



City of
Ipswich

AGENDA

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE

Thursday, 9 March 2023
9.00 am

Council Chambers, Level 8
1 Nicholas Street, Ipswich

<u>MEMBERS OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE</u>	
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. 2

9 MARCH 2023

AGENDA

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

MATTERS FOR RECOMMENDATION TO COUNCIL

BUSINESS OUTSTANDING

CONFIRMATION OF MINUTES

1. **CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2023(01) OF 9 FEBRUARY 2023**

RECOMMENDATION

That the Minutes of the Meeting held on 9 February 2023 be confirmed.

OFFICERS' REPORTS

2. **REQUEST FOR EXPRESSION OF INTERESTS (EOI) - LEASE OF LAND TO COMMUNITY GROUP/S**

This is a report concerning proposed Expression of Interest (EOI) for three parcels of land dedicated to Council for Community Use under the Springfield Infrastructure Plan.

RECOMMENDATION

That Council endorse the development of an Expression of Interest (EOI) for the three parcels of land in Springfield, Spring Mountain and Augustine Heights which are dedicated to Council for Community Use under the Springfield Infrastructure Plan.

3. REVISED INFRASTRUCTURE ASSET MANAGEMENT POLICY

This is a report concerning the new proposed Infrastructure Asset Management Policy as an outcome of the Effective Asset Management Project (EAM).

RECOMMENDATION

That the updated policy titled 'Infrastructure Asset Management Policy' as outlined in Attachment 3, be adopted.

4. INFRASTRUCTURE AND ENVIRONMENT DEPARTMENT CAPITAL DELIVERY REPORT JANUARY 2023

This is a report concerning the performance of the capital delivery by the Infrastructure and Environment Department for the month of January 2023.

RECOMMENDATION

That the capital delivery report for the month of January 2023, be received and the contents noted.

5. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 24 January 2023 to 21 February 2023.

RECOMMENDATION

That the Exercise of Delegation report for the period 24 January 2023 to 21 February 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.

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*

7. DEVELOPMENT APPLICATION - 6610/2022/MCU - RECOMMENDATION - PARMAC PROPERTY INVESTMENTS PTY LTD - FAST FOOD PREMISES (KFC) AT GOODNA

This is a report concerning a change representations request to amend the approved Business Use (Fast Food Premises) at 16 Queen Street, Goodna. The application seeks amendments to the approved plans for the development and amendments to a number of the conditions of approval.

The change representations request is recommended to be approved in part.

RECOMMENDATION

That the Growth, Infrastructure and Waste Committee resolve to approve, in part, the representations to change development application no. 6610/2022/MCU subject to conditions as contained in Attachment 1 of this report.

NOTICES OF MOTION

Notice of Motion – Upgrade of Memorial Honouring the life of Deidre Kennedy

MATTERS ARISING

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2023(01)

9 FEBRUARY 2023

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 9.15 am.

COUNCILLOR'S APOLOGIES: Nil

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

WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY

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

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

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

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

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

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

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

AFFIRMATIVE

Councillors:

Harding

Ireland

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

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

The motion was put and carried.

MATTERS FOR RECOMMENDATION TO COUNCIL

BUSINESS OUTSTANDING

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

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

RECOMMENDATION

That the report be received and noted.

Mayor Teresa Harding proposed the following recommendation as Recommendation B:

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

RECOMMENDATION

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

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

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

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Harding	Madsen (Abstain)
Tully	
Ireland	
Doyle	
Fechner	
Kunzelmann	
Milligan	
Jonic	

The motion and was put and carried.

Attachments

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

CONFIRMATION OF MINUTES

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

RECOMMENDATION

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

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

3. **WARRILL PARK LAWN CEMETERY - MASTER PLAN REPORT**

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

RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Councillor Sheila Ireland:

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

NEGATIVE

Councillors:

Nil

Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

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

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

RECOMMENDATION

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

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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

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

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

6. PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

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

RECOMMENDATION

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

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

NEGATIVE

Councillors:

Nil

Jonic

The motion was put and carried.

ADJOURN MEETING

Moved by Mayor Teresa Harding

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

The meeting reconvened at 10.21 am.

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

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

NEGATIVE

Councillors:

Nil

Madsen
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

MATTER RESOLVED UNDER DELEGATION

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

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

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

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

RECOMMENDATION

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

Statement of Reasons

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

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

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

DECISION

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

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 9.02 am.

The meeting closed at 10.30 am.

Doc ID No: A8676819

ITEM: 2

SUBJECT: REQUEST FOR EXPRESSION OF INTERESTS (EOI) - LEASE OF LAND TO
COMMUNITY GROUP/S

AUTHOR: COMMUNITY DEVELOPMENT MANAGER

DATE: 17 FEBRUARY 2023

EXECUTIVE SUMMARY

This is a report concerning proposed Expression of Interest (EOI) for three parcels of land dedicated to Council for Community Use under the Springfield Infrastructure Plan.

RECOMMENDATION/S

That Council endorse the development of an Expression of Interest (EOI) for the three parcels of land in Springfield, Spring Mountain and Augustine Heights which are dedicated to Council for Community Use under the Springfield Infrastructure Plan.

RELATED PARTIES

There are no conflicts of interest identified from this report.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

The following three parcels of land are dedicated to Council for Community Use under the Springfield Infrastructure Plan.

Figure 1 - 7004 Lakes Entrance Drive Springfield Lakes (Lot 5003SP285008)

Figure 2 - 79 Sierra Drive, Spring Mountain (Lot 4007SP304382)

Figure 3 - 12 Mount Juillerat Drive, Augustine Heights (Lot 33SP283508)

Each of the sites are currently vacant, have no built structures or other improvements and require a level of civil works. Use of the sites for commercial purposes is not permitted. To date the three sites have remained vacant, despite inquiries from various community groups inquiring about land that may be available for community use in the relevant area. While it would be fair to say that most community groups are looking for land with constructed facilities, some have been seeking just the land with a view to construct their own facilities.

It has been considered that if council went to the community with an expression of interest, this formal process will facilitate a valid evaluation of the level of interest and inform decision making that may lead to the parcels of land being activated for their intended purpose.

Applications will be assessed on the degree to which they meet the following selection criteria:

1. Demonstrated ability/capacity to manage and maintain the land/facility to a standard satisfactory to the Council in accordance with Tenure over Council Property Policy terms and conditions.
2. Demonstrated capacity to work collaboratively with community and other organisations to provide better outcomes for the Ipswich community.
3. Demonstrate how your organisation will deliver a range of programs and activities that support an active community.
4. Demonstrated commitment to maximising the potential activation of the land/facility to create an active community.

LOCALITY PLANS – COMMUNITY USE LAND



Figure 1: Locality Plan – 7004 Lakes Entrance Drive, Springfield Lakes



Figure 2: Locality Plan - 79 Sierra Drive, Spring Mountain (Lot 4007SP304382)

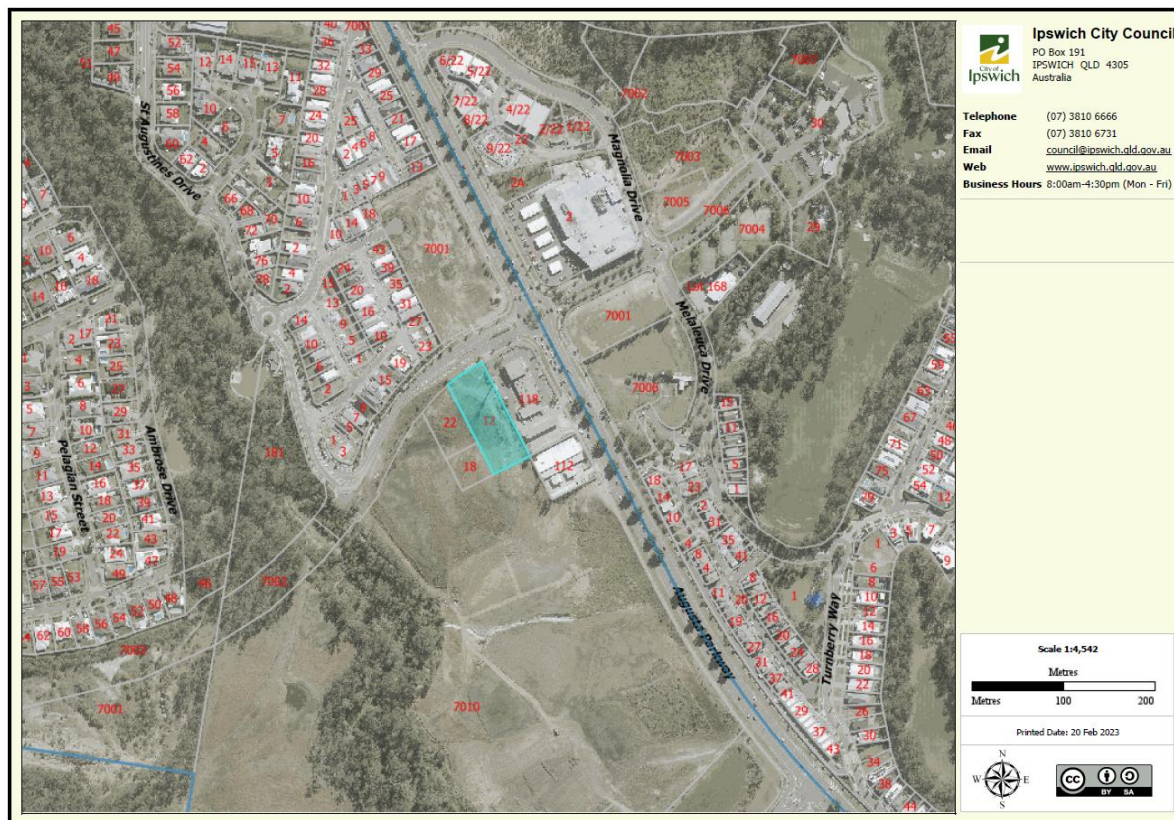


Figure 3: Locality Plan - 12 Mount Juillerat Drive, Augustine Heights (Lot 33SP283508)

LEGAL IMPLICATIONS

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

Local Government Regulation 2012

POLICY IMPLICATIONS

Any lease offered will be subject to Council approval and prepared in accordance with Council's Tenure over Council Property Policy.

RISK MANAGEMENT IMPLICATIONS

The proposed Expression of Interest would mitigate council's risks when it comes to the reputational and strategic risks associated and would provide greater clarity about the level of interest for the parcels of lands to assess.

FINANCIAL/RESOURCE IMPLICATIONS

All lease preparation costs will be the responsibility of the Lessee, and the successful group/s may need to obtain development approval prior to occupying the properties. Concessions on development application fees are available for eligible not for profit community groups.

COMMUNITY AND OTHER CONSULTATION

- Manager Community and Cultural Services
- Goods and Services Category Manager
- Senior Property Officer (Tenure)
- Community Development Manager

Council's community engagement activities will include utilising the Shape your Ipswich platform and extensive community group networks. We will provide marketing collateral to council officers and elected officials with the opportunity to share the EOI to local community groups for consideration.

CONCLUSION

It is recommended Council endorse the Expression of Interest exercise for the following three parcels of land dedicated to Council for community use under the Springfield Infrastructure Plan.

Figure 1 - 7004 Lakes Entrance Drive Springfield Lakes (Lot 5003SP285008)

Figure 2 - 79 Sierra Drive, Spring Mountain (Lot 4007SP304382)

Figure 3 - 12 Mount Juillerat Drive, Augustine Heights (Lot 33SP283508)

This exercise will provide council with an opportunity to evaluate the level of interest and to make a decision that could possibly get these parcels activated for their intended community purpose.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendation A states that Council exercise an expression of interest for the three parcels of land dedicated to Council for Community Use under the Springfield Infrastructure Plan.
(b) What human rights are affected?	No human rights are affected by this decision.
(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.

Melissa Dower

COMMUNITY DEVELOPMENT MANAGER

I concur with the recommendations contained in this report.

Don Stewart

MANAGER, COMMUNITY AND CULTURAL SERVICES

I concur with the recommendations contained in this report.

Alisha Connaughton

ACTING GENERAL MANAGER PLANNING AND REGULATORY SERVICES

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Doc ID No: A8676040

ITEM: 3

SUBJECT: REVISED INFRASTRUCTURE ASSET MANAGEMENT POLICY

AUTHOR: PROJECT LEAD (ASSET MANAGEMENT)

DATE: 16 FEBRUARY 2023

EXECUTIVE SUMMARY

This is a report concerning the new proposed Infrastructure Asset Management Policy as an outcome of the Effective Asset Management Project (EAM).

RECOMMENDATION/S

That the updated policy titled 'Infrastructure Asset Management Policy' as outlined in Attachment 3, be adopted.

RELATED PARTIES

There are no related parties to note.

IFUTURE THEME

A Trusted and Leading Organisation

PURPOSE OF REPORT/BACKGROUND

As an outcome of the KPMG Asset Management Gap Analysis and Five (5) year Road Map, the current Infrastructure Asset Management Policy (Attachment 1) has been revised to address the Effective Asset Management objectives of council.

KPMG prepared a draft revised policy as part of their deliverables and the Asset Management Working Group has finalised it through the EAM project.

The changes to the policy are demonstrated through Attachment 2.

The revised Infrastructure Asset Management Policy (Attachment 3) seeks to communicate councils' position on the key objectives to managing its assets.

It provides the underlining principles council intends to meet when undertaking planning activities and making decisions regarding all infrastructure and natural area assets.

The policy applies to the following asset classes for assets owned or in the stewardship of council:

- Roads and Transport;

- Drainage and Flood Mitigation;
- Buildings and Facilities;
- Parks and Recreation; and
- Other physical assets such as fleet, plant, and equipment, etc.

Excluded from this policy are the following:

- Information and Communication Technology assets.

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

This report is consistent with councils approved policy for the adoption or revision of policies.

RISK MANAGEMENT IMPLICATIONS

As identified by KPMG in the gap analysis, the revised policy will reduce councils' risk overall regarding asset management. The policy provides clear guidance for council on the underlying principles to inform decision making on all assets.

FINANCIAL/RESOURCE IMPLICATIONS

There are no financial implications for the adoption of this policy.

COMMUNITY AND OTHER CONSULTATION

The policy has been previously received and noted by council with the final deliverables of the KMPG Asset Management Report.

The final version has been reviewed and endorsed by the Asset Management Working Group which includes representation from the following areas:

- IED – Asset Services Branch
- CS – Corporate Finance Branch
- IED – Infrastructure Strategy Branch
- IED – Capital Delivery Branch
- IED – Environmental and Sustainability Branch
- IED – Works and Fields Services Branch
- CCED – Community and Cultural Services Branch
- CCED – Libraries and Customer Services Branch
- PRS – Development Planning Branch
- PRS – Compliance Branch

As per the requirements of Council's policy procedure, the updated policy as per Attachment 3 has been endorsed by the Executive Leadership Team on Monday 20 February, 2023.

Communication to the wider audience of council will be undertaken through the Effective Asset Management project.




CONCLUSION

The adoption of the revised Infrastructure Asset Management Policy is a key deliverable under the Effective Asset Management project and demonstrates Council's commitment to delivering on the outcomes of the KMPG reports. The policy ensures that council has clear strategic direction in how it manages its assets and the justification for decisions made.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	The recommendation A. states that the Executive Leadership Team provide endorsement for the Infrastructure Asset Management Policy to proceed through the committee process for approval.
(b) What human rights are affected?	No human rights are impacted by this decision. The decision is regarding the endorsement of the asset management policy.
(c) How are the human rights limited?	Not applicable.
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable.
(e) Conclusion	The decision is consistent with human rights.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	CURRENT Infrastructure Asset Management Policy_PDF ↓ 
2.	TRACK CHANGES Current Infrastructure Asset Management Policy_PDF ↓ 
3.	PROPOSED Infrastructure Asset Management Policy_PDF ↓ 

Erin Goetz

PROJECT LEAD (ASSET MANAGEMENT)

I concur with the recommendations contained in this report.

Brett McGrath

MANAGER, ASSET SERVICES

I concur with the recommendations contained in this report.

Graeme Martin

ACTING GENERAL MANAGER, INFRASTRUCTURE AND ENVIRONMENT

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



Infrastructure Asset Management Policy



Collaboration



Communication



Integrity



Efficiency



Leadership

Version Control and Objective ID	Version No: 1	Objective ID: A5671127
Adopted at Council Ordinary Meeting on	17 September 2019	
Date of Review	17 September 2023	

1. Statement

To operate and manage Ipswich City Council (Council) infrastructure assets in accordance with defined levels of service to the community, whilst minimising lifecycle costs.

2. Purpose and Principles

This policy sets a framework to strategically manage infrastructure assets with a focus on the organisations long term sustainable delivery of services to the community.

The following principles underpin Council's commitment:

- Manage its infrastructure assets through defined levels of service as defined in council's asset management plans, and in accordance with all relevant legislation, regulation, licenses, permits, approvals and authorities.
- Establish business strategies, frameworks and plans for the management of its infrastructure assets and monitor the performance of assets against those strategies, frameworks and plans.
- Clearly allocate responsibilities for the management of infrastructure assets at all levels within council and build competency through the provision of structured skill engagement and training.
- Know and track information about its infrastructure assets at a level of detail, accuracy and integration necessary for effective operation and management activities.
- Maintain an appropriate level of infrastructure asset information in an integrated corporate system and use the information to improve the management of its assets.
- Document and implement procedures to cover the lifecycle of assets, including asset creation, operation, inspection, maintenance, renewal and disposal.
- Manage its assets in a sustainable manner, with due regard to community values and cultural significance, and the provision of a safe working environment.
- When in the best interest of the community, Council has the ability for assets to be leased or rented.

IPSWICH CITY COUNCIL | Infrastructure Asset Management Policy

- Accept sole responsibility for the management of graffiti on council owned or controlled assets in accordance with the following guidelines:
 - All public assets under the ownership or control of Council will be the responsibility of Council.
 - Assets leased to community organisations will be the responsibility of Council.
 - Commercial leases of any Council property will be the lessee's responsibility.

3. Strategic Plan Links

This policy aligns with the following iFuture 2021-2026 Corporate Plan themes:

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

This Infrastructure Asset Management Policy is supported by Council's Asset Management Strategy, Strategic Framework and Asset Management Plans, which detail the asset management processes and systems that will be used to implement this policy.

4. Regulatory Authority

- *Local Government Act 2009*
- Local Government Regulations 2012
- Local Government (Finance, Plans and Reporting) Regulations 2010

5. Human Rights Commitment

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

6. Scope

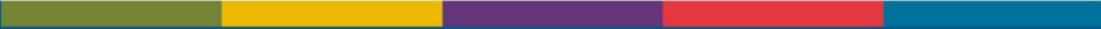
This policy applies to all infrastructure assets owned by or in the stewardship of Council.

7. Roles and Responsibilities

Council	<ul style="list-style-type: none"> • Acts as stewards for infrastructure assets owned or controlled by council. • Approves policy, Asset Management Plan (AMP) and monitors outcomes. • Sets levels of service, risk and cost standards based on community needs and council's funding ability. • Sets (and varies) acceptable standards of construction and service levels. • Commits to funding infrastructure renewal requirements outlined in annual AMP updates, ensures sustainability of the city's infrastructure base. • Ensures investment decisions consider whole-of-life costs, including additional annual operations and maintenance costs.
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IPSWICH CITY COUNCIL | Infrastructure Asset Management Policy

Chief Executive Officer (via Executive Leadership Team)	<ul style="list-style-type: none"> Approves strategy and champions asset management best practice. Steers and monitors implementation of policy, strategy and improvement programs, including monitoring outcomes and performance measures. Reviews and monitors preparation, implementation and outputs of AMPs.
Asset custodians	<ul style="list-style-type: none"> Develop, update and implement AMPs for assets under their control, including proposed timing and estimated costs of end of life renewal. Determine whole-of-life costs of proposed new/upgraded infrastructure. Implement assigned components of strategy with agreed resources and review performance of strategy elements. Implement tactical plans (maintenance and capital works programs) in accordance with policy, strategy, and approved AMPs. Deliver services to agreed service levels, risk and cost standards. Report to CEO (via Executive Leadership Team) and council relating to asset service levels, lifecycle costs, risks and opportunities. Record levels of service set by council, including decision date and reference number, in a service level register.
Asset service provider	<ul style="list-style-type: none"> Undertake operations, maintenance and inspection tasks, and report performance and costs to asset custodian. Provide cost estimates for maintenance specifications to asset custodians Undertake detailed operations and maintenance planning (allocation of tasks, plant and materials/services) based on maintenance specifications Consult with asset custodian works require asset to be taken out of service or impact the operation/use of the asset Undertake project manager role and associated responsibilities Ensure as-constructed information is compliant with council's standards, and any data requirements specified in project brief, are provided to custodian at practical completion.
Asset management section	<ul style="list-style-type: none"> Develop policy and strategy for consideration by the CEO (via Executive Leadership Team) and council. Implement components of strategy with agreed resources and review performance of those elements. Coordinate asset management improvement program. Ensure policy, strategy and AMPs are integrated into governance framework. Guide and support the development of AMPs. Produce annual Total AMP, with renewal requirements, for council adoption. Proved asset management governance.



