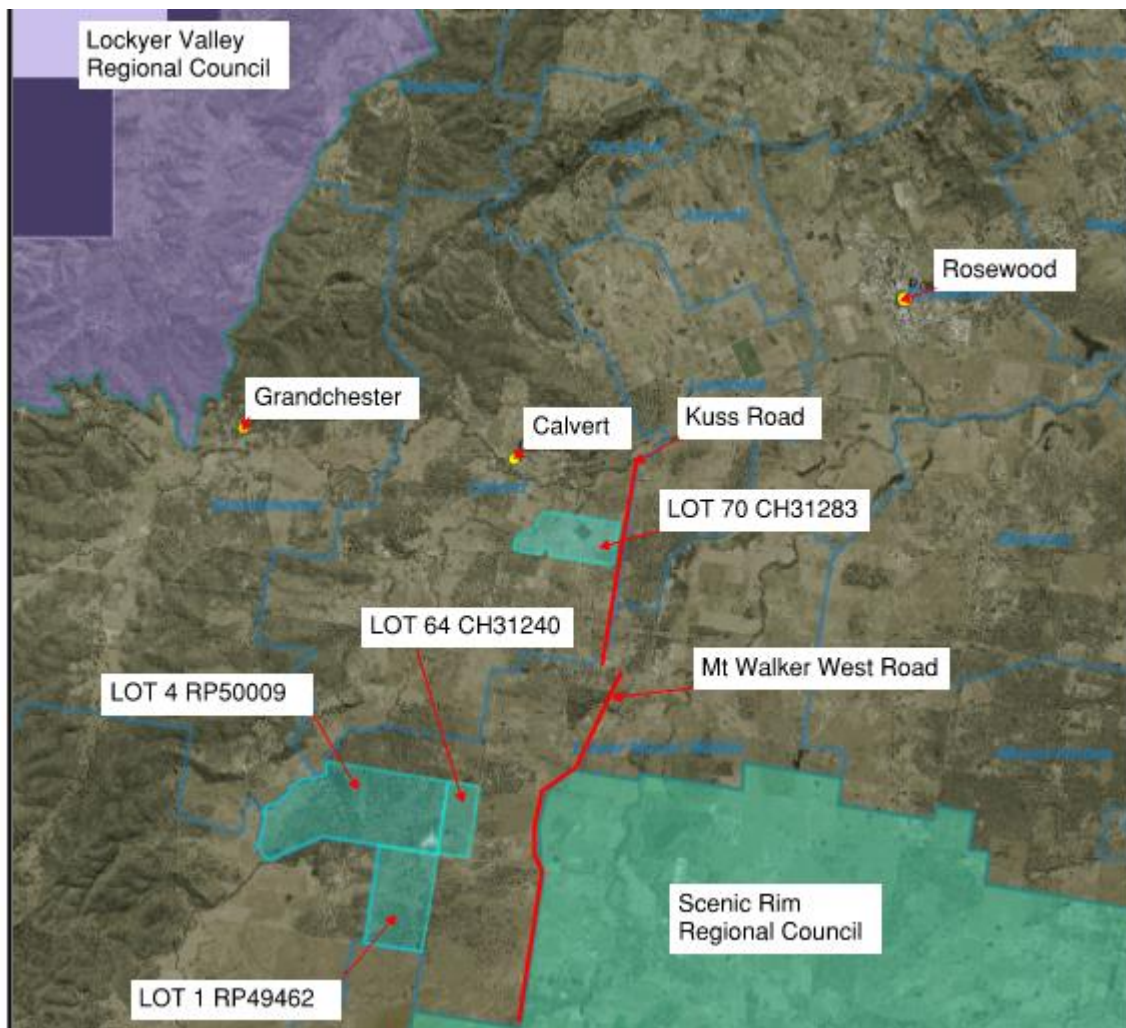


Figure 1: Location Plan

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 ↓ 
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Anthony Bowles
MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Peter Tabulo
GENERAL MANAGER PLANNING AND REGULATORY SERVICES

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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 ↓ 
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Anthony Bowles

MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Peter Tabulo

GENERAL MANAGER PLANNING AND REGULATORY SERVICES

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

FINANCIAL/RESOURCE IMPLICATIONS

N/A



COMMUNITY AND OTHER CONSULTATION

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

CONCLUSION

The Planning and Regulatory Services Department are currently involved with 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  
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Anthony Bowles

MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Peter Tabulo

GENERAL MANAGER PLANNING AND REGULATORY SERVICES

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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