IPSWICH CITY COUNCIL | Infrastructure Asset Management Policy

8. Key Stakeholders

N/A

9. Monitoring and Evaluation

The policy will be reviewed on a four (4) year cycle.

10. Definitions

Asset management	the combination of management, financial, economic, engineering and other practices applied to physical assets, with the objective of providing the required level of service in the most cost effective manner.
Infrastructure assets	physical assets that contribute to meeting community need for facilities and services (e.g. roads, drainage, buildings, and parks). These are typically large, interconnected networks or portfolios of complex assets. The asset components may be separately maintained, renewed or replaced so that the required level and standard of service from the network of assets is continuously sustained. Generally the assets have long lives, are usually fixed in place and, in some instances, have no market value.
Level of service	the defined service standard for a particular activity or service area (e.g. roads, sporting fields) against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental acceptability and cost.
Lifecycle costs	the total cost of an asset throughout its life including planning, design, construction, acquisition, operation, maintenance, and rehabilitation and disposal costs.
Operation	the active process of utilising an asset which will consume resources such as manpower, energy, chemicals and materials.
Maintenance	all actions necessary for retaining an asset as near as practicable to its original condition and service potential, but excluding rehabilitation or renewal.
Renewal	renewal is major work which does not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to its original service potential. Work over and above restoring an asset to original service potential is upgrade, expansion or new works.
Useful life	an estimated period of time (or total amount of activity) for which an asset will be economically feasible for use in a business.



IPSWICH CITY COUNCIL | Infrastructure Asset Management Policy

11. Policy Owner

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



Infrastructure Asset Management Policy



Collaboration



Communication



Integrity



Efficiency



Leadership

Version Control and Objective ID	Version No: 12	Objective ID: A5671127
Adopted at Council Ordinary Meeting on	17 September 2019	
Date of Review	17 September 2023 March 2027	

1. Statement

Ipswich City Council is responsible for the management of a broad range of infrastructure and natural area assets which provide essential services to the Ipswich community. Council is committed to the continuous improvement of the planning, acquisition, operation and management of the infrastructure asset portfolio. The application of contemporary asset management principles and practices provides council with the framework to deliver sustainable services for the Ipswich community while balancing cost, risk, and performance.

'To operate and manage council's infrastructure assets in accordance with defined levels of service to the community, whilst minimising lifecycle costs in a sustainable way.'

~~To operate and manage Ipswich City Council (Council) infrastructure assets in accordance with defined levels of service to the community, whilst minimising lifecycle costs.~~

2. Purpose and Principles

This policy sets a framework to strategically manage infrastructure assets with a focus on the organisations long term sustainable delivery of services to the community.

The following principles underpin Council's commitment to asset management:

Strategic Management –

- Align asset management objectives with council's vision and strategic priorities for the provision of services to the community.
- Apply a whole-of-council and consistent approach to asset management in accordance with council's Asset Management Framework.
- Undertake continuous monitoring and improvement of the asset management system (including people, processes and system capability and performance) against good practice standards.

Regulatory Compliance –

- Develop and manage infrastructure assets through the agreed levels of service and in accordance with all relevant legislation, regulation, licenses, leases, permits, approvals, and authorities.
- Ensure that council's asset management system and practices are consistent with ISO55001:2014 (Asset Management – Management Systems – Requirements).

IPSWICH CITY COUNCIL | Infrastructure Asset Management Policy

Financial Sustainability –

- Consider whole-of-life costs for all new/upgraded asset investment decisions including consideration for operations and maintenance costs as part of the approval process.
- Manage assets to achieve efficiencies in the total cost of ownership whilst controlling exposure to risk and loss of service.
- Manage assets in a sustainable manner, with due regard to community values and cultural significance, and the provision of a safe working environment.

Lifecycle Management –

- Manage assets from a whole-of-life perspective (including asset creation, operation, inspection, maintenance, renewal, and disposal).
- Manage assets in support of the development of sustainable communities and adapt to changing environmental and social conditions.
- Ensure accountabilities and responsibilities for asset management are clearly defined and met across Council.

Asset Information Management –

- Manage asset data and information in accordance with council's Asset Information Strategy.
- Identify and record assets under the control of council in a register with the level of detail and accuracy based on:
 - statutory requirements;
 - risk management requirements; and
 - cost/benefit.
- ~~Manage its infrastructure assets through defined levels of service as defined in council's asset management plans, and in accordance with all relevant legislation, regulation, licenses, permits, approvals and authorities.~~
- ~~Establish business strategies, frameworks and plans for the management of its infrastructure assets and monitor the performance of assets against those strategies, frameworks and plans.~~
- ~~Clearly allocate responsibilities for the management of infrastructure assets at all levels within council and build competency through the provision of structured skill engagement and training.~~
- ~~Know and track information about its infrastructure assets at a level of detail, accuracy and integration necessary for effective operation and management activities.~~
- ~~Maintain an appropriate level of infrastructure asset information in an integrated corporate system and use the information to improve the management of its assets.~~
- ~~Document and implement procedures to cover the lifecycle of assets, including asset creation, operation, inspection, maintenance, renewal and disposal.~~
- ~~Manage its assets in a sustainable manner, with due regard to community values and cultural significance, and the provision of a safe working environment.~~

IPSWICH CITY COUNCIL | Infrastructure Asset Management Policy

- ~~When in the best interest of the community, Council has the ability for assets to be leased or rented.~~
- ~~Accept sole responsibility for the management of graffiti on council owned or controlled assets in accordance with the following guidelines:~~
 - * ~~All public assets under the ownership or control of Council will be the responsibility of Council.~~
 - * ~~Assets leased to community organisations will be the responsibility of Council.~~
 - * ~~Commercial leases of any Council property will be the lessee's responsibility.~~

3. Strategic Plan Links

This policy aligns with the following iFuture 2021-2026 Corporate Plan themes:

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

This Infrastructure Asset Management Policy is supported by council's Strategic Asset Management Plan (SAMP), Strategic Framework and Asset Management Plans (AMP), which detail the asset management processes and systems that will be used to implement this policy.

~~This Infrastructure Asset Management Policy is supported by Council's Asset Management Strategy, Strategic Framework and Asset Management Plans, which detail the asset management processes and systems that will be used to implement this policy.~~

4. Regulatory Authority

The relevant regulatory authority to this policy is as follows:

- *Local Government Act 2009*
- *Local Government Regulations 2012*
- *Local Government (Finance, Plans and Reporting) Regulations 2010*

5. Human Rights Commitment

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

6. Scope

This policy applies to all infrastructure and natural area assets owned by or in the stewardship of council. The key infrastructure asset classes covered by the policy include, but are not limited to, the following:

- Roads and Transport;
- Drainage and Flood Mitigation;
- Buildings and Facilities;

IPSWICH CITY COUNCIL | Infrastructure Asset Management Policy

- Parks and Recreation; and
- Other physical assets such as fleet, plant, and equipment, etc.

Excluded from this policy are the following:

- Information and Communication Technology assets

This policy applies to all infrastructure assets owned by or in the stewardship of Council.

7. Roles and Responsibilities

The below indicates the internal roles and responsibilities relevant to the implementation of the policy:

- The Chief Executive Officer is accountable for ensuring adherence to this policy
- The Asset Management Steering Committee is responsible for overseeing the implementation of this policy and associated asset management strategies
- The General Manager (Infrastructure and Environment) and Manager, Asset Services are responsible for ensuring that all council officers that own, manage, plan, deliver, maintain, assess, or activate infrastructure assets are aware of, understand and comply with this policy and associated documents
- Asset Services are responsible to ensure this policy and all other associated documents are maintained and updated in accordance with the requirements.

7.

Council	<ul style="list-style-type: none"> • <u>Acts as stewards for infrastructure assets owned or controlled by council.</u> • <u>Approves policy, Asset Management Plan (AMP) and monitors outcomes.</u> • <u>Sets levels of service, risk and cost standards based on community needs and council's funding ability.</u> • <u>Sets (and varies) acceptable standards of construction and service levels.</u> • <u>Commits to funding infrastructure renewal requirements outlined in annual AMP updates, ensures sustainability of the city's infrastructure base.</u> • <u>Ensures investment decisions consider whole-of-life costs, including additional annual operations and maintenance costs.</u>
Chief Executive Officer (via Executive Leadership Team)	<ul style="list-style-type: none"> • <u>Approves strategy and champions asset management best practice.</u> • <u>Steers and monitors implementation of policy, strategy and improvement programs, including monitoring outcomes and performance measures.</u> • <u>Reviews and monitors preparation, implementation and outputs of AMPs.</u>
Asset custodians	<ul style="list-style-type: none"> • <u>Develop, update and implement AMPs for assets under their control, including proposed timing and estimated costs of end-of-life renewal.</u> • <u>Determine whole-of-life costs of proposed new/upgraded infrastructure.</u>

IPSWICH CITY COUNCIL | Infrastructure Asset Management Policy

	<ul style="list-style-type: none"> Implement assigned components of strategy with agreed resources and review performance of strategy elements. Implement tactical plans (maintenance and capital works programs) in accordance with policy, strategy, and approved AMPs. Deliver services to agreed service levels, risk and cost standards. Report to CEO (via Executive Leadership Team) and council relating to asset service levels, lifecycle costs, risks and opportunities. Record levels of service set by council, including decision date and reference number, in a service level register.
Asset service provider	<ul style="list-style-type: none"> Undertake operations, maintenance and inspection tasks, and report performance and costs to asset custodian. Provide cost estimates for maintenance specifications to asset custodians Undertake detailed operations and maintenance planning (allocation of tasks, plant and materials/services) based on maintenance specifications Consult with asset custodian works require asset to be taken out of service or impact the operation/use of the asset Undertake project manager role and associated responsibilities Ensure as-constructed information is compliant with council's standards, and any data requirements specified in project brief, are provided to custodian at practical completion.
Asset management section	<ul style="list-style-type: none"> Develop policy and strategy for consideration by the CEO (via Executive Leadership Team) and council. Implement components of strategy with agreed resources and review performance of those elements. Coordinate asset management improvement program. Ensure policy, strategy and AMPs are integrated into governance framework. Guide and support the development of AMPs. Produce annual Total AMP, with renewal requirements, for council adoption. Proved asset management governance.

8. Key Stakeholders

N/A

The following are the key stakeholders in relation to this policy:

- Mayor and Councillors
- Chief Executive Officer
- General Managers

IPSWICH CITY COUNCIL | Infrastructure Asset Management Policy

- Officers with responsibility under this policy
- Community.

9. Monitoring and Evaluation

The policy will be reviewed on a four (4) year cycle as per corporate requirements.

Measures that will determine the success and effectiveness of the policy are listed below. These measures may require data collection during policy implementation to inform the evaluation process.

- Progress against the five (5) year Asset Management Roadmap
- Achievement of asset management objectives and key performance requirements in the Strategic Asset Management Plan and Asset Management Plans (per asset class)
- Maturity assessment of Asset Management System against the ISO 55000 good practice standards
- Comparison of the actual and target Asset Sustainability Ratio figures
- Staff participation in asset management training that builds understanding and adoption of this Policy.

10. Definitions

~~**Asset management** — the combination of management, financial, economic, engineering and other practices applied to physical assets, with the objective of providing the required level of service in the most cost effective manner.~~

~~**Infrastructure assets** — physical assets that contribute to meeting community need for facilities and services (e.g. roads, drainage, buildings, and parks). These are typically large, interconnected networks or portfolios of complex assets. The asset components may be separately maintained, renewed or replaced so that the required level and standard of service from the network of assets is continuously sustained. Generally the assets have long lives, are usually fixed in place and, in some instances, have no market value.~~

~~**Level of service** — the defined service standard for a particular activity or service area (e.g. roads, sporting fields) against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental acceptability and cost.~~

~~**Lifecycle costs** — the total cost of an asset throughout its life including planning, design, construction, acquisition, operation, maintenance, and rehabilitation and disposal costs.~~

IPSWICH CITY COUNCIL | Infrastructure Asset Management Policy

- Operation** — the active process of utilising an asset which will consume resources such as manpower, energy, chemicals and materials.
- Maintenance** — all actions necessary for retaining an asset as near as practicable to its original condition and service potential, but excluding rehabilitation or renewal.
- Renewal** — renewal is major work which does not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to its original service potential. Work over and above restoring an asset to original service potential is upgrade, expansion or new works.
- Useful life** — an estimated period of time (or total amount of activity) for which an asset will be economically feasible for use in a business.

<u>Asset</u>	<u>A resource controlled by council which is used to deliver services to the community. This includes tangible assets such as roads, drains, parks, and buildings; and intangible assets such as software systems.</u>
<u>Asset management</u>	<u>The combination of management, financial, economic, engineering, and other practices applied to physical assets, with the objective of providing the required level of service in the most cost-effective manner.</u>
<u>Level of service</u>	<u>The defined service standard for a particular activity or service area (e.g., roads, sporting fields) against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental acceptability, and cost.</u>
<u>Lifecycle costs</u>	<u>The total cost of an asset throughout its life including planning, design, construction, acquisition, operation, maintenance, and rehabilitation and disposal costs.</u>
<u>Maintenance</u>	<u>All actions necessary for retaining an asset as near as practicable to its original condition and service potential but excluding rehabilitation or renewal.</u>
<u>Operation</u>	<u>The active process of utilising an asset which will consume resources such as manpower, energy, chemicals, and materials.</u>
<u>Renewal</u>	<u>Renewal is major work which does not increase the asset's design capacity but restores, rehabilitates, replaces, or renews an existing asset to its original service potential. Work over and above restoring an asset to original service potential is upgrade, expansion, or new works.</u>

IPSWICH CITY COUNCIL | Infrastructure Asset Management Policy

Useful life

An estimated period of time (or total amount of activity) for which an asset will be economically feasible for use in a business.

11. Related Documents

This policy should be read and implemented in conjunction with the following other council policies, strategies, directives and plans including but not limited to:

- Strategic Asset Management Plan
- Asset Management Plans (per asset class)
- Asset Management Roles and Responsibilities Administrative Directive
- Asset Accounting Policy
- Community and Funding Policy
- Financial Management Policy
- Good Governance Policy
- Natural Environment Policy
- Procurement Policy
- Property Acquisition and Disposal Policy
- Sustainability Policy
- Urban Forest Policy
- Workplace Health and Safety Policy

11.12. Policy Owner

13. The General Manager (Infrastructure and Environment) is the policy owner and the Manager Asset Services is responsible for authoring and reviewing this policy.

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



Version Control and Objective ID	Version No: 2	Objective ID:
Adopted at Council Ordinary Meeting on		
Date of Review	March 2027	

1. Statement

Ipswich City Council is responsible for the management of a broad range of infrastructure and natural area assets which provide essential services to the Ipswich community. Council is committed to the continuous improvement of the planning, acquisition, operation and management of the infrastructure asset portfolio. The application of contemporary asset management principles and practices provides council with the framework to deliver sustainable services for the Ipswich community while balancing cost, risk, and performance.

'To operate and manage council's infrastructure assets in accordance with defined levels of service to the community, whilst minimising lifecycle costs in a sustainable way.'

2. Purpose and Principles

This policy sets a framework to strategically manage infrastructure assets, with a focus on council's long-term sustainable delivery of services to the community.

The following principles underpin council's commitment to asset management:

Strategic Management –

- *Align asset management objectives with council's vision and strategic priorities for the provision of services to the community.*
- *Apply a whole-of-council and consistent approach to asset management in accordance with council's Asset Management Framework.*
- *Undertake continuous monitoring and improvement of the asset management system (including people, processes and system capability and performance) against good practice standards.*

Regulatory Compliance –

- *Develop and manage infrastructure assets through the agreed levels of service and in accordance with all relevant legislation, regulation, licenses, leases, permits, approvals, and authorities.*
- *Ensure that council's asset management system and practices are consistent with ISO55001:2014 (Asset Management – Management Systems – Requirements).*



IPSWICH CITY COUNCIL | Infrastructure Asset Management Policy

Financial Sustainability –

- *Consider whole-of-life costs for all new/upgraded asset investment decisions including consideration for operations and maintenance costs as part of the approval process.*
- *Manage assets to achieve efficiencies in the total cost of ownership whilst controlling exposure to risk and loss of service.*
- *Manage assets in a sustainable manner, with due regard to community values and cultural significance, and the provision of a safe working environment.*

Lifecycle Management –

- *Manage assets from a whole-of-life perspective (including asset creation, operation, inspection, maintenance, renewal, and disposal).*
- *Manage assets in support of the development of sustainable communities and adapt to changing environmental and social conditions.*
- *Ensure accountabilities and responsibilities for asset management are clearly defined and met across Council.*

Asset Information Management –

- *Manage asset data and information in accordance with council's Asset Information Strategy.*
- *Identify and record assets under the control of council in a register with the level of detail and accuracy based on:*
 - *statutory requirements;*
 - *risk management requirements; and*
 - *cost/benefit.*

3. Strategic Plan Links

This policy aligns with the following iFuture 2021-2026 Corporate Plan themes:

- Vibrant and Growing
- Natural and Sustainable
- A Trusted and Leading Organisation

This Infrastructure Asset Management Policy is supported by council's Strategic Asset Management Plan (SAMP), Strategic Framework and Asset Management Plans (AMP), which detail the asset management processes and systems that will be used to implement this policy.

4. Regulatory Authority

The relevant regulatory authority to this policy is as follows:

- Local Government Act 2009
- Local Government Regulation 2012
- Local Government (Finance, Plans and Reporting) Regulations 2010



IPSWICH CITY COUNCIL | Infrastructure Asset Management Policy

5. Human Rights Commitment

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

6. Scope

This policy applies to all infrastructure and natural area assets owned by or in the stewardship of council. The key infrastructure asset classes covered by the policy include, but are not limited to, the following:

- Roads and Transport;
- Drainage and Flood Mitigation;
- Buildings and Facilities;
- Parks and Recreation; and
- Other physical assets such as fleet, plant, and equipment, etc.

Excluded from this policy are the following:

- Information and Communication Technology assets

7. Roles and Responsibilities

The below indicates the internal roles and responsibilities relevant to the implementation of the policy:

- The Chief Executive Officer is accountable for ensuring adherence to this policy
- The Asset Management Steering Committee is responsible for overseeing the implementation of this policy and associated asset management strategies
- The General Manager (Infrastructure and Environment) and Manager, Asset Services are responsible for ensuring that all council officers that own, manage, plan, deliver, maintain, assess, or activate infrastructure assets are aware of, understand and comply with this policy and associated documents
- Asset Services are responsible to ensure this policy and all other associated documents are maintained and updated in accordance with the requirements.

8. Key Stakeholders

The following are the key stakeholders in relation to this policy:

- Mayor and Councillors

IPSWICH CITY COUNCIL | Infrastructure Asset Management Policy

- Chief Executive Officer
- General Managers
- Officers with responsibility under this policy
- Community.

9. Monitoring and Evaluation

This policy will be reviewed on a four (4) year cycle as per corporate requirements.

Measures that will determine the success and effectiveness of the policy are listed below. These measures may require data collection during policy implementation to inform the evaluation process.

- Progress against the five (5) year Asset Management Roadmap
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- Maturity assessment of Asset Management System against the ISO 55000 good practice standards
- Comparison of the actual and target Asset Sustainability Ratio figures
- Staff participation in asset management training that builds understanding and adoption of this Policy.

10. Definitions

Key terms within this policy are defined as follows:

Asset	A resource controlled by council which is used to deliver services to the community. This includes tangible assets such as roads, drains, parks, and buildings; and intangible assets such as software systems.
Asset management	The combination of management, financial, economic, engineering, and other practices applied to physical assets, with the objective of providing the required level of service in the most cost-effective manner.
Level of service	The defined service standard for a particular activity or service area (e.g., roads, sporting fields) against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental acceptability, and cost.
Lifecycle costs	The total cost of an asset throughout its life including planning, design, construction, acquisition, operation, maintenance, and rehabilitation and disposal costs.

IPSWICH CITY COUNCIL | Infrastructure Asset Management Policy

Maintenance	All actions necessary for retaining an asset as near as practicable to its original condition and service potential but excluding rehabilitation or renewal.
Operation	The active process of utilising an asset which will consume resources such as manpower, energy, chemicals, and materials.
Renewal	Renewal is major work which does not increase the asset's design capacity but restores, rehabilitates, replaces, or renews an existing asset to its original service potential. Work over and above restoring an asset to original service potential is upgrade, expansion, or new works.
Useful life	An estimated period of time (or total amount of activity) for which an asset will be economically feasible for use in a business.

11. Related Documents

This policy should be read and implemented in conjunction with the following other council policies, strategies, directives and plans including but not limited to:

- Strategic Asset Management Plan
- Asset Management Plans (per asset class)
- Asset Management Roles and Responsibilities Administrative Directive
- Asset Accounting Policy
- Community and Funding Policy
- Financial Management Policy
- Good Governance Policy
- Natural Environment Policy
- Procurement Policy
- Property Acquisition and Disposal Policy
- Sustainability Policy
- Urban Forest Policy
- Workplace Health and Safety Policy

12. Policy Owner

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

Doc ID No: A8679039

ITEM: 4

SUBJECT: INFRASTRUCTURE AND ENVIRONMENT DEPARTMENT CAPITAL DELIVERY
REPORT JANUARY 2023

AUTHOR: ACTING MANAGER, CAPITAL PROGRAM DELIVERY

DATE: 17 FEBRUARY 2023

EXECUTIVE SUMMARY

This is a report concerning the performance of the capital delivery by the Infrastructure and Environment Department for the month of January 2023.

RECOMMENDATION/S

That the capital delivery report for the month of January 2023, be received and the contents noted.

RELATED PARTIES

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

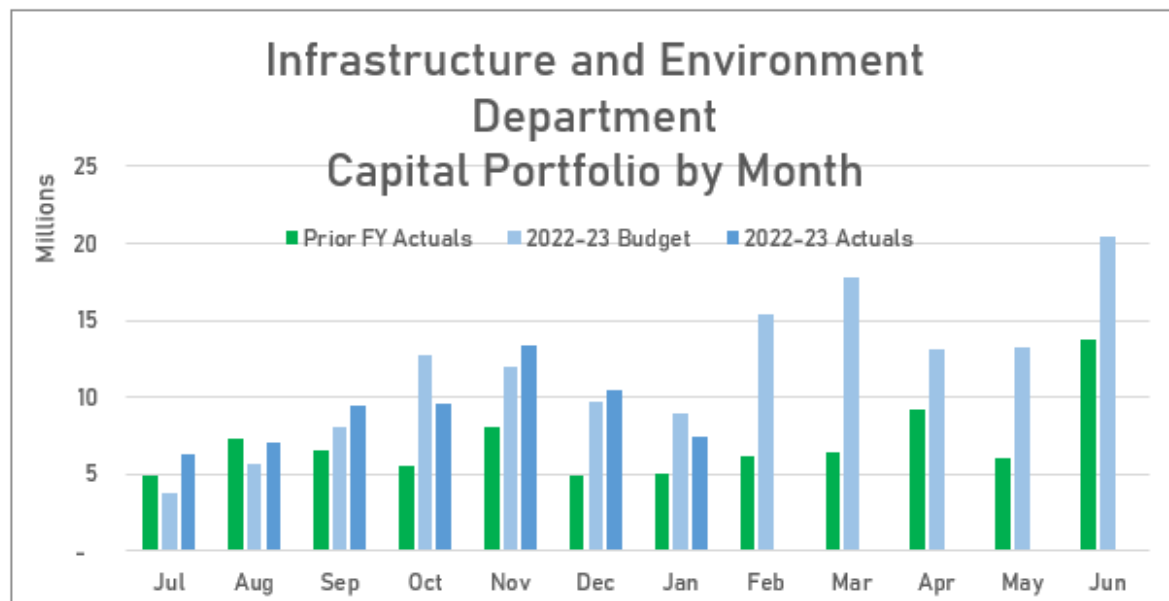
IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

Summary

An acceptable result for the IED Capital Works Program in January, despite being under the baseline. The expenditure for the month was 16% below budget, however the YTD expenditure remains \$2.8mil above the Baseline Budget of \$60.7mil. Actual expenditure for January was \$7.44mil versus a budget of \$8.94mil, a negative variance of \$1.49mil. The value of 2021-2022 Carry Over works during January was \$521k for the month. The table below shows the baseline for the published budget and expenditure to date for the 2022-2023 Financial Year.



The January financial outcome of \$7.44mil of actual expenditure was largely attributable to the following programs / projects expenditure:

21/22 FY Carry Over:

- Rosewood Amenities - \$21k
- PTAIP Bus Stop (Design) - \$23k
- Old One Mile Bridge (Painting) - \$162k
- Ipswich St, Grandchester - \$83k
- Ishmael Rd & Dale Rd TI 21 - \$13k
- Roderick St & Waghorn St TI 21 - \$15k
- Champions Way (Design) - \$6k
- Riverview Depot TWB - \$8k
- Natural Area's Flood Repair - \$42k
- Blackstone Rd Footpath - \$34k
- Tallegalla Road BR (Design) - \$27k
- Short St, Walloon KC (Design) - \$48k

22/23 FY Budgeted:

- Springfield GBA RU Stage 3 - \$627k
- Springfield Parkway UG - \$995k
- Redbank Plains Stage 3 - \$702k
- Resurfacing Program - \$1.21mil
- Alice Street KC - \$486k
- Queen & Albert St's - \$459k
- Keanes Road Bridge - \$119k
- Major Plant Acquisitions - \$323k
- Signs and Lines 23 - \$122k
- School Road (Design) - \$144k

- Nolan St Rehab - \$86k
- Gravel Resheeting - \$187k
- Survey Equipment - \$128k
- Moffatt Street DR - \$81k
- Ironpot Creek Bank Stab - \$77k
- Domestic Bin Acquisitions – 85k
- Commercial Bin Acquisitions - \$62k
- Brisbane St Lighting - \$52k
- William Street LR - \$69k
- Chermside Rd Footpath - \$65k
- Augusta Parkway LR - \$52k
- Charlotte St Rehab - \$52k
- Total - \$6.18mil**

Key projects underspent against their Baseline budget:

- Redbank Plains Stage 3 - \$353k
- Springfield GBA RU Stage 3 - \$616k
- Alice St KC - \$432k
- Woodcrest College Carpark L - \$165k
- Hunter St FR - \$251k
- 97 Moores Pocket Rd DR - \$274k
- Keanes Rd Bridge - \$169k
- Resurfacing Program - \$251k
- Charlotte Street LR - \$213k
- Scenic Road KR - \$250k
- South Station Rd LR - \$425k
- Ironbark Park Clubhouse - \$100k
- Riverview RRC Netting - \$100k
- Jim Donald Parklands Footpath – 175K
- Organic Softfall - \$98k

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 \$2.83mil.

IE Deliverable (January 2023)	MTD				
Capital Program	Actuals	Budget	Variance (Budget - Actuals)	Forecast	Variance (Forecast - Actuals)
Asset Rehabilitation	2,536,526	3,755,537	1,219,011	2,804,154	267,628
Corporate Facilities	9,433	50,520	41,087	45,000	35,567
Local Amenity	608,597	295,229	- 313,368	1,250,875	642,278
Flood Mitigation & Drainage	3,625	75,000	71,375	15,500	11,875
Parks, Sports & Environment	210,407	458,000	247,593	287,000	76,593
Transport And Traffic	3,381,215	3,659,822	278,607	4,068,153	686,938
Sustainability	12,289	150,000	137,711	30,000	17,711
Project Overheads	13,268	-	- 13,268	-	- 13,268
Infrastructure Program	6,775,361	8,444,108	1,668,747	8,500,682	1,725,321
Resource Recovery	149,114	220,000	70,886	270,000	120,886
Fleet	324,786	222,729	- 102,057	1,117,664	792,878
Other	197,466	58,000	- 139,466	66,608	- 130,858
Capital Works Program	7,446,726	8,944,837	1,498,111	9,954,954	2,508,228
Corporate Projects	-	-	-	-	-
Disaster Recovery	2,954,633	4,112,448	1,157,815	921,200	- 2,033,433
Total	10,401,359	13,057,285	2,655,926	10,876,154	474,795

YTD			2022-23 Financial Year				
Actuals	Budget	Variance (Budget - Actuals)	Forecast Remaining FY	Forecast Final Cost	Current Approved Budget	Variance (Budget - Forecast)	Forecast Impact to 2023-24 FY Program
22,036,094	19,375,372	- 2,660,722	34,841,934	56,878,027	46,817,000	- 10,061,027	3,168,489
410,519	174,120	- 236,399	252,510	663,029	190,000	- 473,029	-
2,657,357	1,792,935	- 864,422	2,804,565	5,461,922	4,237,000	- 1,224,922	20,000
860,145	474,000	- 386,145	189,185	1,049,330	810,000	- 239,330	210,000
5,319,688	5,109,000	- 210,688	5,182,949	10,502,637	13,300,000	2,797,363	3,787,707
22,868,989	21,177,438	- 1,691,551	29,303,837	52,172,826	45,172,000	- 7,000,826	462,927
37,685	150,000	112,315	485,000	522,685	525,000	2,315	-
- 173,983	-	173,983	173,982	0	-	0	-
54,016,494	48,252,865	- 5,763,629	73,233,962	127,250,456	111,051,000	- 16,199,456	7,649,123
963,833	2,373,000	1,409,167	8,143,166	9,106,999	11,982,000	2,875,001	2,675,000
8,344,866	9,863,596	1,518,730	8,103,998	16,448,864	17,316,000	867,136	3,471,130
242,983	241,000	- 1,983	146,310	389,293	372,000	- 17,293	-
63,568,177	60,730,461	- 2,837,716	89,627,436	153,195,613	140,721,000	- 12,474,613	13,795,253
-	200,000	200,000	-	-	200,000	200,000	-
12,191,926	10,020,165	- 2,171,761	34,120,642	46,312,567	30,000,000	- 16,312,567	350,000
75,760,103	70,950,626	- 4,809,477	123,748,078	199,508,180	170,921,000	- 28,587,180	14,145,253

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

Asset Rehabilitation was \$1.21mil under budget for the month of January, despite several projects being over budget.

The resurfacing Program was \$251k over budget, due to rephased asphalt surfacing works in some areas.

There was an unbudgeted spend of \$100k for final costs on the completed Chermside Rd and Blackstone Rd footpath projects.

The Keanes Rd Bridge project was \$169k under budget, contractor yet to establish on site.

The Moores Pocket Rd drainage project was \$169k under budget due to the contractor not commencing works till early March.

The Moffatt Street drainage was \$66k overspent due to commencing earlier than scheduled. The One Mile Bridge (painting) carry over project had an unbudgeted spend of \$162k, with further spend forecast to continue through to June.

Ongoing carry over repair works at Ipswich Street, Grandchester incurred an unbudgeted spend \$83k, with the final sealing cost forecast for March.

Parks, Sport & Environment was \$247k under budget for the month of January.

Jim Donald Parklands Footpath was \$175 under budget due to rescoping of works, which has caused further delivery to be rephased.

Ironbark Park Clubhouse recorded no spend against the \$100k that was budgeted.

The Ipswich Cycle Park design projects were \$61k under budget due to rephasing.

Local Amenity was \$313k over budget for the month of January.

The Alice St K&C project incurred a budgeted spend of \$486k but was still \$432k under budget.

The Kerb & Channel Improvements Program was \$212k underspent due to rephasing of design progress.

Transport & Traffic was \$278k under budget for the month of January.

The Springfield Greenbank Arterial Rd Upgrade was \$616k under budget due to delays with receiving TMR approvals for work permits for the off ramp.

The Springfield Parkway Upgrade incurred an overspend of \$280k, which offset some of the underspend on Springfield Greenbank Arterial UG.

Works have continued well since Christmas with the major milestones being Asphalt being laid in front of Stadium and Mountain Creek embankment being completed. Two of the three critical State 1 Traffic Switch are also completed with Hymba Yumba and programmed for mid - February.

The Redbank Plains Rd Stage 3 Upgrade continued with works on the Western side of Redbank Plains Road between Argyle Street to the South and Verran Street to the North.

Progress continues to be slow due largely to the effect of substantial subgrade replacement and the effect this has on buried services both existing and new, and limited work areas.

Works on the Queen and Albert St's signalised intersection project continued, with an unbudgeted spend of \$459k for continuation with placement of final asphalt surfacing and linemarking being laid. The new traffic signal posts and lanterns have been installed, but not commissioned yet.

There was a further \$28k of unbudgeted spend for completion of the Blackspot funded traffic signal projects of Ishmael & Dale Rd's and Roderick & Waghorn St's.

PTAIP Bus Stop projects recorded \$19k 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 \$119K for the School Carpark design component and further design was undertaken on footpath projects at Gordon St, Keidges Rd, Mansfield Place, Ellenborough St and Bremer St Stages 2 & 3.

There was further unbudgeted spend of \$31k for completion of the Grace Street bollards project and unbudgeted spend of \$40k for the installation of bike safe grates on Bognuda St and Robertson Rd.

Fleet was \$102k over the budget baseline for the month of January.

There was an overspend of \$177k against a budget of \$146k for Major Plant Acquisitions for an outstanding order received.

Deliveries valued at \$218k were expected against phased budgets of \$27k for Vehicle Replacement and \$30k for Minor Plant Replacement that weren't received.

Further major plant items and waste trucks including another waste truck for the Somerset Contract are forecast for delivery in February and again from April through to June.

There is also \$650k of expenditure forecast against Major and Minor Mowing Plant items across the May to June period.

Summary

The current actuals to budget variance at end of January 2023 is \$2.83 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 \$23.3mil phased in June, which was increased from \$18.9mil last month.

The forecast peak in June expenditure of \$23.3mil continues to be attributed by a forecast of \$16.7mil across several projects, as per the following:

- Springfield & RBP Stage 3 - \$5.21mil
- Materials Recovery Facility - \$4.24mil
- Fleet Purchases - \$1.86mil
- Clubhouses - \$1.36mil
- Bridge and Drainage Projects - \$1.35mil
- Strategic Transport Design - \$762k
- Waste Services Projects - \$1.2mil
- Footpath Projects - \$760k

Full-year forecasting remains optimistic for the second half of the financial year, with some significant procurement activities required and delivery timeframes by contractors to be met, if the forecast final spend is to be achieved.

The progress against the larger budget items will be reassessed during February and further scrutinised each month, 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 January was \$289k under budget expectations (\$1.96 mil budget vs \$1.67 mil actual).

Works have continued well since Christmas with the major milestones being Asphalt being laid in front of Stadium and Mountain Creek embankment being completed. Two of the three critical State 1 Traffic Switch are also completed with Hymba Yumba and programmed for 13th February. Unfortunately, the TMR Off Ramp Road Permit requirements were quite onerous and while this has now been finalised with Barriers are to be installed this week, this will cause a delay to the overall Program.

Stage 2 80% Design review feedback is with Cardno and they are working towards the 100% Milestone and continuing to progress Service Relocation designs.

Stage 1 - Good Progress was made across the stage in January

- Works have advanced steadily since Christmas with traffic switches to the new lane below the Escarpment and the new lanes on Springfield Greenbank Arterial, north and south of the Opossum Creek Bridge
- Activities included, unbound pavements, asphalt works, footpaths, guardrails, landscaping and street lighting
- The traffic switch opposite Hymba Yumba and is programmed for 13th February
- The temporary closure of the Escarpment Drive/Springfield Parkway Entrance has gone well
- 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

- Works continued in all Zones, with Asphalt now completed in front of the new Stadium, which is a great milestone
- 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 earthworks embankment opposite the ParknRide is complete, allowing for services installations
- Earthworks between Mains Rd and Sinnathamby Boulevard is nearing completion and unbound pavements have started
- 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 is ongoing
- The TMR Off Ramp works start have been further delayed due to specific quite specific TMR requirements

Redbank Plains Rd Stage 3

- Expenditure for the project in January was \$352k under budget for the month.
- Works continue on the Western side of Redbank Plains Road between Argyle Street to the South and Verran Street to the North. Progress continues to be slow due largely to the effect of substantial subgrade replacement and the effect this has on buried services both existing and new, and limited work areas. Following consultation with ICC, the existing Construction Program (as generally supplied at tender) has been agreed to be unrealistic to meet the Project Timeframes. The original program showed staged works generally progressing from South to North on the Western side of RBP RD then returning North to South on the Eastern side. The contractor has been working on revising the program to carry out staged works in different sequences including concurrent staged works. It has been agreed to complete the Southern end of the Project (Argyle to Verran) North and Southbound to move away from the commercial area of the works.

Major Milestones achieved:

Stage 1 Argyle Street to Highbury Drive

- Traffic management measures working well, VMS signs with speed feedback effective in slowing traffic to 40kph, keeping site safe
- Highbury Drive / Redbank Plains Road intersection remains closed. An issue with the watermain has delayed reopening as planned and is further delayed by QUU approvals
- Excavation / fill including subgrade treatment remains ongoing
- Stormwater works on Redbank Plains Rd are near completion for the current stage areas.
- Road base materials have been placed ready for AC surfacing next week
- Kerb has been placed between Jansen and Verran sections of the Northbound RBP Rd
- Retaining wall MR02 is substantially complete, with Colorbond fence installed
- Driveways on Highbury reinstated

Issues and Constraints:

- Progress has slipped significantly behind program. Program resequencing as noted above, is in progress
- Subgrade replacement works (to provide a stable base for road construction) is reliant on supply of rock, quarries re-stocking. Time consuming unplanned work
- Change of works staging to complete both sides of RBP Rd at the Town Square shopping centre end has been adopted, Stage 8 brought concurrent with Stage 1
- Service clashes continue to be identified, exacerbated by the subgrade replacement and extra depth of excavation.
- Deep stormwater chamber EX08-03 opposite Verran intersection will require some design input (unknown timeframe) prior to executing work
- Retaining wall MR08 at Kruger Parade roundabout is displaying significant clash with underlying stormwater, design amendment will be required
- Watermain on Southbound verge Verran to Jansen may require treatment as will be within / close to subgrade treatment zone and lose support
- Wet weather quickly renders site unworkable. Noted erosion and sediment controls are well maintained and effective

Resurfacing Program

Expenditure on the 22/23 resurfacing program was \$251k over the budget baseline of \$967k budget vs \$1.22mil actual.

The scheduled 22/23 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 – (overlay completed, linemarking to complete)
- Area 7 – Phyllis St, Eastern Heights (bitumen seal & ac completed)
- Area 6 – Mining St (overlay completed, but some possible rework)
- Leslie St (premill, seal and overlay)
- Area 5 – Gasnier St (prep complete, seal & linemarking to complete) Melbourne St (prep complete, seal & linemarking to complete)
- Area 4 – Thorn St, Raceview – (prep work, seal and overlay complete)
Aspinall St, Wulkuraka – (overlay completed, seal and linemarking to complete)
Area 2 – Pine Mountain Rd, Haggarty's Ave (pavement repairs, edge repair / corrector, premill, seal and overlay)
Claus Rd, Haigslea (prep work underway, overlay complete)
- Area 1 – Albert St (prep complete, corrector and linemarking to complete)

The current budgeted cashflow for resurfacing delivery has now been extended through to June 2023, due to contractor workload and resource availability.

The Final Estimate at Completion value was revised again at the end of January and is \$628k above the Total Budget of \$14.06 mil.

PTAIP Bus Stop Program

Final design costs of \$20k was incurred in January for the fourteen new sites and these have now been issued 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 23 /24 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:

- 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.

- Ishmael Rd / Dale Rd Intersection - Install traffic islands and linemarking
- Roderick St / Waghorn St Intersection – Install traffic islands, linemarking and signage

The Ishmael Rd / Dale Rd Intersection and Roderick St / Waghorn St Intersection projects were completed in January.

The Smith St / Albert St Intersection project is scheduled for design completion in mid - February. 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)
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
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
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 January

Milestone	January Baseline	January Actual	Actuals Year to date
Practical Completion	16	15	71

As at end of January, project completion status shows 71 projects have reached practical completion from a total of 169 projects that are scheduled for delivery this FY.

Master Schedule Baseline Deliverables for 22-23 FY

Baseline Deliverables	Count of Projects
Design	
Concept Design	80
Detailed Design	125
Construction	
(IFC yet to Complete)	23
(IFC completed)	56
Multiyear Construction	10
Programs	53

The progress of projects to have design completed and issued for delivery this FY are slightly behind schedule, with 23 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 from the published Capital Portfolio, 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 23-24 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 Progress Report  
2.	Capital Delivery Report January 2023  

Pedro Baraza


ACTING MANAGER, CAPITAL PROGRAM DELIVERY


I concur with the recommendations contained in this report.