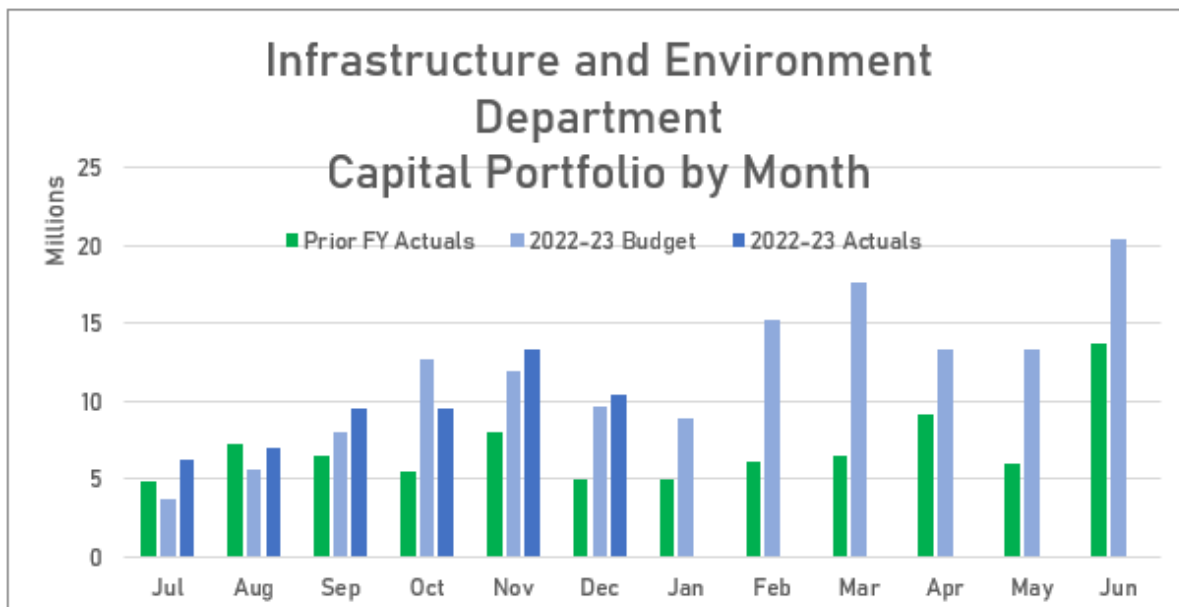
PURPOSE OF REPORT/BACKGROUND

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			Forecast	Variance (Forecast - Actuals)
	Actuals	Budget	Variance (Budget - Actuals)		
Capital Program					
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
Infrastructure Program	8,783,718	7,880,572	- 903,146	7,680,380	- 1,103,338
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
Capital Works Program	10,436,653	9,678,040	- 758,613	9,138,954	- 1,297,699
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				
	Actuals	Budget	Variance (Budget - Actuals)	Forecast	Variance (Forecast - Actuals)
Capital Program					
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
Infrastructure Program	8,783,718	7,880,572	- 903,146	7,680,380	- 1,103,338
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
Capital Works Program	10,436,653	9,678,040	- 758,613	9,138,954	- 1,297,699
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)
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LRCIP Round 3 (Local Roads & Community Infrastructure Program)				
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
URCSP (Unite and Recover Community Stimulus Package)				
Adelong Avenue LR 24	Thagoona	\$40,000	\$0	26/03/24
PTAIP (Passenger Transport Accessible Infrastructure Program)				
PTAIP BU 22 – Bus Stops x 16 + 4 Carry Over sites		\$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
Wildey 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
CNLGGP (Cycle Network Local Government Grants Program)				
Brassall Bikeway Stage 6A (Design)	Ipswich		\$50,000	TBC
Deebing Creek BW Stage 2 (Design)	Ipswich		\$120,000	TBC
Blackspot				
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
TIDS (Transport Infrastructure Development Scheme)				
Redbank Plains Stage 3	Redbank Plains / Bellbird Park	14,966,000	705,446	26/02/2024
R2R (Roads to Recovery)				

Springfield Greenbank Arterial	Springfield / Springfield Ctl / Springfield Lakes	21,014,554	2,327,860	23/06/2023
SEQCSP (Southeast Queensland Community Stimulus Program)				
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
RECEIVE AND NOTE REPORT
The Recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Appendix A - Asset Rehabilitation Report  
2.	Capital Delivery Report December 2022  

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”