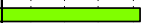

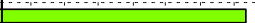









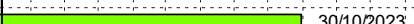





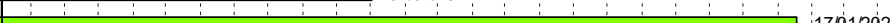

















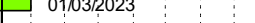



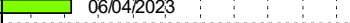







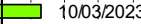



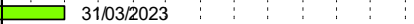













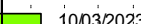



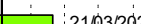


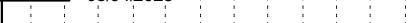



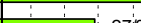




Graeme Martin



ACTING GENERAL MANAGER, INFRASTRUCTURE AND ENVIRONMENT

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

		Infrastructure & Environment Department Asset Rehabilitation Progress Report				Data Date : 01/02/2023 Published On : 30/01/2023									
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 Culvert Rehabilitation										
INF04181	Leichhardt Bridge BR20	4. Practically Complete	03/11/2022A	CHURCHILL/WEST IPSWICH	A										
INF03875	Keanes Road BR 19	3. Handed Over for Execution	19/06/2023	ROSEWOOD/EBENEZER	19/06/2023										
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	30/06/2023	CHURCHILL/WEST IPSWICH	30/06/2023										
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	29/05/2023	SPRINGFIELD LAKES	29/05/2023										
INF04254	Sydney St Bridge (Package with INF04255)	3. Handed Over for Execution	12/06/2023	BRASSALL/ WULKURAKA	12/06/2023										
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	Strong's 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	27/11/2023	TALLEGALLA	27/11/2023										
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	20/02/2024	THAGOONA	20/02/2024										
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											
Subprogram: Drainage Rehabilitation			17/02/2025		Subprogram: Drainage Rehabilitation										
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											
INF04088	Hayne Street DR 20	4. Practically Complete	18/11/2022A	WOODEND	22A										
INF03114	Loder Rd DR 18	4. Practically Complete	02/12/2022A	THAGOONA	2022A										
INF03892	Moffatt Street, Ipswich DR19	3.2 Construction in Progress	20/02/2023	IPSWICH	20/02/2023										
INF04653	Hancock Street DR22	3. Handed Over for Execution	23/03/2023	Ipswich	23/03/2023										
INF04617	Collins Street DR 22	2.4 Detail Design Complete	03/05/2023	Brassall	03/05/2023										
INF04679	Lowry Ln and Down St DR22	2.3 Detail Design in Progress	16/06/2023	North Ipswich	16/06/2023										
INF04672	Chernside Rd DR 22	3. Handed Over for Execution	18/04/2023	East Ipswich	18/04/2023										
INF04670	Brisbane and Chernside Rd DR 22 (4672)	3. Handed Over for Execution	20/03/2023	Newtown	20/03/2023										
INF04809	48 Woodend Road DR23	2.3 Detail Design in Progress	17/05/2023	Woodend	17/05/2023										
INF04898	Queens Pk DR RE 23 (4672)	3. Handed Over for Execution	15/03/2023	Ipswich	15/03/2023										
INF04302	Mary Street, Woodend DR20	4. Practically Complete	07/10/2022A	WOODEND											
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	23/05/2023	MOORES POCKET	23/05/2023										
INF03896	Tregair St & Whitehill Rd DR19	2.4 Detail Design Complete	12/01/2024	NEWTOWN	12/01/2024										
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 INF04033	2.1 Concept in Progress	31/03/2023	WOODEND	31/03/2023										
INF04033	Civic Centre - Gallery Upgrades	2.1 Concept in Progress	19/12/2023	IPSWICH	19/12/2023										
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											
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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	2/2022 A											
INF04834	Air Conditioning RE 23	5. Management/ Financial	30/06/2023	VARIOUS			30/06/2023									
Subprogram: Gravel Road Rehabilitation			30/06/2023						Subprogram: Gravel Road Rehabilitation							
INF10005	Gravel Resheeting	5. Management/ Financial	30/06/2023	VARIOUS			30/06/2023									
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	A											
INF03984	Boyce St KR 20	4. Practically Complete	04/11/2022 A	BUNDAMBA	A											
INF03982	England St KR 20	2.4 Detail Design Complete	31/10/2024	EAST IPSWICH									31/10/2024			
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	11/08/2023	WOODEND			11/08/2023									
INF04083	Trumper St KR 21	3. Handed Over for Execution	14/07/2023	EAST IPSWICH			14/07/2023									
INF04366	Scenic Rd KR 22	3. Handed Over for Execution	24/07/2023	REDBANK PLAINS			24/07/2023									
INF04292	Cross St KR 22	3. Handed Over for Execution	19/07/2024	RACEVIEW									19/07/2024			
INF03902	Emery Street St KR 20	3. Handed Over for Execution	22/09/2023	CAROL PARK			22/09/2023									
INF04178	Thorn St KR 21	3. Handed Over for Execution	12/07/2023	IPSWICH			12/07/2023									
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			18/12/2023									
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		04/07/2023				04/07/2024						
INF04758	Pan Pacific Gardens BWR 24	6. Deferred	24/04/2026	Redbank										07/07/2025		
INF04760	Joe Guthrie Pk PG 24	2.3 Detail Design in Progress	11/12/2023	Springfield Lakes			11/12/2023									
INC00030	Parks Refurbishment	5. Management/ Financial	30/06/2023	VARIOUS			30/06/2023									
INF04399	East Ip Honour SS 21	4. Practically Complete	31/01/2023 A	EAST IPSWICH	31/01/2023 A											
INF04755	Jane Gorry Pk PG 27	2.4 Detail Design Complete	23/10/2023	Augustine Heights			23/10/2023									
INF04754	M J Kinnane Pk PG 26	7. Rejected	18/11/2022 A	North Booval	22 A											
INF04869	Organic Softfall R 23	3. Handed Over for Execution	14/04/2023	VARIOUS		14/04/2023										
INF04870	Rubber Softfall R 23	3. Handed Over for Execution	30/05/2023	VARIOUS		30/05/2023										
INF04400	Queens Park Playground Upgrade	2.1 Concept in Progress	02/07/2024	IPSWICH								02/07/2024				
INF04403	Playground Rehabilitation Program	5. Management/ Financial	30/06/2023	VARIOUS			30/06/2023									
Subprogram: Path Rehabilitation			10/11/2023						Subprogram: Path Rehabilitation							
INF04602	Kerwick St FP 22	4. Practically Complete	01/12/2022 A	REDBANK	022 A											
INF04352	255-273 Brisbane St FR 21	2.3 Detail Design in Progress	10/11/2023	WEST IPSWICH			10/11/2023									
INF04600	Hunter St FR 22	3. Handed Over for Execution	06/06/2023	BRASSAL			06/06/2023									
INF04838	Rockman Dr FR 23 (Rejected)	7. Rejected		Raceview												
INF04353	MacGregor St FR 21	3. Handed Over for Execution	04/08/2023	SPRINGFIELD LAKES			04/08/2023									
INF04285	254 Brisbane St FR 20	2.3 Detail Design in Progress	19/07/2023	WEST IPSWICH			19/07/2023									
INF04268	Blackstone Rd FR 21 B	4. Practically Complete	23/12/2022 A	SILKSTONE	2/2022 A											
INF04601	Chernside Rd FR 22	4. Practically Complete	16/12/2022 A	EAST IPSWICH	2/2022 A											
Subprogram: Sealed Road Rehabilitation			22/04/2026													
INF04002	Nolan St LR 20	4. Practically Complete	20/01/2023 A	RACEVIEW	20/01/2023 A											
INF02762	Jasmine Street LR 18	3. Handed Over for Execution	04/10/2023	BELLBIRD PARK			04/10/2023									
INF03850	Brisbane Tce LR 19	2.4 Detail Design Complete	06/08/2025	REDBANK												06/08/2025
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					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
 INF02759	Melbury StLR 18	4. Practically Complete	04/11/2022 A	WILLOWBANK	A										
 INF02764	Johnston StLR 18	3. Handed Over for Execution	07/06/2023	BELLBIRD PARK		07/06/2023									
 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	18/07/2023	EASTERN HEIGHTS		18/07/2023									
 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	12/05/2023	RACEVIEW		12/05/2023									
 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		2/2022 A										
 INF04320	Campbell StLR 23	2.3 Detail Design in Progress	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	01/03/2023	GOODNA/REDBANK/REDBANK		01/03/2023									
 INF03949	Settler Way LR 19	3. Handed Over for Execution	29/06/2023	KARALEE		29/06/2023									
 INF02618	Charlotte StreetBasin Pocket	3.2 Construction in Progress	06/04/2023	BASIN POCKET		06/04/2023									
 INF02765	Mclnnemey StLR 18	3. Handed Over for Execution	07/09/2023	COLLINGWOOD PARK		07/09/2023									
 INF04441	Resurfacing Area 1 LR 22-23	3.2 Construction in Progress	31/03/2023	VARIOUS		31/03/2023									
 INF04442	Resurfacing Area 2 LR 22-23	3.2 Construction in Progress	31/03/2023	VARIOUS		31/03/2023									
 INF04443	Resurfacing Area 3 LR 22-23	3.2 Construction in Progress	10/03/2023	VARIOUS		10/03/2023									
 INF04444	Resurfacing Area 4 LR 22-23	3.2 Construction in Progress	31/03/2023	VARIOUS		31/03/2023									
 INF04445	Resurfacing Area 5 LR 22-23	3.2 Construction in Progress	31/03/2023	VARIOUS		31/03/2023									
 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	3.2 Construction in Progress	10/03/2023	VARIOUS		10/03/2023									
 INF04447	Resurfacing Area 7 LR 22-23	3.2 Construction in Progress	31/03/2023	VARIOUS		31/03/2023									
 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	27/04/2023	ROSEWOOD		27/04/2023									
 INF04613	Ipswich StLR 22	3.2 Construction in Progress	28/02/2023	REDBANK PLAINS		28/02/2023									
 Subprogram: Sports Facility Rehabilitation			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	02/02/2024	IPSWICH		02/02/2024									
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IED Capital Portfolio Update Report

January 2023



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 January was \$2.38mil versus actuals of \$1.67mil
- The underspend due to TMR Off Ramp Road Permit delays

Stage 1

- Works have advanced steadily since Christmas with traffic switches to the new lane below the Escarpment and the new lanes on Springfield Greenbank Arterial, north and south of the Opossum Creek Bridge
- The traffic switch opposite Hymba Yumba and is programmed for 13th February
- 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 have advanced steadily since Christmas with traffic switches to the new lane below the Escarpment and the new lanes on Springfield Greenbank Arterial, north and south of the Opossum Creek Bridge
- The traffic switch opposite Hymba Yumba and is programmed for 13th February
- 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





IED Capital Portfolio Update Report

Redbank Plains Rd Stage 3 RU 17 (TIDS Funded)

- Total Approved Budget - \$14.96 mil
- Total forecast for January was \$755k versus actuals of \$702k
- Progress continues to be slow due largely to the effect of substantial subgrade replacement and the effect this has on buried services both existing and new, and limited work areas.
- Following consultation with ICC, the Contractors Construction Program has been agreed to be unrealistic to meet the Project Timeframes. It has been agreed to complete the Southern end of the Project (Argyle to Verran) North and Southbound to move away from the commercial area of the works.

Stage 1 – Argyle Street to Highbury Drive

- Highbury Drive / Redbank Plains Road intersection remains closed. An issue with the watermain has delayed reopening as planned, and is further delayed by QUU approvals
- Stormwater works on Redbank Plains Rd are near completion for the current stage areas
- Kerb has been placed between Jansen and Verran sections of the Northbound RBP Rd
- Progress has slipped significantly behind program. Program resequencing as noted above, is in progress
- Service clashes continue to be identified, exacerbated by the subgrade replacement and extra depth of excavation



IED Capital Portfolio Update Report

Resurfacing Program (Reseals & AC Overlays)

- Total Approved Budget - \$14.06 mil
- Total forecast for January was \$1.27mil versus actuals of \$1.22mil
- For the scheduled 22/23 program, the tender for areas 1 – 9 have all been awarded to the successful contractor
- Works are continuing in the following area's:
 - Area 8 – Church St, Goodna – (overlay completed, linemarking to complete)
 - Area 7 – Phyllis St, Eastern Heights (bitumen seal & ac completed)
 - Area 6 – Mining St (overlay completed, but some possible rework)
 - Leslie St (premill, seal and overlay)
 - Area 5 – Gasnier St (prep complete, seal & linemarking to complete)
 - Melbourne St (prep complete, seal & linemarking to complete)
 - Area 4 – Thorn St, Raceview – (prep work, seal and overlay complete)
 - Aspinall St, Wulkuraka – (overlay completed, seal and linemarking to complete)
 - Area 2 – Pine Mountain Rd, Haggarty's Ave (pavement repairs, edge repair / corrector, premill, seal and overlay)
 - Claus Rd, Haigslea (prep work underway, overlay complete)
 - Area 1 – Albert St (prep complete, corrector and linemarking to complete)
- The Final Estimate at Completion value at end of January was reduced to be \$628k above the Total Budget of \$14.06 mil, due to reduced scope on streets in some area's
- New overlays - LH top photo is Queen St, Goodna, LH bot photo is Haggarty's Ave, Karrabin, RH top is Mining St, Bundamba and RH bot photo is Creek St, Bundamba

IED Capital Portfolio Update Report

Birrell Street – Kerb Ramps

- Total forecast for January of \$17k versus actuals of \$38k
- The scope of works was to construct new disability compliant kerb ramps on either side and widen the existing gap through the centre medium island
- Works were completed in January 2022

Lyn Street – Kerb Ramps

- Total forecast for January of \$15k versus actuals of \$21k
- The scope of work was to construct new disability compliant kerb ramps on either side of the intersection
- Works also included a portion of kerb and some adjoining footpath transitions to be constructed
- Works were completed in January 2022





IED Capital Portfolio Update Report

Alice Street – Kerb and Channel

- Total forecast for January of \$919k vs actuals of \$486k
- Scope of work is to install new kerb & channel in Alice and Short Streets, including improvements to stormwater drainage
- The Short Street asphalt works has been completed
- Drainage works currently underway in Alice Street
- Works are scheduled for completion in late March 2023

William Street – Pavement Rehab

- Total forecast for January of \$86k vs actuals of \$69k
- The scope of works is to replace the existing failed kerb on the northern side and a portion on the southern side from John Street through to Matthew Street in Rosewood, also includes replacement of pavement
- Demolition of existing kerb and installation of subsoil drainage is underway
- Works are scheduled for completion in late April 2023



IED Capital Portfolio Update Report

Nolan Street – Kerb Rehab

- Total forecast for January of \$214k versus actuals of \$86k
- 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
- Works were completed in late January 2023

One Mile Bridge - Painting

- Total forecast for January of \$200k versus actuals of \$162k
- The scope of work is the refurbishment of the protective coating of the existing main longitudinal beams under both existing bridges
- The sand blasting and paint prep is continuing on the second bridge
- 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 January of \$370k versus actuals of \$459k
- The scope of works is to upgrade the existing intersection to be a signalised intersection, with a new left turn lane
- The footpath and verge works are continuing and the lighting and traffic signal works has commenced
- Works remain scheduled for completion in mid-February 2023

Ironpot Creek – Bank Stabilisation Stage 2

- Total forecast for January of \$80k versus actuals of \$77k
- 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
- All works are complete, plantings are established well and the overall treatment has been tested with recent minor flows from storm runoff
- The project was completed in mid - January



IED Capital Portfolio Update Report

Diamond Way – Traffic Islands

- Total forecast for January of \$5k versus actuals of \$5.5k
- The scope of works was to install traffic islands and chevron linemarking to provide pedestrians with a safe and compliant distance when crossing to the centre medium island
- Works have been completed

Charlotte Street – Pavement Rehab

- Total forecast for January of \$2.5k versus actuals of \$52k
- 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 and 4
- Works are rescheduled to be completed in mid - March 2023



IED Capital Portfolio Update Report

Moffatt Street – Roofwater Drainage

- Total forecast for January of \$85k versus actuals of \$81k
- The scope of works was to install new roofwater drainage from inside multiple properties and outlet to existing kerb and channel
- Works are scheduled for completion in late February

Woodcrest College - Canteen

- Total forecast for January of \$12k versus actuals of \$26k
- The scope of work was the installation of safety handrails and a concrete hardstand area to comply with DDA requirements
- The concrete hardstand area in front of canteen will eliminate the muddy area for users in wet weather
- Works were completed in January 2023



IED Capital Portfolio Update Report

Traffic Islands (Blackspot Funded)

Waghorn and Roderick St's, Ipswich

- Total forecast for January of \$14k versus actuals of \$15k
- The scope of works was to install splitter islands, new linemarking and associated signage to the intersection
- These are safety improvements funded under the Blackspot Program
- Works have been completed

Ishmael and Dale Rd, Camira

- Total forecast for January of \$15k versus actuals of \$13k
- The scope of works was to install splitter islands, new linemarking and associated signage to the intersection
- These are safety improvements funded under the Blackspot Program
- Works have been completed



IED Capital Portfolio Update Report

Installation of Bollards

Grace Street, Wulkuraka

- Total project cost of \$32k
- The scope of works was to install bollards to stop vehicles illegally accessing the rear of the residential properties from the road reserve
- Works have been completed

Eric Edwardson Memorial Park

- Total project cost of \$8,900
- The scope of works was to install bollards and gate to prohibit vehicle access into the park
- Sandstone blocks were also used as a feature in the adjoining garden
- Works have been completed



IED Capital Portfolio Update Report

Jim Donald Park - Footpath (Stage 1)

- Total forecast for January of \$00K vs actuals of \$5k
- The scope of works is to construct a concrete footpath from Grange Road / Napier Circuit to Madden Street, within the Jim Donald Parklands at Silkstone
- This forms part of the Masterplan completed in 2015
- The construction of the footpath and fencing is continuing
- The project is scheduled for completion in mid - April

Ipswich Street – (Carry Over Emergent Works)

- Total forecast for January of \$00K versus actuals of \$83k
- 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 works are complete apart from the final seal to be placed, following pavement conforming period
- The project is now rescheduled for completion in late March 2023

Doc ID No: A8685581

ITEM: 5

SUBJECT: EXERCISE OF DELEGATION REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 21 FEBRUARY 2023

EXECUTIVE SUMMARY

This is a report concerning applications that have been determined by delegated authority for the period 24 January 2023 to 21 February 2023.

RECOMMENDATION

That the Exercise of Delegation report for the period 24 January 2023 to 21 February 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 24 January 2023 to 21 February 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.

Alisha Connaughton

ACTING 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 24 January 2023 and 21 February 2023
Total number of applications determined - 347

DIVISION 1						
Delegated Authority: 180 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
110/2023/BR	Mr Michael Graham McInnes	13 Sarah Place, Raceview	Shed, Carport & Patio	30/01/2023	Approved	Building Regulatory Officer
582/2023/BR	Pronto Building Approvals	15 Lakewood Court, Flinders View	Siting Variation - Patio and Carport	31/01/2023	Approved	Building Regulatory Officer
716/2023/BR	Precision Building Certification	10 Buschman Close, Redbank Plains	Siting Variation - Carport	02/02/2023	Approved	Building Regulatory Officer
804/2023/BR	Pronto Building Approvals	27 Burgess Street, Raceview	Siting Variation - Roofed Deck	01/02/2023	Approved	Building Regulatory Officer
838/2023/BR	Dynamic Building Approvals	21 Kingston Drive, Flinders View	Siting Variation - Shed	03/02/2023	Approved	Building Regulatory Officer
9751/2022/CA	Baird & Hayes Surveyors And Town Planners	20 Hayes Street, Raceview	Reconfiguring a Lot - One (1) Lot into Two (2) Lots Material Change of Use - Single Dwelling in a Residential Low Density Zone	07/02/2023	Approved	Senior Planner (Development)
14183/2021/LDR/A	Cronin Shearer Lawyers	1 Rex Hills Drive, Ripley	Legal Document Request	13/02/2023	Approved	Senior Development Planning Compliance Officer
6898/2019/LDR/B	Ms Carol Murphy	7002 Sunbird Drive, Redbank Plains	Legal Document Request - Edens Crossing - Stage 25B	25/01/2023	Approved	Senior Development Planning Compliance Officer
6898/2019/LDR/A	Ms Carol Murphy	7002 Sunbird Drive, Redbank Plains	Legal Document Request - Edens Crossing - Stage 25A	25/01/2023	Approved	Senior Development Planning Compliance Officer
9332/2019/LDR/D	Ms Carol Murphy	7002 Belle Parade, Ripley	Legal Document Request - Bellevue Estate Stage 5	17/02/2023	Approved	Senior Development Planning Compliance Officer
4204/2020/MAMC/B	Gpf No.7 Pty Ltd	20 Trevis Court, Blackstone	Minor Change - Variation Request for development in accordance with the Residential Low Density Zone (RL2 Sub Area) Reconfiguring a Lot (one (1) lot into 66 residential lots, three (3) drainage lots and two (2) utility lots) Material Change of Use (Single residential affected by development constraints overlays)	02/02/2023	Approved	Development Assessment Central Manager
12229/2020/MAMC/B	Swanbank Industrial Park Pty Ltd	7003 Unnamed Road, Swanbank	Minor Change: Reconfiguring a Lot - One (1) Lot into Two (2) Lots plus Balance Lot, and Access Easement Material Change of Use - Business Use (consisting of Service Station with ancillary Shop) on proposed Lot 1 Material Change of Use - Business Uses (consisting of two (2) fast food premises/restaurants and up to five (5) Café/restaurant/takeaway food premises tenancies) on proposed Lot 2	24/01/2023	Approved	Development Assessment West Manager
3/2016/MAMC/A	Orange Property Group Pty Ltd	31-35 Samantha Street, Redbank Plains	Minor Change - Two (2) lots into Twenty-Two (22) Lots, Detention basin and New Road	20/02/2023	Approved	Development Assessment East Manager
8658/2017/MAPDA/D	Stockland Development Pty Ltd	7001 Abrahams Road, South Ripley	Amendment Application - Reconfiguring 2 lots into 289 residential allotments, drainage and road over multiple stages. Material Change of Use for a Plan of Development	13/02/2023	Approved	Development Assessment West Manager
6241/2017/MAPDA/B	Deebing Heights Land Partners Pty Ltd	152-280 Grampian Drive, Deebing Heights	Amendment Application: Reconfigure a Lot - One (1) lot into up to 267 lots (consisting of 261 residential lots, 1 Neighbourhood Centre Lot, 1 Park lot, 2 Balance lots and 2 Drainage Reserve lots) Material Change of Use - Plan of Development (POD) for a House over 261 Residential Lots (includes Display Home)	01/02/2023	Approved	Development Assessment West Manager
7520/2022/MCU	Mr Mark Frankel and Mr Kim Barrymore Frankel and Ms Sharon Joy Frankel and others	256 South Station Road, Raceview	Material Change of Use - Temporary Accommodation (Extension to Existing Motel)	13/02/2023	Approved	Development Assessment West Manager
7518/2022/MCU	Al-Huda Educational Institute Limited	132 Eagle Street, Redbank Plains	Material Change of Use - Community Use (Youth Centre Extension)	20/02/2023	Approved	Development Assessment East Manager
9000/2022/MCU	MG Land Pty Ltd	7002 Watercress Boulevard, Redbank Plains	Material Change of Use - Multiple Residential (162 Units)	09/02/2023	Approved	Development Assessment East Manager
11319/2022/MCU	Planpro Town Planning	20 Elmore Street, Redbank Plains	Material Change of Use - Dual Occupancy (Relative's Accommodation)	31/01/2023	Approved	Senior Planner (Development)
4204/2020/NAME/A	GPF No 7 Pty Ltd	20 Trevis Court, Blackstone	Road Naming - Stage 1	07/02/2023	Approved	Senior Development Planning Compliance Officer
8825/2022/OW	DH Developers 2 Pty Ltd	159-161 Cedar Road, Redbank Plains	Road work, Stormwater and Earthworks	27/01/2023	Approved	Engineering Delivery East Manager
9033/2022/OW	ELECTRO Technical Consultants	Lot 34 Redbank Plains Road, Swanbank	Rate 3 Streetlighting - New Gen Business Park Entry Road	08/02/2023	Approved	Engineering Delivery East Manager
10921/2022/OW	Lutheran Church Of Australia Queensland District	86 Raceview Street, Raceview	Stormwater	30/01/2023	Approved	Engineering Delivery West Manager
11827/2022/OW	Brisbane Catholic Education	67-87 Halletts Road, Redbank Plains	Road Work, Stormwater, Earthworks and Landscaping - St Ann's School Stage 3	02/02/2023	Approved	Engineering Delivery East Manager

DIVISION 1						
Delegated Authority: 180 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
12042/2022/OW	McAully Smash Repairs	104A Briggs Road, Raceview	Road work, Stormwater, Drainage work, Earthworks, Landscaping and Signage	09/02/2023	Approved	Engineering Delivery West Manager
5237/2022/PDAEE	Ripley Road Land Investments Pty Ltd	7002 Trigona Drive, Ripley	Compliance Assessment – Conditions 38(b) and 38(c) Rehabilitation	25/01/2023	Approved	Acting Environment Assessment Manager
6382/2022/PDAEE	AV Jennings Properties Limited	7001 Binnies Road, Ripley	Cadence Stage 2A Trunk Road – Actual Offset	03/02/2023	Approved	Manager, Engineering, Health & Environment
8965/2022/PDAEE	Bornhorst and Ward Consulting Engineers	240 Montereia Road, Ripley	Montereia Ripley Precinct 2 Stages 8 and 12 – Earthworks, Roadworks and Stormwater Drainage	14/02/2023	Approved	Senior Development Engineer
9132/2022/PDAEE	vT Consulting Engineers	775-785 Ripley Road, South Ripley	775-785 Ripley Road, South Ripley – Stormwater Drainage	01/02/2023	Approved	Engineering Delivery West Manager
9980/2022/PDAEE	KN Group Pty Ltd	7001 Abrahams Road, South Ripley	Providence North Stage N11 - Earthworks, Roadworks and Stormwater Drainage	03/02/2023	Approved	Senior Development Engineer
10407/2022/PDAEE	Jeannotte Engineering	7001 Abrahams Road, South Ripley	Compliance Assessment – Providence North Stages N11-13 Condition 14(a) Streetlighting	13/02/2023	Approved	Engineering Delivery West Manager
10946/2022/PDAEE	Orchard (Daleys) Developments Pty Ltd	7001 Burrum Drive, Ripley	Aurora Stage 5 - Vegetation Clearing, Earthworks, Roadworks and Stormwater Drainage	30/01/2023	Approved	Senior Development Engineer
11800/2022/PDAEE	Jeannotte Engineering	7001 Abrahams Road, South Ripley	Compliance Assessment – Providence Stage N8 Condition 14(a) Streetlighting	10/02/2023	Approved	Engineering Delivery West Manager
12443/2022/PDAEE	Satterley Ripley Pty Ltd	7000 Binnies Road, Ripley	Ripley Valley Stages 9, 10 and 13 Bulk Earthworks and Stage 9C Roadworks and Stormwater Drainage	14/02/2023	Approved	Senior Development Engineer
12555/2022/PDAEE	HB Doncaster Pty Ltd	7003 Belle Parade, Ripley	Compliance Assessment - Bellevue Stage 8 - Condition 33 Streetscape and Condition 50(d)	07/02/2023	Approved	Engineering Delivery West Manager
13097/2022/PDAEE	HB Doncaster Pty Ltd	Part Lot 1001 Vision Street, Ripley	Bellevue Ripley Stage 8 – Roadworks and Stormwater Drainage	15/02/2023	Approved	Senior Development Engineer
13354/2022/PDAEE	Arcadis Australia Pacific Pty Ltd	7000 Northridge Road, White Rock	Whiterock Stage 5A – Earthworks, Roadworks and Stormwater Drainage	30/01/2023	Approved	Senior Development Engineer
105/2023/PDAEE	Stockland	172-198 Barrams Road, White Rock	Actual Offset – Providence Lucas Creek Trunk Sewer – Municipal and Sub-Regional Offset	01/02/2023	Approved	Manager, Engineering, Health & Environment
202/2023/PDAEE	Saunders Havill Group	7000 Binnies Road, Ripley	Condition 21 – Streetscape Works - Ripley Valley Stages 9C-D	10/02/2023	Approved	Engineering Delivery West Manager
205/2023/PDAEE	Saunders Havill Group	7000 Binnies Road, Ripley	Condition 21 – Streetscape Works - Ripley Valley Stage 13	14/02/2023	Approved	Engineering Delivery West Manager
204/2023/PDAEE	Saunders Havill Group	7000 Binnies Road, Ripley	Condition 21 – Streetscape Works - Ripley Valley Stage 10	10/02/2023	Approved	Engineering Delivery West Manager
13380/2022/PFT	Universal Builders	68 Belle Parade, Ripley	Single Dwelling	07/02/2023	Approved	Plumbing Inspector
353/2023/PFT	Sc7 Plumbing	13 Koscuik Street, Redbank Plains	Single Dwelling	01/02/2023	Approved	Plumbing Inspector
485/2023/PFT	Ingenious Homes	11 Honey Street, Redbank Plains	Single Dwelling	27/01/2023	Approved	Plumbing Inspector
463/2023/PFT	Ingenious Homes	17 Loggers Court, White Rock	Single Dwelling	24/01/2023	Approved	Plumbing Inspector
496/2023/PFT	Ingenious Homes	3 Pansy Street, Ripley	Single Dwelling	30/01/2023	Approved	Plumbing Inspector
573/2023/PFT	Fluid Building Approvals	36 Burrum Drive, Ripley	Single Dwelling	24/01/2023	Approved	Plumbing Inspector
625/2023/PFT	NCL Group Pty Ltd	4 Gibson Street, White Rock	Single Dwelling	24/01/2023	Approved	Plumbing Inspector
633/2023/PFT	Preferred Homes Pty Ltd	7 Quoll Street, Redbank Plains	Single Dwelling	25/01/2023	Approved	Plumbing Inspector
624/2023/PFT	Australian Building Approvals	5 Edward Circuit, Deebling Heights	Single Dwelling	24/01/2023	Approved	Plumbing Inspector
605/2023/PFT	TJB Building Certifiers	33 Burrum Drive, Ripley	Single Dwellingmg	24/01/2023	Approved	Plumbing Inspector
630/2023/PFT	Brighton Homes Queensland	122 Danbulla Street, South Ripley	Single Dwelling	25/01/2023	Approved	Plumbing Inspector
607/2023/PFT	Plantation Homes	23 Capella Street, South Ripley	Single Dwelling	24/01/2023	Approved	Plumbing Inspector
622/2023/PFT	Coral Homes QLD Pty Ltd	16 Needlewood Street, Redbank Plains	Single Dwelling	27/01/2023	Approved	Plumbing Inspector
643/2023/PFT	Resi Design Homes	20 Jolly Mews, Ripley	Single Dwelling	25/01/2023	Approved	Plumbing Inspector
641/2023/PFT	Preferred Homes Pty Ltd	26 Rhythm Road, Ripley	Single Dwelling	25/01/2023	Approved	Plumbing Inspector
704/2023/PFT	Fluid Building Approvals	34 Rhythm Road, Ripley	Single Dwelling	31/01/2023	Approved	Plumbing Inspector
687/2023/PFT	Maybach QLD Pty Ltd ATF Maybach QLD Unit Trust	12 Carnarvon Drive, South Ripley	Single Dwelling	25/01/2023	Approved	Plumbing Inspector
701/2023/PFT	Silkwood Homes Pty Ltd	17 Rhythm Road, Ripley	Single Dwelling	27/01/2023	Approved	Plumbing Inspector
638/2023/PFT	Metricon Homes Pty Ltd	44 Delphinus Vista, South Ripley	Single Dwelling	25/01/2023	Approved	Plumbing Inspector
751/2023/PFT	Pathway Homes	29 Sunflower Court, Ripley	Single Dwelling	30/01/2023	Approved	Plumbing Inspector
733/2023/PFT	Fluid Building Approvals	4 Delvin Street, Ripley	Single Dwelling	30/01/2023	Approved	Plumbing Inspector
736/2023/PFT	Fluid Building Approvals	13 Delvin Street, Ripley	Single Dwelling	30/01/2023	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 180 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
710/2023/PFT	Fluid Building Approvals	11 Delvin Street, Ripley	Single Dwelling	27/01/2023	Approved	Plumbing Inspector
750/2023/PFT	Coral Homes QLD Pty Ltd	18 Optima Street, Ripley	Single Dwelling	30/01/2023	Approved	Plumbing Inspector
720/2023/PFT	Brighton Homes Queensland	8 Silvertail Street, Redbank Plains	Single Dwelling	27/01/2023	Approved	Plumbing Inspector
743/2023/PFT	Metricon Homes Pty Ltd	10 Palmerston Street, Ripley	Single Dwelling	30/01/2023	Approved	Plumbing Inspector
806/2023/PFT	Burbank Homes	22 Sunny Crescent, Ripley	Single Dwelling	31/01/2023	Approved	Plumbing Inspector
760/2023/PFT	Hallmark Homes Pty Ltd	6 Frontier Drive, Ripley	Single Dwelling	30/01/2023	Approved	Plumbing Inspector
809/2023/PFT	Checkpoint Building Surveyors	46 Macadamia Street, Redbank Plains	Single Dwelling	17/02/2023	Approved	Plumbing Inspector
799/2023/PFT	Checkpoint Building Surveyors	48 Macadamia Street, Redbank Plains	Single Dwelling	31/01/2023	Approved	Plumbing Inspector
844/2023/PFT	Coral Homes QLD Pty Ltd	1 Pademelon Street, Redbank Plains	Single Dwelling	31/01/2023	Approved	Plumbing Inspector
856/2023/PFT	Bold Properties	13 Hunt Street, White Rock	Single Dwelling	01/02/2023	Approved	Plumbing Inspector
848/2023/PFT	Mr Michael Luc	6 Vega Street, South Ripley	Single Dwelling	31/01/2023	Approved	Plumbing Inspector
835/2023/PFT	Brighton Homes Queensland	59 Foley Way, White Rock	Single Dwelling	31/01/2023	Approved	Plumbing Inspector
861/2023/PFT	Inventive Builders	5 Jolly Mews, Ripley	Single Dwelling	01/02/2023	Approved	Plumbing Inspector
924/2023/PFT	Plantation Homes	57 Maguire Street, Ripley	Single Dwelling	01/02/2023	Approved	Plumbing Inspector
905/2023/PFT	Brighton Homes Queensland	25 Aquilla Rise, South Ripley	Single Dwelling	01/02/2023	Approved	Plumbing Inspector
894/2023/PFT	Checkpoint Building Surveyors	58 Macadamia Street, Redbank Plains	Single Dwelling	01/02/2023	Approved	Plumbing Inspector
941/2023/PFT	Arista Homes	77 Danbulla Street, South Ripley	Single Dwelling	02/02/2023	Approved	Plumbing Inspector
958/2023/PFT	NCL Group Pty Ltd	22 Jolly Mews, Ripley	Single Dwelling	02/02/2023	Approved	Plumbing Inspector
954/2023/PFT	Mr Brad Thompson	18 Edward Circuit, Deebing Heights	Single Dwelling	03/02/2023	Approved	Plumbing Inspector
965/2023/PFT	JKW Constructions	131 Danbulla Street, South Ripley	Single Dwelling	03/02/2023	Approved	Plumbing Inspector
967/2023/PFT	JKW Constructions	19 Capella Street, South Ripley	Single Dwelling	03/02/2023	Approved	Plumbing Inspector
1001/2023/PFT	Apex Certification & Consulting	43 Burrum Drive, Ripley	Single Dwelling	03/02/2023	Approved	Plumbing Inspector
988/2023/PFT	Apex Certification And Consulting	14 Needlewood Street, Redbank Plains	Single Dwelling	06/02/2023	Approved	Plumbing Inspector
1000/2023/PFT	Plantation Homes	50 Pendragon Street, Raceview	Single Dwelling	03/02/2023	Approved	Plumbing Inspector
1007/2023/PFT	Plantation Homes	13 Potter Way, White Rock	Single Dwelling	06/02/2023	Approved	Plumbing Inspector
1035/2023/PFT	Frd Homes C/- Suncoast Building Approvals	8 Maximillian Crescent, Deebing Heights	Single Dwelling	06/02/2023	Approved	Plumbing Inspector
1063/2023/PFT	Hallmark Homes Pty Ltd	12 Explorers Road, White Rock	Single Dwelling	06/02/2023	Approved	Plumbing Inspector
1045/2023/PFT	Checkpoint Building Surveyors	3 Frontier Drive, Ripley	Single Dwelling	06/02/2023	Approved	Plumbing Inspector
1018/2023/PFT	Burbank Homes	20 Vega Street, South Ripley	Single Dwelling	06/02/2023	Approved	Plumbing Inspector
1033/2023/PFT	Bold Properties	22 Vega Street, South Ripley	Single Dwelling	06/02/2023	Approved	Plumbing Inspector
1052/2023/PFT	Coral Homes QLD Pty Ltd	36 Delphinus Vista, South Ripley	Single Dwelling	06/02/2023	Approved	Plumbing Inspector
1061/2023/PFT	Fluid Building Approvals	55 Burrum Drive, Ripley	Single Dwelling	06/02/2023	Approved	Plumbing Inspector
1008/2023/PFT	Brighton Homes Queensland	4 Needlewood Street, Redbank Plains	Single Dwelling	06/02/2023	Approved	Plumbing Inspector
1117/2023/PFT	Desire Homes	44 Emma Street, Deebing Heights	Single Dwelling	07/02/2023	Approved	Plumbing Inspector
1109/2023/PFT	Australian Building Approvals	28 Rhythm Road, Ripley	Single Dwelling	07/02/2023	Approved	Plumbing Inspector
1116/2023/PFT	Australian Building Approvals	20 Melody Street, Ripley	Single Dwelling	07/02/2023	Approved	Plumbing Inspector
1112/2023/PFT	Checkpoint Building Surveyors	12 Rhythm Road, Ripley	Single Dwelling	07/02/2023	Approved	Plumbing Inspector
1092/2023/PFT	Burbank Homes	63 Maguire Street, Ripley	Single Dwelling	07/02/2023	Approved	Plumbing Inspector
1170/2023/PFT	Karston Homes Pty Ltd	37 Johnson Circuit, Ripley	Single Dwelling	08/02/2023	Approved	Plumbing Inspector
1179/2023/PFT	Platinum Building Approvals	15 Hunt Street, White Rock	Single Dwelling	09/02/2023	Approved	Plumbing Inspector
1171/2023/PFT	Platinum Building Approvals	6 Explorers Road, White Rock	Single Dwelling	08/02/2023	Approved	Plumbing Inspector
1185/2023/PFT	Platinum Building Approvals	15 Explorers Road, White Rock	Single Dwelling	09/02/2023	Approved	Plumbing Inspector
1181/2023/PFT	Platinum Building Approvals	17 Explorers Road, White Rock	Single Dwelling	09/02/2023	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 180 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
1154/2023/PFT	TJB Building Certifiers	25 Burrum Drive, Ripley	Single Dwelling	08/02/2023	Approved	Plumbing Inspector
1177/2023/PFT	Checkpoint Building Surveyors	22 Rhythm Road, Ripley	Single Dwelling	09/02/2023	Approved	Plumbing Inspector
1183/2023/PFT	Torsion Pty Ltd	39 Tempo Drive, Ripley	Single Dwelling	09/02/2023	Approved	Plumbing Inspector
1167/2023/PFT	Fortitude Homes Pty Ltd	11 Palmerston Street, Ripley	Single Dwelling	08/02/2023	Approved	Plumbing Inspector
1169/2023/PFT	Fortitude Homes Pty Ltd	3 Palmerston Street, Ripley	Single Dwelling	08/02/2023	Approved	Plumbing Inspector
1214/2023/PFT	Checkpoint Building Surveyors	24 Pademelon Street, Redbank Plains	Single Dwelling	09/02/2023	Approved	Plumbing Inspector
1232/2023/PFT	Silkwood Homes Pty Ltd	4 Rhythm Road, Ripley	Single Dwelling	10/02/2023	Approved	Plumbing Inspector
1235/2023/PFT	Sandsky Developments Pty Ltd	77 Dominique Way, Flinders View	Single Dwelling	10/02/2023	Approved	Plumbing Inspector
1221/2023/PFT	Universal Builders T/A Pathway Homes	5 Morven Lane, Ripley	Single Dwelling	10/02/2023	Approved	Plumbing Inspector
1246/2023/PFT	Hallmark Homes Pty Ltd	6 Delphinus Vista, South Ripley	Single Dwelling	10/02/2023	Approved	Plumbing Inspector
1265/2023/PFT	TJB Building Certifiers	73 Johnson Circuit, Ripley	Single Dwelling	10/02/2023	Approved	Plumbing Inspector
1236/2023/PFT	Checkpoint Building Surveyors	22 Aquilla Rise, South Ripley	Single Dwelling	10/02/2023	Approved	Plumbing Inspector
1238/2023/PFT	TJB Building Certifiers	14 Ferntree Street, Ripley	Single Dwelling	10/02/2023	Approved	Plumbing Inspector
1256/2023/PFT	Hallmark Homes Pty Ltd	13 Needlewood Street, Redbank Plains	Single Dwelling	10/02/2023	Approved	Plumbing Inspector
1267/2023/PFT	Coral Homes QLD Pty Ltd	36 Palmerston Street, Ripley	Single Dwelling	13/02/2023	Approved	Plumbing Inspector
1284/2023/PFT	Burbank Homes	20 Resin Street, Ripley	Single Dwelling	14/02/2023	Approved	Plumbing Inspector
1297/2023/PFT	Fortitude Homes Pty Ltd	12 Petunia Street, Ripley	Single Dwelling	14/02/2023	Approved	Plumbing Inspector
1288/2023/PFT	Fortitude Homes Pty Ltd	10 Maximilian Crescent, Deebing Heights	Single Dwelling	14/02/2023	Approved	Plumbing Inspector
1287/2023/PFT	Hallmark Homes Pty Ltd	9 Delvin Street, Ripley	Single Dwelling	14/02/2023	Approved	Plumbing Inspector
1278/2023/PFT	Brighton Homes Queensland	65 Maguire Street, Ripley	Single Dwelling	14/02/2023	Approved	Plumbing Inspector
1303/2023/PFT	GMA Certification Group	22 Edward Circuit, Deebing Heights	Single Dwelling	14/02/2023	Approved	Plumbing Inspector
1328/2023/PFT	Silkwood Homes Pty Ltd	30 Rhythm Road, Ripley	Single Dwelling	14/02/2023	Approved	Plumbing Inspector
1313/2023/PFT	Metricon Homes Pty Ltd	83 Johnson Circuit, Ripley	Single Dwelling	14/02/2023	Approved	Plumbing Inspector
1326/2023/PFT	Oxford Green Homes Pty Ltd	17 Pansy Street, Ripley	Single Dwelling	15/02/2023	Approved	Plumbing Inspector
1362/2023/PFT	DTZ Building Design	5 Capella Street, South Ripley	Single Dwelling	15/02/2023	Approved	Plumbing Inspector
1351/2023/PFT	Plantation Homes	6 Quoll Street, Redbank Plains	Single Dwelling	17/02/2023	Approved	Plumbing Inspector
1352/2023/PFT	Coral Homes QLD Pty Ltd	2 Emma Street, Deebing Heights	Single Dwelling	16/02/2023	Approved	Plumbing Inspector
1369/2023/PFT	Checkpoint Building Surveyors	14 Melody Street, Ripley	Single Dwelling	16/02/2023	Approved	Plumbing Inspector
1340/2023/PFT	Plantation Homes	81 Johnson Circuit, Ripley	Single Dwelling	15/02/2023	Approved	Plumbing Inspector
1339/2023/PFT	Burbank Homes	29 Sunny Crescent, Ripley	Single Dwelling	15/02/2023	Approved	Plumbing Inspector
1342/2023/PFT	Coral Homes QLD Pty Ltd	13 Frontier Drive, Ripley	Single Dwelling	15/02/2023	Approved	Plumbing Inspector
1350/2023/PFT	DTZ Building Design Pty Ltd	20 Carnarvon Drive, South Ripley	Single Dwelling	15/02/2023	Approved	Plumbing Inspector
1367/2023/PFT	DTZ Building Design Pty Ltd	124 Danbulla Street, South Ripley	Single Dwelling	16/02/2023	Approved	Plumbing Inspector
1359/2023/PFT	Approvit Building Certification Pty Ltd	34 Beachmere Street, Ripley	Single Dwelling	16/02/2023	Approved	Plumbing Inspector
1452/2023/PFT	Coral Homes QLD Pty Ltd	2 Delphinus Vista, South Ripley	Single Dwelling	17/02/2023	Approved	Plumbing Inspector
1486/2023/PFT	ALP Building Pty Ltd	17 Hunt Street, White Rock	Single Dwelling	17/02/2023	Approved	Plumbing Inspector
1448/2023/PFT	Fortitude Homes Pty Ltd	21 Petunia Street, Ripley	Single Dwelling	17/02/2023	Approved	Plumbing Inspector
1464/2023/PFT	Fluid Building Approvals	9 Frontier Drive, Ripley	Single Dwelling	17/02/2023	Approved	Plumbing Inspector
1477/2023/PFT	Domaine Homes (Qld) Pty Ltd	24 Aquilla Rise, South Ripley	Single Dwelling	17/02/2023	Approved	Plumbing Inspector
1451/2023/PFT	DTZ Building Design Pty Ltd	60 Honey Street, Redbank Plains	Single Dwelling	17/02/2023	Approved	Plumbing Inspector
1387/2023/PFT	GMA Certification Pty Ltd	15 Needlewood Street, Redbank Plains	Single Dwelling	16/02/2023	Approved	Plumbing Inspector
1489/2023/PFT	Coral Homes QLD Pty Ltd	17 Palmerston Street, Ripley	Single Dwelling	17/02/2023	Approved	Plumbing Inspector
1522/2023/PFT	Apex Certification & Consulting	50 Jolly Mews, Ripley	Single Dwelling	20/02/2023	Approved	Plumbing Inspector
1531/2023/PFT	Fluid Building Approvals	35 Burrum Drive, Ripley	Single Dwelling	20/02/2023	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 180 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
1527/2023/PFT	Platinum Building Approvals	77 Johnson Circuit, Ripley	Single Dwelling	20/02/2023	Approved	Plumbing Inspector
1525/2023/PFT	Platinum Building Approvals	6 Delvin Street, Ripley	Single Dwelling	20/02/2023	Approved	Plumbing Inspector
1530/2023/PFT	Plantation Homes	25 Horizon Street, Ripley	Single Dwelling	20/02/2023	Approved	Plumbing Inspector
1516/2023/PFT	Coral Homes QLD Pty Ltd	30 Palmerston Street, Ripley	Single Dwelling	17/02/2023	Approved	Plumbing Inspector
1519/2023/PFT	Coral Homes QLD Pty Ltd	27 Palmerston Street, Ripley	Single Dwelling	20/02/2023	Approved	Plumbing Inspector
1495/2023/PFT	Coral Homes QLD Pty Ltd	15 Palmerston Street, Ripley	Single Dwelling	17/02/2023	Approved	Plumbing Inspector
1560/2023/PFT	Maybach QLD Pty Ltd	8 Delphinus Vista, South Ripley	Single Dwelling	20/02/2023	Approved	Plumbing Inspector
1545/2023/PFT	Australian Building Company Qld Pty Ltd	18 Honey Street, Redbank Plains	Single Dwelling	20/02/2023	Approved	Plumbing Inspector
1542/2023/PFT	NCL Group Pty Ltd	9 Hunt Street, White Rock	Single Dwelling	20/02/2023	Approved	Plumbing Inspector
1570/2023/PFT	Approveit Building Certification Pty Ltd	2 Whitfield Street, Ripley	Single Dwelling	20/02/2023	Approved	Plumbing Inspector
1583/2023/PFT	Coral Homes QLD Pty Ltd	38 Palmerston Street, Ripley	Single Dwelling	20/02/2023	Approved	Plumbing Inspector
351/2023/PPC	Aqualogical	151-179 Swanbank Coal Road, Swanbank	Inground Sanitary Drainage and Water Services	01/02/2023	Approved	Plumbing Inspector
584/2023/PPC	Aqualogical Pty Ltd	183-199 Kruger Parade, Redbank Plains	Trade Waste Plumbing/Drainage, Cold Water Services - Kruger Shopping Centre - T12C	31/01/2023	Approved	Plumbing Inspector
359/2023/PPR	Sc7 Plumbing	21 Eric Street, Redbank Plains	Single Dwelling - NDIS	24/01/2023	Approved	Plumbing Inspector
394/2023/PPR	Craig Litzow Constructions	200 Mary Street, Blackstone	Single Dwelling - Site 69	24/01/2023	Approved	Plumbing Inspector
543/2023/PPR	Pamit Constructions Pty Ltd	23 Cashmere Street, Redbank Plains	Secondary dwelling	24/01/2023	Approved	Plumbing Inspector
689/2023/PPR	Clarendon Homes (Qld) Pty Ltd	40 Broadway Court, Deebling Heights	Non-Sewered Single Dwelling	02/02/2023	Approved	Plumbing Inspector
855/2023/PPR	GMA Certification Group	44 Dominique Way, Flinders View	Single Dwelling and Secondary Dwelling	01/02/2023	Approved	Plumbing Inspector
883/2023/PPR	Craig Litzow Constructions	200 Mary Street, Blackstone	New Dwelling - Site 88	20/02/2023	Approved	Plumbing Inspector
889/2023/PPR	Taylor Environmental	546-558 Rosewood Laidley Road, Calvert	On-Site Sewerage Facility Upgrade	07/02/2023	Approved	Plumbing Inspector
875/2023/PPR	Craig Litzow Constructions	200 Mary Street, Blackstone	Single Dwelling - Site 87	01/02/2023	Approved	Plumbing Inspector
971/2023/PPR	Redshaw Plumbing & Drainage	6 William Street, Blackstone	Secondary Dwelling	06/02/2023	Approved	Plumbing Inspector
11830/2022/RAL	Mr Ian John Mansell	32 Wilkie Avenue, Redbank Plains	Reconfiguring a Lot - One (1) Lot into Three (3) Lots	02/02/2023	Approved	Development Assessment East Manager
1952/2016/SSP/B	LandPartners Pty Ltd	183-187 Cedar Road, Redbank Plains	Lots 1-13, 15-19 & 900 on SP311839 - Stage 2	08/02/2023	Approved	Senior Development Planning Compliance Officer
6898/2019/SSP/B	Saunders Havill Group Pty Ltd	7002 Sunbird Drive, Redbank Plains	Lots 1128-1135, 1139, 1146-1151, 1202-1210, 9001, 1140-1145, 1152, 1201, 1211 & 1212 on SP330385 – Eden’s Crossing - Stage 25A	08/02/2023	Approved	Senior Development Planning Compliance Officer
6898/2019/SSP/C	Saunders Havill Group Pty Ltd	7002 Sunbird Drive, Redbank Plains	Lot 9001 and Lots 1153-1169, 1187-1194 & 1197-1200 on SP330386 – Stage 25B	08/02/2023	Approved	Senior Development Planning Compliance Officer
6274/2019/SSP/B	Focus On Surveying	7000 Bronzewing Street, Redbank Plains	Lots 44 - 57 & 400 on SP327373	06/02/2023	Approved	Senior Development Planning Compliance Officer
9332/2019/SSPRV/E	Saunders Havill Group	7002 Belle Parade, Ripley	Lots 84-91, 120, 121, 129-142, 223-227, and 1001 on SP331515	17/02/2023	Approved	Senior Development Planning Compliance Officer
997/2023/SSPRV	Sonto Pty Ltd	24 Edinburgh Street, Ripley	Lots 1,2 & Common Property on SP331055	14/02/2023	Approved	Senior Development Planning Compliance Officer
12990/2022/SSPRV/A	Intrapac Property Pty Ltd	7001 Sandstone Boulevard, White Rock	Lots 2, 3 & 8 on SP339186	20/02/2023	Approved	Senior Development Planning Compliance Officer

DIVISION 2						
Delegated Authority: 59 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
10744/2019/ADP/A	Home Investment Consortium Company Pty Ltd	95 Southern Cross Circuit, Springfield Central	Amendment to an Area Development Plan to include the nomination of the site for Educational Establishment and Other Change to permit the Material Change of Use to permit the development of the Sale of Automotive Parts and Accessories, Retail Warehouse, Restaurant, Commercial Premises, Medical Centre, Indoor Recreation (24-Hour Gymnasium and Children's Play Centre), Child Care Centre, Educational Establishment and Local Utility.	30/01/2023	Approved	Acting Manager, Development Planning
10677/2019/ADP/A	Springfield Land Corporation (No)2 Pty Ltd	7005 Brookwater Drive, Brookwater	Area Development Plan to amend a previous Area Development Plan Approval for Brookwater Dress Circle Stage 4: - Nominate land for Detached Housing; - Reconfigure 1 Lot into 24 Residential Lots, plus New Road, Common Property and 2 Balance Management Lots in 2 substages; and - Permit the development of Detached Housing (where the applicable Planning Scheme provisions for self-assessable development is not complied with).	06/02/2023	Approved	Development Assessment East Manager
13179/2022/BORIST	Building Certification Consultants Pty Ltd	5 Rufous Crescent, Brookwater	Building over or near a stormwater drain - Swimming Pool	02/02/2023	Approved	Engineering Delivery East Manager
810/2023/BR	Precision Building Certification	119 Alice Street, Goodna	Siting Variation - Carport	01/02/2023	Approved	Building Regulatory Officer
874/2023/BR	Precision Building Certification	52 Sharpless Road, Springfield	Siting Variation - Patio	06/02/2023	Approved	Building Regulatory Officer
962/2023/BR	Building Certification Consultants Pty Ltd	99 Johnston Street, Bellbird Park	Amenenity and Aesthetics - Dwelling, Shed/carport, swimming pool and fence	06/02/2023	Approved	Building Regulatory Officer
1002/2023/BR	Urban Demolitions and Plant Hire Pty Ltd	15 Hayes Avenue, Camira	Amenity and Aesthetics - Demolition of Dwelling	06/02/2023	Approved	Building Regulatory Officer
10409/2022/BW	Mr Jan Jacobs	95 Panorama Drive, Springfield	Garden / Storage shed	06/02/2023	Approved	Building Certifier
1414/2022/LDR/A	Mr Peter Barbaro	7009 Gateway Drive, Augustine Heights	Legal Document Request - SP339572	20/02/2023	Approved	Senior Development Planning Compliance Officer
4240/2013/MAMC/D	James Hardie Australia Pty Ltd	1-35 Cobalt Street, Carole Park	Minor Change - Special Industry - Concrete Manufacturing Plant	08/02/2023	Approved	Development Assessment East Manager
12848/2022/OD	JLL	1 Main Street, Springfield Central	Advertising Structures- Six (6) Window Signs and One (1) Wall Sign	25/01/2023	Approved	Development Assessment East Manager
57/2023/OD	Lendlease Communities (Springfield) Pty Ltd	1 Grafton Street, Spring Mountain	Advertising Structures - One Hundred and Two (102) Boundary Fence Signs, Seventy-Four (74) Vertical Banner Signs, One (1) Pylon Sign, Eight (8) Pole Signs, Three (3) Billboard Signs and One (1) Ground Sign	15/02/2023	Approved	Development Assessment East Manager
123/2023/OD	LED Signs Pty Ltd	42 Wellness Way, Springfield Central	Advertising Device - One (1) Pole Sign	10/02/2023	Approved	Development Assessment East Manager
1049/2023/OD	Bank Of Queensland	1 Main Street, Springfield Central	Advertising Structures - Two (2) Window Signs and One (1) Under Awning Sign	20/02/2023	Approved	Development Assessment East Manager
7718/2022/OW	Lendlease Communities (Springfield) Pty Ltd	Lot 750 Unnamed Road, Spring Mountain	Landscaping - Springfield Rise Village 18 Package 4A	27/01/2023	Approved	Engineering Delivery East Manager
9362/2022/OW	Urbis Pty Ltd	Lot 750 Unnamed Road, Spring Mountain	Landscaping - Springfield Rise Village 18 Stages 25 and 26 (Package 4B)	27/01/2023	Approved	Engineering Delivery East Manager
9562/2022/OW	Andrew Gold Landscape Architecture	34-40 Antimony Street, Carole Park	Landscaping	10/02/2023	Approved	Engineering Delivery East Manager
339/2023/OW	Matt O'Brien Constructions	7000 Sapphire Street, Springfield	Landscaping	02/02/2023	Approved	Engineering Delivery East Manager
497/2023/PFT	Ingenious Homes	40 Florida Crescent, Spring Mountain	Single Dwelling	24/01/2023	Approved	Plumbing Inspector
520/2023/PFT	Ingenious Homes	25 Florida Crescent, Spring Mountain	Single Dwelling	30/01/2023	Approved	Plumbing Inspector
577/2023/PFT	Pacific Approvals Pty Ltd	11 Champions Crescent, Brookwater	Single Dwelling	24/01/2023	Approved	Plumbing Inspector
587/2023/PFT	Checkpoint Building Surveyors	15 Standley Place, Spring Mountain	Single Dwelling	24/01/2023	Approved	Plumbing Inspector
650/2023/PFT	Brighton Homes Queensland	6 Penda Lane, Springfield	Single Dwelling	25/01/2023	Approved	Plumbing Inspector
651/2023/PFT	Checkpoint Building Surveyors	46 Kingfisher Street, Springfield	Single Dwelling	30/01/2023	Approved	Plumbing Inspector
702/2023/PFT	Australian Building Approvals	90 Eucalyptus Circuit, Springfield	Single Dwelling	27/01/2023	Approved	Plumbing Inspector
688/2023/PFT	FRD Homes	12 Churchill Street, Bellbird Park	Single Dwelling	27/01/2023	Approved	Plumbing Inspector
640/2023/PFT	Plantation Homes	215 Belvedere Drive, Spring Mountain	Single Dwelling	25/01/2023	Approved	Plumbing Inspector
746/2023/PFT	Bold Properties	60 Kingfisher Street, Springfield	Single Dwelling	30/01/2023	Approved	Plumbing Inspector
744/2023/PFT	Coral Homes QLD Pty Ltd	15 Jacana Close, Springfield	Single Dwelling	30/01/2023	Approved	Plumbing Inspector
769/2023/PFT	Link Homes Building Co Pty Ltd	30 Mallard Way, Bellbird Park	Single Dwelling	31/01/2023	Approved	Plumbing Inspector
842/2023/PFT	Platinum Building Approvals	8 Gladesville Way, Spring Mountain	Single Dwelling	31/01/2023	Approved	Plumbing Inspector
898/2023/PFT	Metricon Homes Pty Ltd	18 Grafton Street, Spring Mountain	Single Dwelling	01/02/2023	Approved	Plumbing Inspector
897/2023/PFT	Australian Building Company Qld Pty Ltd	12 Grafton Street, Spring Mountain	Single Dwelling	01/02/2023	Approved	Plumbing Inspector

DIVISION 2						
Delegated Authority: 59 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
964/2023/PFT	Pacific Approvals Pty Ltd	40 Champions Crescent, Brookwater	Single Dwelling	02/02/2023	Approved	Plumbing Inspector
975/2023/PFT	Brighton Homes Queensland	10 Jacana Close, Springfield	Single Dwelling	03/02/2023	Approved	Plumbing Inspector
990/2023/PFT	Plantation Homes	10 Prague Street, Spring Mountain	Single Dwelling	03/02/2023	Approved	Plumbing Inspector
1040/2023/PFT	DC Living Pty Ltd	2 Bering Street, Spring Mountain	Single Dwelling	06/02/2023	Approved	Plumbing Inspector
1039/2023/PFT	Checkpoint Building Surveyors	49 Carbeen Circuit, Springfield	Single Dwelling	06/02/2023	Approved	Plumbing Inspector
1138/2023/PFT	Coral Homes QLD Pty Ltd	47 Eucalyptus Circuit, Springfield	Single Dwelling	08/02/2023	Approved	Plumbing Inspector
1194/2023/PFT	Coral Homes QLD Pty Ltd	19 Jacana Close, Springfield	Single Dwelling	09/02/2023	Approved	Plumbing Inspector
1270/2023/PFT	Platinum Building Approvals	49 Kingfisher Street, Springfield	Single Dwelling	13/02/2023	Approved	Plumbing Inspector
1248/2023/PFT	Desire Homes Pty Ltd	46 Eucalyptus Circuit, Springfield	Single Dwelling	10/02/2023	Approved	Plumbing Inspector
1272/2023/PFT	Sandsky Developments Pty Ltd	40 Eucalyptus Circuit, Springfield	Single Dwelling	13/02/2023	Approved	Plumbing Inspector
1269/2023/PFT	Building Certification Consultants Pty Ltd	24 Carbeen Circuit, Springfield	Single Dwelling	13/02/2023	Approved	Plumbing Inspector
1299/2023/PFT	Sandsky Developments Pty Ltd	31 Barham Way, Spring Mountain	Single Dwelling	14/02/2023	Approved	Plumbing Inspector
1289/2023/PFT	Sandsky Constructions Pty Ltd	33 Barham Way, Spring Mountain	Single Dwelling	14/02/2023	Approved	Plumbing Inspector
1275/2023/PFT	Plantation Homes	55 Carbeen Circuit, Springfield	Single Dwelling	14/02/2023	Approved	Plumbing Inspector
1300/2023/PFT	Clarendon Homes (Qld) Pty Ltd	12 Jacana Close, Springfield	Single Dwelling	14/02/2023	Approved	Plumbing Inspector
1314/2023/PFT	Plaxera Pty Ltd	4 Bering Street, Spring Mountain	Single Dwelling	15/02/2023	Approved	Plumbing Inspector
1368/2023/PFT	Coral Homes QLD Pty Ltd	28 Carbeen Circuit, Springfield	Single Dwelling	16/02/2023	Approved	Plumbing Inspector
1476/2023/PFT	Inspire Homes QLD Pty Ltd	16 Belvedere Drive, Spring Mountain	Single Dwelling	17/02/2023	Approved	Plumbing Inspector
1528/2023/PFT	Checkpoint Building Surveyors	39 Lapwing Crescent, Bellbird Park	Single Dwelling	20/02/2023	Approved	Plumbing Inspector
1529/2023/PFT	Checkpoint Building Surveyors	42 Carbeen Circuit, Springfield	Single Dwelling	20/02/2023	Approved	Plumbing Inspector
1523/2023/PFT	Burbank Homes	67 Carbeen Circuit, Springfield	Single Dwelling	20/02/2023	Approved	Plumbing Inspector
1550/2023/PFT	Sandsky Developments Pty Ltd	5 Florida Crescent, Spring Mountain	Single Dwelling	20/02/2023	Approved	Plumbing Inspector
661/2023/PPC	ICM Construction	7008 Gateway Drive, Augustine Heights	Temporary water and sewer for construction site compound	07/02/2023	Approved	Plumbing Inspector
586/2023/PPR	Mr Michael Troy Wilkins	265 Old Logan Road, Camira	Existing House septic to sweer change over	24/01/2023	Approved	Plumbing Inspector
812/2023/PPR	Urban Demolitions And Plant Hire Pty Ltd	15 Hayes Avenue, Camira	Demolition of Non-Sewered Secondary Dwelling	01/02/2023	Approved	Plumbing Inspector
981/2023/PPR	HCE Engineers Pty Ltd	12 Cairns Road, Camira	Private Fire, Water and Sanitary Drainage services	06/02/2023	Approved	Plumbing Inspector

DIVISION 3						
Delegated Authority: 63 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
12722/2022/BR	Listed Pty Ltd	37 Nelson Street, Bundamba	Amenity and Aesthetics - Shipping Container	25/01/2023	Approved	Building Regulatory Officer
9/2023/BR	Mr Andrew James Bleakley	8 Prince Street, Dinmore	Siting Variation - Garage	09/02/2023	Approved	Building Regulatory Officer
455/2023/BR	Mr Jamie Robinson	49 Siemons Street, One Mile	Siting Variation - Raising Dwelling	24/01/2023	Approved	Building Regulatory Officer
700/2023/BR	Precision Building Certification	21 Warrawong Street, Eastern Heights	Siting Variation - Carport	31/01/2023	Approved	Building Regulatory Officer
1032/2023/BR	Mrs Roseanne Jane Kirkpatrick and Mr Gerald Scott Kirkpatrick	10 Francis Lane, Sadliers Crossing	Amenity and Aesthetics - Demolition of a Dwelling	08/02/2023	Approved	Building Regulatory Officer
1285/2023/BR	Ms Kathleen Esther Hall and Ms Kim Louise O'Toole	36 Samford Road, Leichhardt	Siting Variation - Carport	20/02/2023	Approved	Building Regulatory Officer
2540/2022/BW	Mr Joshua Vella	36 Clifton Street, Booval	Alterations and Additions to Existing Deck including Roof	02/02/2023	Approved	Building Certifier
11245/2022/BW	Mr Shane Thomas Mossley	15 Whitwood Road, Ebbw Vale	Above ground swimming pool and fence	02/02/2023	Approved	Building Certifier
13188/2022/BW	Mrs Irene Tsekenis	27 Dargie Avenue, Collingwood Park	In-ground Swimming Pool and Fence	17/02/2023	Approved	Building Certifier
4252/2022/CA	Goodman Property Services (Aust) Pty Ltd	43 Weedman Street, Redbank	Reconfiguring a Lot - Two (2) Lot into Four (4) Lots Operational Works - Earthworks	03/02/2023	Approved	Development Assessment East Manager
10120/2021/MAMC/A	Miller Family Enterprises Pty Ltd	18 River Road, Redbank	Minor Change - Material Change of Use - General Industry, Service Trades Use & Business Use (Service Station)	09/02/2023	Approved	Development Assessment East Manager
4883/2019/MAMC/A	Coles Group Ltd	50 Northcott Place, Redbank	Minor Change - Material Change of Use - Services Trade Use (Warehouse)	03/02/2023	Approved	Development Assessment East Manager
13347/2022/MAMC	Ross Llewellyn Holdings Pty Ltd	2 Ross Llewellyn Drive, Booval	Minor Change - Material Change of Use - Business Use (Vehicle Sales Premises)	06/02/2023	Approved	Development Assessment Central Manager
7089/2004/MAMC/A	Collins Foods	148 Brisbane Road, Booval	Minor Change - Extension to KFC Restaurant	15/02/2023	Approved	Development Assessment Central Manager
1668/2016/MAMC/A	Mr Wayne Knight	31 Naomai Street, Bundamba	Reconfiguring a lot (two (2) lots into two (2) lots) (boundary realignment))	15/02/2023	Approved	Senior Planner (Development)
17348/2021/MCU	Ms Mai Nhu T Vu	34 Gledson Street, North Booval	Material Change of Use - Business Use (Extension to existing Take-away Premises - Storage Only)	14/02/2023	Approved	Development Assessment Central Manager
2596/2022/MCU	Bindarra Childrens Daycare Centre Inc	18 Cole Street, Booval	Material Change of Use - Community Use (Extension to Existing Child Care Centre)	17/02/2023	Approved	Development Assessment Central Manager
7576/2022/MCU	Benstead Holdaway	7 Milford Street, Ipswich	Material Change of Use - Community Use (Child Care Centre), Business Use (Office, Cafe and Medical Centre) and Community Use - Educational Establishment	09/02/2023	Approved	Development Assessment Central Manager
9031/2022/MCU	Ms Bharathi Dasegowda Byregowda and Ms Rajini Dasegowda Bharathi and Ms Rekha Dasegowda Bharathi a	28 Ferrett Street, Sadliers Crossing	Material Change of Use - Single Residential (Dwelling and Auxiliary Unit) in a Character Zone	06/02/2023	Approved	Senior Planner (Development)
10489/2022/MCU	Stilmark Holdings Pty Ltd	83 Oxford Street, North Booval	Material Change of Use - Major Utility	03/02/2023	Approved	Principal Planner
11902/2022/MCU	Mr David Price	16 Fox Street, Redbank	Material Change of Use - Single Residential affected by a Development Constraint Overlay - Mining	31/01/2023	Approved	Development Assessment East Manager
9127/2022/OD	Baird & Hayes Surveyors And Town Planners	57 Lusitania Street, Newtown	Extension to a Single Residential in a Character Zone (raising and building underneath and garage on a character dwelling)	03/02/2023	Approved	Development Assessment Central Manager
10027/2022/OD	Mr Paul Sidney Skeates	1 Park Street, Ipswich	Carrying out Building Work not associated with a Material Change of Use - Demolition of 20% of the pre-1946 fabric of the building, Extensions to a Single Residential in a Character Zone and Building in Underneath	24/01/2023	Approved	Development Assessment Central Manager
347/2023/OD	SR Holdings 1 Pty Ltd	25 Nicholas Street, Ipswich	Advertising Devices – Wall Sign and Window Sign	10/02/2023	Approved	Development Assessment Central Manager
370/2023/OD	Hutchinson Builders	8 Nicholas Street, Ipswich	Advertising Devices - Twenty Nine (29) Blade Signs	10/02/2023	Approved	Development Assessment Central Manager
530/2023/OD	The Trustee For The Happen Projects Trust	99 Thorn Street, Ipswich	Carrying out Building Work not Associated with a Material Change of Use - Addition of Deck to an Existing Single Residential Dwelling in a Character Zone	10/02/2023	Approved	Senior Planner (Development)
7737/2022/OW	Canberra Estates Consortium No. 36 Pty Ltd	7001 Collingwood Drive, Collingwood Park	Road Work, Stormwater, Drainage Work, Earthworks, Signage and Clearing Vegetation - Woodlinks Village Stage 20	01/02/2023	Approved	Engineering Delivery East Manager
12372/2022/OW	De Luca Corporation Pty Ltd	90 Montgomery Street, Redbank	Stormwater and Earthworks	06/02/2023	Approved	Engineering Delivery East Manager
114/2023/OW	Apprenticeships Queensland Limited	2A Wilson Street, Newtown	Landscaping	24/01/2023	Approved	Engineering Delivery West Manager
559/2023/PFT	TJB Building Certifiers	9 Cypress Street, Collingwood Park	Single Dwelling	24/01/2023	Approved	Plumbing Inspector
556/2023/PFT	TJB Building Certifiers	27 Meiklejohn Circuit, Collingwood Park	Single Dwelling	24/01/2023	Approved	Plumbing Inspector
554/2023/PFT	TJB Building Certifiers	31 Meiklejohn Circuit, Collingwood Park	Single Dwelling	24/01/2023	Approved	Plumbing Inspector
694/2023/PFT	BRC Consultants	8 Prince Street, Dinmore	Work on an Existing Dwelling	27/01/2023	Approved	Plumbing Inspector
653/2023/PFT	Fluid Building Approvals	19 Morris Street, Bundamba	Single Dwelling	25/01/2023	Approved	Plumbing Inspector

DIVISION 3						
Delegated Authority: 63 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
753/2023/PFT	Avia Homes Australia Pty Ltd	47 John Drive, Collingwood Park	Single Dwelling	30/01/2023	Approved	Plumbing Inspector
725/2023/PFT	TJB Building Certifiers	21 John Drive, Collingwood Park	Single Dwelling	27/01/2023	Approved	Plumbing Inspector
714/2023/PFT	Hoek Modular Homes	5 Brugha Close, Collingwood Park	Single Dwelling	27/01/2023	Approved	Plumbing Inspector
849/2023/PFT	Homes By Cma Pty Ltd	3 Mahogany Street, Collingwood Park	Single Dwelling	31/01/2023	Approved	Plumbing Inspector
863/2023/PFT	Hallmark Homes	29 Citrus Crescent, Collingwood Park	Single Dwelling	01/02/2023	Approved	Plumbing Inspector
948/2023/PFT	Checkpoint Building Surveyors	12 Alabaster Street, Collingwood Park	Single Dwelling	02/02/2023	Approved	Plumbing Inspector
984/2023/PFT	Domaine Homes (Qld) Pty Ltd	24 Meiklejohn Circuit, Collingwood Park	Single Dwelling	06/02/2023	Approved	Plumbing Inspector
1038/2023/PFT	Plantation Homes	36 Bellflower Street, Collingwood Park	Single Dwelling	06/02/2023	Approved	Plumbing Inspector
1137/2023/PFT	Fluid Building Approvals	21 Alabaster Street, Collingwood Park	Single Dwelling	08/02/2023	Approved	Plumbing Inspector
1091/2023/PFT	Fluid Building Approvals	38 John Drive, Collingwood Park	Single Dwelling	07/02/2023	Approved	Plumbing Inspector
1231/2023/PFT	Invision Homes Pty Ltd	27 Morris Street, Bundamba	Single Dwelling	10/02/2023	Approved	Plumbing Inspector
1273/2023/PFT	Torsion Pty Ltd	14 Larsen Street, Leichhardt	Single Dwelling	13/02/2023	Approved	Plumbing Inspector
1237/2023/PFT	Invision Homes Pty Ltd	20 Morris Street, Bundamba	Single Dwelling	10/02/2023	Approved	Plumbing Inspector
1307/2023/PFT	Australian Building Approvals	17 Morris Street, Bundamba	Single Dwelling	14/02/2023	Approved	Plumbing Inspector
1306/2023/PFT	Australian Building Approvals Pty Ltd	14 Morris Street, Bundamba	Single Dwelling	14/02/2023	Approved	Plumbing Inspector
1345/2023/PFT	Burbank Homes	1 Mackenroth Street, Collingwood Park	Single Dwelling	15/02/2023	Approved	Plumbing Inspector
1559/2023/PFT	Silkwood Homes Pty Ltd	11 Banksia Street, Collingwood Park	Single Dwelling	20/02/2023	Approved	Plumbing Inspector
717/2023/PPC	Ipswich City Council Program 08	6 Hooper Street, West Ipswich	10a - Toilet block and Kitchenette	03/02/2023	Approved	Plumbing Inspector
970/2023/PPC	Acor Consultants QLD	65 Stuart Street, Goodna	Westside Christian College undercroft fitout	03/02/2023	Approved	Plumbing Inspector
991/2023/PPC	Performance Construction Hydraulics	8 Nicholas Street, Ipswich	Tenancy Fitout 2B14 - Austhetica Oasis Clinic	06/02/2023	Approved	Plumbing Inspector
1325/2023/PPC	BRW Hydraulics Pty Ltd	148 Brisbane Road, Booval	Refurbishment Works - KFC Booval	17/02/2023	Approved	Plumbing Inspector
986/2023/PPR	GMA Certification Group	31 Ashton Avenue, Redbank	Single Dwelling and Secondary Dwelling	09/02/2023	Approved	Plumbing Inspector
8135/2022/RAL	Mrs Aina Oluwafunmilola Oginni and Mr Omogbolahan Olufemi Oginni	14 Law Street North, Redbank	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	30/01/2023	Approved	Senior Planner (Development)
12612/2022/RAL	K J Packer Consulting Pty Ltd	41 Macquarie Street, Silkstone	Reconfiguring a Lot - Two (2) Lots into Two(2) Lots	13/02/2023	Approved	Senior Planner (Development)
836/2023/RAL	Mr Oliver Clancy Wright	21 Challinor Street, Sadliers Crossing	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	16/02/2023	Approved	Development Assessment Central Manager
14337/2021/SSP/A	Mr Joseph Arokiam Adrian Moraes	10 Edward Street, One Mile	Lots 1 & 2 on SP330865	20/02/2023	Approved	Senior Development Planning Compliance Officer
1934/2022/SSP/A	East Coast Surveys (Aust) Pty Ltd	101A Chermside Road, East Ipswich	Lots 1 & 2 on SP336448	31/01/2023	Approved	Senior Development Planning Compliance Officer
17934/2021/SSP/A	Mr Kenneth James Packer	4 Lower McCormack Street, Bundamba	Lots 39 and 40 on SP331177	31/01/2023	Approved	Senior Development Planning Compliance Officer
6135/2014/SSP/B	Walker Corporation	88 Hume Drive, Bundamba	Lots 40, 131, 906, 907 on SP325682	15/02/2023	Approved	Senior Development Planning Compliance Officer

DIVISION 4						
Delegated Authority: 45 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
12689/2022/BR	Clear Conscience Certification	27 Sycamore Street, Walloon	Siting Variation - Carport	10/02/2023	Approved	Building Regulatory Officer
315/2023/BR	Mr Barry Robert Blair	543 Junction Road, Barellan Point	Amenity and Aesthetics - Shed Siting Variation - Shed	07/02/2023	Approved	Building Regulatory Officer
459/2023/BR	Mr Greg Dempster	33 Paluma Place, Karalee	Amenity and Aesthetics - Shed	25/01/2023	Approved	Building Regulatory Officer
566/2023/BR	Brighton Homes Queensland	41 Timothy Crescent, Rosewood	Siting Variation - Dwelling	31/01/2023	Approved	Building Regulatory Officer
854/2023/BR	Precision Building Certification	9 Normanton Close, Rosewood	Siting Variation - Carport	03/02/2023	Approved	Building Regulatory Officer
876/2023/BR	Dynamic Building Approvals	9 Broad Street, Brassall	Amenity and Aesthetics - Shed Siting Variation - Shed	06/02/2023	Approved	Building Regulatory Officer
1203/2023/BR	McCarthy Consulting Group Pty Ltd	6 Diamantina Boulevard, Brassall	Amenity and aesthetics - demolition of existing dwelling and carport	17/02/2023	Approved	Building Regulatory Officer
1268/2023/BR	Construct 81	42 Aspect Way, Karalee	Amenity and Aesthetics - Shed	17/02/2023	Approved	Building Regulatory Officer
1298/2023/BR	O'Brien Building Consultants	5 Mt Crosby Road, Tivoli	Siting Variation - Shed	20/02/2023	Approved	Building Regulatory Officer
7765/2022/BW	Mr Craig Harvey Isaacs	5 Le Prix Court, Yamanto	New Detached Steel Shed	01/02/2023	Approved	Building Certifier
7839/2022/BW	Mr Stephen John Smith	12 Stanley Court, Brassall	Detached Shed	06/02/2023	Approved	Building Certifier
12820/2022/BW	Mr Kerry James Ludgator	26-28 Maleeh Avenue, Thagoona	Swimming Pool and Pool Fence	07/02/2023	Approved	Building Certifier
19984/2021/CA	Tract	120 Taylors Road, Walloon	Variation Request for Development in Accordance with the Residential Low Density Zone Reconfiguring a Lot - Two (2) Lots into Fifty Six (56) Lots and new roads Material Change of Use - Plan of Development (63 Dwelling Houses)	16/02/2023	Approved	Development Assessment Central Manager
8672/2022/CA	Mr Nick Haseler	33 Churchill Street, Churchill	Reconfiguring a Lot - One (1) lot into Two (2) lots Material Change of Use - Single Residential affected by a development constraint overlay (Flooding)	25/01/2023	Approved	Senior Planner (Development)
7640/2003/MAMC/A	Baird & Hayes Consulting Surveyors	7000 Argows Road, Haigslea	Minor Change - Two (2) lots into Sixty (60) lots	07/02/2023	Approved	Development Assessment Central Manager
8425/2022/MCU	Optus Mobile Pty Ltd	29 Douglas Court, Karalee	Material Change of Use - Major Utility (Telecommunications Facility)	31/01/2023	Approved	Development Assessment East Manager
9459/2022/MCU	Superior Granny Flats	10 Venus Court, Karalee	Material Change of Use - Dual Occupancy (Relative's Accommodation)	25/01/2023	Approved	Development Assessment East Manager
235/2023/MCU	Mr David Patrick Elliott	56 Marburg Quarry Road, Marburg	Material Change of Use - Home Based Activity - Motor Vehicle Safety Certificate Inspection Station	15/02/2023	Approved	Senior Planner (Development)
17457/2021/NAME/B	ID Walloon Developments Pty Ltd	7001 Rohl Road, Walloon	Road Naming - Dawn Estate - Stage 6C1 & 6C2	20/02/2023	Approved	Senior Development Planning Compliance Officer
698/2023/OD	Miss Krystal Katelyn Farrelly	6 Wyndham Street, North Ipswich	Carrying out Building Work not Associated with a Material Change of Use (Extension to a Single Residential in a Character Zone)	01/02/2023	Approved	Development Assessment Central Manager
11721/2022/OW	Bornhorst & Ward Pty Ltd	20 Frederick Street, Marburg	Road Work, Drainage Work, Stormwater, Earthworks and Signage	13/02/2023	Approved	Engineering Delivery West Manager
354/2023/PFT	Active Building Approvals Pty Ltd	28 Nielsen Road, Rosewood	Single Dwelling	25/01/2023	Approved	Plumbing Inspector
690/2023/PFT	Platinum Building Approvals	79 Stanton Cross Drive, Karalee	Single Dwelling	27/01/2023	Approved	Plumbing Inspector
1098/2023/PFT	Torsion Pty Ltd	24 Fyfe Street, Walloon	Single Dwelling	07/02/2023	Approved	Plumbing Inspector
1106/2023/PFT	Hallmark Homes Pty Ltd	96 Langland Circuit, Walloon	Single Dwelling	07/02/2023	Approved	Plumbing Inspector
1150/2023/PFT	Torsion Pty Ltd	14 Fyfe Street, Walloon	Single Dwelling	09/02/2023	Approved	Plumbing Inspector
1261/2023/PFT	Hoek Modular Homes	8A Moores Pocket Road, Tivoli	Single Dwelling	10/02/2023	Approved	Plumbing Inspector
12395/2022/PPC	Queensland Wastewater	30 Coal Road, Chuwar	On-Site Sewerage Facility Upgrade	06/02/2023	Approved	Plumbing Inspector
9458/2022/PPR	Ms Sue Deveson	22 Arnold Street, Wulkuraka	Secondary Dwelling and Shed with Fixtures, Removal of existing Septic and connect all Fixtures to sewer connection.	31/01/2023	Approved	Plumbing Inspector
12534/2022/PPR	Oska Hydraulic Consultants Pty Ltd	21A North Street, North Ipswich	North Ipswich -Townhouse Development – Stage 2B	03/02/2023	Approved	Plumbing Inspector
13204/2022/PPR	Arista Homes	26 William Street, Marburg	Non-Sewered Single Dwelling	02/02/2023	Approved	Plumbing Inspector
343/2023/PPR	Mrs Thandile Lee Coles and Mr Jason Marcus Coles	2 Freshwater Place, Karalee	On-Site Sewerage Facility Upgrade	01/02/2023	Approved	Plumbing Inspector
548/2023/PPR	Prostart Plumbing Pty Ltd	148 Missigs Road, Haigslea	Non Sewered Secondary Dwelling	31/01/2023	Approved	Plumbing Inspector
730/2023/PPR	TJB Building Certifiers	7 Loch Way, Brassall	Single Dwelling and Secondary Dwelling	31/01/2023	Approved	Plumbing Inspector
864/2023/PPR	Kelvin Parsons Plumbing	571-573 Junction Road, Barellan Point	Non Sewered Secondary Dwelling (Studio with 4 fixtures)	07/02/2023	Approved	Plumbing Inspector
1043/2023/PPR	G&P Builders Pty Ltd	69 Brodzig Road, Chuwar	Non-Sewered Single Dwelling	09/02/2023	Approved	Plumbing Inspector
1105/2023/PPR	Bartley Burns Pty Ltd	14-16 Gascoyne Drive, Karalee	On-Site Sewered Facility Upgrade	17/02/2023	Approved	Plumbing Inspector

DIVISION 4						
Delegated Authority: 45 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
1139/2023/PPR	JDBA Certifiers	650 Rosewood Marburg Road, Tallegalla	Non-Sewered Secondary Dwelling	20/02/2023	Approved	Plumbing Inspector
8578/2022/RAL	Ms Nicola Steel	49 Glencoe Place, Thagoona	Reconfiguring a Lot - Boundary Realignment (Two (2) Lots into Two (2) Lots	16/02/2023	Approved	Senior Planner (Development)
9563/2022/RAL	M & G Developments Pty Ltd	21 Fernvale Road, Brassall	Reconfiguring a Lot - One (1) lot into Two (2) lots	30/01/2023	Approved	Development Assessment Central Manager
13320/2022/RAL	Baird & Hayes Surveyors And Town Planners	88 James Road, Pine Mountain	Reconfiguring a Lot - Two (2) Lots into Two (2) Lots	01/02/2023	Approved	Senior Planner (Development)
2058/2012/SSP/A	Klasbury Pty Ltd	97 John Street, Rosewood	Lots 20-24 on SP334017	06/02/2023	Approved	Senior Development Planning Compliance Officer
5040/2018/SSP/A	Mr/Ms Robin Anderson	46 Windle Road, Brassall	Lots 1-7 on SP331655	31/01/2023	Approved	Senior Development Planning Compliance Officer
5061/2022/SSP/A	Mr/Ms Maris Salazar	239 Tallegalla Two Tree Hill Road, Marburg	Lots 1 & 2 on SP339632, Lot 3 on SP315320	07/02/2023	Approved	Senior Development Planning Compliance Officer
10626/2022/SSP/A	Mr Tony Christian	77 Holdsworth Road, North Ipswich	Lots 14 and 77 on SP334685	15/02/2023	Approved	Senior Development Planning Compliance Officer

Doc ID No: A8685717

ITEM: 6

SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 21 FEBRUARY 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.

Alisha Connaughton

ACTING 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 - 14

(as at 20 February 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 1 March 2023.

Item 6 / Attachment 1.

DIVISION 1

ASHWORTH & others v DEPUTY PREMIER

Register No:	195	Appeal Type:	Judicial Review	Appeal No:	2192 of 2022
Application No:	10674/2019/CA			Received Date:	24/2/2022
Property:	266-304 Coopers Road WILLOWBANK QLD 4306				
Applicant:	Wanless Recycling Park Pty Ltd				
Appeal Summary:	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.				
Status:	Awaiting Judgement				

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

Register No:	196	Appeal Type:	Judicial Review	Appeal No:	2198 of 2022
Application No:	10674/2019/CA			Received Date:	8/3/2022
Property:	266-304 Coopers Road WILLOWBANK QLD 4306				
Applicant:	Wanless Recycling Park Pty Ltd				
Appeal Summary:	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.				
Status:	Awaiting Judgement				

AUSTIN BMI PTY LTD v DEPUTY PREMIER

Register No:	197	Appeal Type:	Judicial Review	Appeal No:	2105 of 2022
Application No:	10674/2019/CA			Received Date:	8/3/2022
Property:	266-304 Coopers Road WILLOWBANK QLD 4306				
Applicant:	Wanless Recycling Park Pty Ltd				
Appeal Summary:	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.				
Status:	Awaiting Judgement				

Item 6 / Attachment 1.

DIVISION 1

Axelom Capital No. 3 Pty Ltd v Ipswich City Council

Register No:	199	Appeal Type:	Applicant Appeal	Appeal No:	2527/22
Application No:	2295/2020/VA			Received Date:	17/10/2022
Property:	146 Siddans Road DEEBING HEIGHTS QLD 4306				
Applicant:	Axelom Capital No. 3 Pty Ltd C/ Baird & Hayes				
Appeal Summary:	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.				
Status:	Without prejudice discussions ongoing. The matter is listed for review on 15 March 2023.				

NuGrow Ipswich Pty Ltd v Ipswich City Council

Register No:	203	Appeal Type:	Applicant Appeal	Appeal No:	107/2023
Application No:	7213/2014/MAMC/D			Received Date:	19/1/2023
Property:	Lot 3 Unnamed Road SWANBANK QLD 4306				
Applicant:	Nugrow Ipswich Pty Ltd				
Appeal Summary:	This is an applicant appeal against Council's decision to refuse Development Application No. 7213/2014/MAMC/D, being an application for a Minor Change - Special Industry (Compost and Soil Conditioner Manufacturing Facility).				
Status:	Awaiting directions				

DIVISION 2

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

Register No:	184	Appeal Type:	Applicant Appeal	Appeal No:	1428 of 2021
Application No:	9446/2017/ADP			Received Date:	9/6/2021
Property:	1 Springfield Lakes Boulevard SPRINGFIELD LAKES QLD 4300				
Applicant:	Spring Lake Holdings Pty Ltd				
Appeal Summary:	This is an applicant appeal against a deemed refusal of an application to: (1) amend an existing approved Area Development Plan over the Spring Lake Metro site for: (a) An additional Child Care Centre; (b) A Motel (extension); and (c) Additional ground floor tenancies (Shop, Restaurant, Service Industry, Medical Centre, Fast Food Premises, Commercial Premises and/or Veterinary Clinic; and (2) operational work for advertising structures (above awning signs, below awning signs and awning fascia signs).				
Status:	Preliminary point (jurisdictional matter) was heard by the Court on 21 February 2022. Awaiting outcome. On 27 January 2023, Her Honour Judge McDonnell ordered that the Planning and Environment Court does not have jurisdiction to hear and determine the appeal from an application to amend the area development plan approved under the Springfield Structure Plan.				

DIVISION 3

Item 6 / Attachment 1.

DIVISION 3

Cleanaway Solid Waste Pty Ltd v Ipswich City Council

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

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

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

Cheep Stays Pty Ltd v Ipswich City Council

Register No:	201	Appeal Type:	Applicant Appeal	Appeal No:	2553 of 2022
Application No:	19904/2021/MCU			Received Date:	19/10/2022
Property:	84 Chubb Street ONE MILE QLD 4305				
Applicant:	Cheep Stays Pty Ltd				
Appeal Summary:	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.				
Status:	Without prejudice discussions ongoing. The matter is listed for review on 15 March 2023				

DIVISION 4

Item 6 / Attachment 1.

DIVISION 4

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

Register No:	177	Appeal Type:	Notice of Appeal	Appeal No:	652 of 2021
Application No:	2992/2008/MAEXT/B			Received Date:	22/3/2021
Property:	198-238 Fernvale Road BRASSALL QLD 4305				
Applicant:	Fabcot Pty Ltd				
Appeal Summary:	This is an appeal against a refusal to an extension to the currency period application based on the aspects of the development are in conflict with the current legislative framework that would apply to the development, if it were a new development. Specifically the State Planning Policy 2017 in relation to MSES – Wildlife Habitat for Koala classed as high value bushland and Schedule 10, Part 10, division 3 of the Planning Regulation 2017 (core koala habitat areas mapped on the site).				
Status:	Without prejudice discussions ongoing. The matter is listed for review on 29 March 2023.				

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:	<p>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).</p> <p>The primary grounds for Kelly Consolidated Pty Ltd lodging the appeal against Council's decision are as follows:</p> <ul style="list-style-type: none"> - 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.				

DIVISION 4

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:	<p>This is an Originating Application made by Yamanto Holdings Pty Ltd, which makes the following declarations and orders in the Planning and Environment Court:</p> <ul style="list-style-type: none">- That Councils 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:	Without prejudice discussions ongoing. The matter is listed for review on 17 March 2023.				

Doc ID No: A8675399

ITEM: 7

SUBJECT: DEVELOPMENT APPLICATION - 6610/2022/MCU - RECOMMENDATION -
PARMAC PROPERTY INVESTMENTS PTY LTD - FAST FOOD PREMISES (KFC) AT
GOODNA

AUTHOR: PLANNER (DEVELOPMENT)

DATE: 16 FEBRUARY 2023

EXECUTIVE SUMMARY

This is a report concerning a change representations request to amend the approved Business Use (Fast Food Premises) at 16 Queen Street, Goodna. The application seeks amendments to the approved plans for the development and amendments to a number of the conditions of approval.

The change representations request is recommended to be approved in part.

RECOMMENDATION/S

That the Growth, Infrastructure and Waste Committee resolve to approve, in part, the representations to change development application no. 6610/2022/MCU subject to conditions as contained in Attachment 1 of this report.

RELATED PARTIES

The related parties to this application are:

- Applicant – Parmac Property Investments Pty Ltd
- Owner - Mr D G McGreevy and Mr K F McGreevy
- Relevant Consultants –
 - Parmac Property Group (Planning Report)
 - Interworks Architects (Architectural Plans)
 - Acoustic Works (Acoustic Assessment)
 - TTM Consulting (Traffic Impact Assessment)
 - KRM Civil Engineering (Civil Engineering Report & Plans)
 - Baird & Hayes (Survey Plan)

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

SITE ADDRESS:	16 Queen Street, GOODNA QLD 4300
APPLICATION TYPE:	Material Change of Use
PROPOSAL:	Business Use (Fast Food Premises)
ZONE:	MC4S8 – Major Centres
OVERLAYS:	Heritage – Identified Places Historic Miscellaneous Heritage
APPLICANT:	Parmac Property Investments Pty Ltd
OWNER:	Mr D G McGreevy and Mr K F McGreevy
EXISTING OR PROPOSED TRADING NAMES:	KFC
APPLICATION NO:	6610/2022/MCU
AREA:	2,023m ²
REFERRAL AGENCIES:	Not applicable
EXISTING USE:	Single Residential
PREVIOUS RELATED APPROVALS:	Not applicable
DATE RECEIVED:	11 October 2022
EXPECTED DETERMINATION DATE:	20 February 2022

SITE LOCATION:



Figure 1 – Locality Plan

SITE DETAILS AND SURROUNDING LAND USES:

The subject site is a 2,023m² allotment situated within the Goodna Secondary Business Area (sub area MC4S8 - Queen Street East) of the Major Centres Zone in Goodna. The site is bound by existing mixed commercial development to the north and south, whilst an unimproved lot (located within the Character Mixed Use Zone) lies immediately to the east.

The lot generally slopes towards the north-east, with an overall fall of approximately 4.5m. Access to the site is currently obtained by a single vehicle crossover from Queen Street.

The site is improved by a Single Residential dwelling, being a single-storey chamferboard house set on timber stumps which is identified as a 'Place of Interest' under Schedule 3 of the *Ipswich Planning Scheme*. However, the removal and relocation of the building is considered exempt development under the Character Places Overlays Code (subject to conditions being achieved). The applicant has obtained building approval for the removal of the dwelling, in addition to Material Change of Use approval for Single Residential Dwelling in a Character Zone at the intended site of relocation (i.e. Lot 99 on SP182001 – 3 Unnamed Road, Rosewood).

Pursuant to Council's Planning Scheme mapping, no other development constraints are identified over the site, although civil engineering plans provided by the applicant identify a natural overland flow path across a portion of the south-eastern corner of the site.

OVERVIEW:

On 7 September 2022, Council issued a Decision Notice in relation to Development Permit No. 6610/2022/MCU that approved a Material Change of Use for a Business Use (Fast Food Premises) at 16 Queen Street, Goodna. The fast food premises (identified in proposal plans as 'KFC') incorporate 272m² of gross floor area (including approximately 67m² of customer floorspace), fifteen (15) car parking spaces (including two (2) tandem staff car parking spaces and one (1) PWD space), bike racks, and a drive-through facility to accommodate twelve (12) queuing vehicles.

The fast food premises is proposed to be operated 24 hours per day, 7 days per week, with 6 employees assumed to be onsite at any given time.

Vehicular access to the proposed development is proposed via two (2), 6.0m-wide access driveways, with ingress from the northern crossover and egress from the southern crossover.

On 11 October 2022, the applicant submitted change representations about the decision notice. The representations related to:

- (a) Part 3, 'Approved Plans, Specifications and Drawings' and Part 11 of the decision notice – 'Other requirements under s43 of the Planning Regulation 2017'; and
- (b) several conditions of approval, specifically Condition 2 'Minor Alterations', Condition 3 'Development Plans', Condition 5 'Removal of Buildings', Condition 13 'Customer Toilets', Condition 17 'Landscape and Fencing', Condition 21 'Roadworks', Condition 22 'Stormwater Quantity Management', Condition 26 'Further Works', and Condition 30 'Acoustic Design Management'.

CONTENTIOUS DEVELOPMENT/COMMUNITY ISSUES:

The development application is code assessable and, as such, public notification was not required to be undertaken by the applicant. However, a number of submissions were received from members of the public with respect to the proposed development, relating to the Schedule 3 dwelling on the site, the need for an additional KFC in the vicinity, and concerns about traffic impacts), which were considered in the original assessment of the application insofar as they pertained to the relevant assessment benchmarks.

SUMMARY:

A full assessment of the change representations request has been undertaken (refer Assessment – Change Representations Assessment) and the request is recommended to be approved in part in accordance with the below attachments, and as follows:

Nature of Changes:

Nature of Change	Recommendation
Part 3 'Approved Plans, Specifications and Drawings'	To be amended
Part 11 'Other requirements under section 43 of the <i>Planning Regulation 2017</i> '	To remain unchanged
Condition 2 'Minor Alterations'	To remain unchanged
Condition 3 'Development Plans'	To remain unchanged
Condition 5 'Removal of Buildings'	To be amended
Condition 13 'Customer Toilets'	To remain unchanged
Condition 17 'Landscaping and Fencing'	To be amended
Condition 21 'Roadworks'	To be amended
Condition 22 'Stormwater Quantity Management'	To be amended
Condition 26 'Further Works'	To remain unchanged
Condition 30 'Acoustic Design Management'	To remain unchanged

LEGAL/POLICY BASIS

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

RISK MANAGEMENT IMPLICATIONS

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

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendation A states that the Growth Infrastructure and Waste Committee resolve to approve, in part, the representations to change development application no. 6610/2022/MCU, subject to conditions as contained in Attachment 1 of this report.
(b) What human rights are affected?	No human rights are affected by this decision because the applicant is a company and therefore does not have human rights under the <i>Human Rights Act 2019</i> . Furthermore, the application is subject to code assessment and therefore

	properly made submissions cannot be made about the application, pursuant to the <i>Planning Act 2016</i> .
(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

There are no resource implications associated with this report.

COMMUNITY AND OTHER CONSULTATION

INTERNAL CONSULTATION

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

- Engineering memorandum dated 9 September 2022 with recommendations relating to Conditions 21 and 22.

ASSESSMENT – CHANGE REPRESENTATIONS ASSESSMENT REPORT

Part 3 Approved Plans, Specifications and Drawings: To be amended to correct references to Conditions

Applicant's Change Representations:

We request relevant references to waiting bays in the Approved Plan Specifications and Drawings be deleted. All references to the waiting bays being covered are requested to be deleted. Sufficient evidence of Council accepting uncovered waiting bays was provided by the applicant by email dated 17 August 2022 [i.e. applicant response to Assessment Manager Further Advice correspondence].

Evaluation of Change Representations:

The applicant requested uncovered waiting bays on the basis that the Parking Code of the planning scheme is outdated and covered waiting bays were not required for other Fast Food developments in several instances (i.e. McDonald's Ripley – 312-332 Ripley Road, Ripley; McDonald's Fernbrooke – 12 Sunbird Drive, Redbank Plains; Taco Bell – 70 Brisbane Road, East Ipswich; Carl's Jnr, Krispy Kreme & Origin Kebabs – 580 Redbank Plains Road, Redbank Plains). It is acknowledged that covered waiting bays were not required in those locations; however, the applicant has not expounded on the particular circumstances which may justify non-compliance with the assessment benchmarks in this instance.

Whilst the waiting bays are to be situated partially in front of the proposed building and the applicant indicated (in their initial information request response) a preference for uncovered waiting bays to provide uninterrupted sight lines to corporate livery and elevational articulation of the building, it is considered that a design which will comply with the benchmark and still achieve the applicant's objective (such as the McDonald's at 1 Gateway Drive, Augustine Heights) is feasible. Accordingly, it is recommended to retain the requirement for covered waiting bays, as marked on the approved plans.

Whilst the applicant did not request the following, it is noted that there is an error in the table of specifications/drawings set out in Part 3 wherein an amendment is required to the Engineering Report prepared by KRM Civil Engineering (ref. no. 0134-ENG01). Specifically, the amended report should be in accordance with Condition 22 'Stormwater Quantity Management' rather than Condition 21 'Roadworks'. As such, it is recommended that the table in Part 3 'Approved Plans, Specifications and Drawings' be amended accordingly.

Part 3 (to appear in Negotiated Decision Notice):

3. Approved Plans Specifications and Drawings

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

- (a) The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents); and

- (b) Where the amended version of the plans and documents referred to in the table below have been approved by the Assessment Manager, the amended version of those plans and documents.

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

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Material Change of Use				
SK 01	Site Plan – Issue C	Interworks Architects	16 August 2022	<p>The retaining wall must be amended to a single tier which is located, along with the acoustic barrier, on the property boundary.</p> <p>The waiting bays must be covered. Refer to Condition 3.</p> <p>Footpath is to be upgraded in accordance with Condition 21 'Roadworks'.</p> <p>GFA amended to 272m².</p>
SK 02	Floor Plan – Issue C	Interworks Architects	16 August 2022	<p>The waiting bays must be covered. Refer to Condition 3.</p> <p>GFA amended to 272m².</p>
SK 03	Elevations – Issue C	Interworks Architects	16 August 2022	<p>Eastern and western elevation labels amended.</p> <p>Elevations must be amended to alter the retaining wall to a single tier which is located, along with the acoustic barrier, on the property boundary.</p> <p>The waiting bays must be covered. Refer to Condition 3.</p>

				Advertising devices are not approved as part of this development permit.
2022-070 SK01	16 Queen Street, Goodna – Landscape Concept – Issue B	Jeremy Ferrier Landscape Architect	August 2022	<p>Footpath is to be upgraded in accordance with Condition 21 'Roadworks'.</p> <p>The plan must be amended to alter the retaining wall to a single tier which is located, along with the acoustic barrier, on the property boundary.</p> <p>Screen planting to be provided inside the acoustic barrier to provide a green edge to the development, shading and softening the internal hardstand and acoustic barrier.</p> <p>Heritage marker to be included within front landscaping area. Refer to Condition 6.</p>
2022-070 SK03	16 Queen Street, Goodna – Landscape Concept – Issue B	Jeremy Ferrier Landscape Architect	August 2022	N/A
SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Material Change of Use				
0134-ENG01	Engineering Report Proposed Commercial Development 16 Queen Street, Goodna Revision B	KRM Civil Engineering	3 August 2022	<p>The applicant must provide an amended report in accordance with Condition 21 'Roadworks' Condition 22 'Stormwater Quantity Management'.</p>

22BRT0080	Traffic Impact Assessment Proposed Fast-Food Development 16 Queen Street, Goodna Revision 1	TTM	7 July 2022	N/A
22BRT0290	Proposed Fast Food Outlet 16 Queen Street, GOODNA QLD 4300 Traffic Engineering Letter – Information Request	TTM	4 August 2022	N/A
2022270 R01C	Acoustic Report	Acoustic Works	17 August 2022	The applicant must provide an amended report in accordance with Condition 30(a) Acoustic Design Management.

Part 11: To remain unchanged

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

Not applicable to this decision.

Applicant's Change Representations:

The applicant sought to insert the following:

Schedule 9 of the Planning Regulation 2017 is applicable to the relocation and reinstatement of the Schedule 3 Place of Interest, but not to its removal. The dwelling must at all times remain within the Ipswich LGA.

This change is required for consistency with the Character Places Overlay (as it relates to exempt works for Schedule 3 Places of Interest), and to provide certainty as to the provisions of the development permit.

Evaluation of Change Representations:

Section 43 of the *Planning Regulation 2017* sets out the requirements for the decision notice, which includes the following requirements:

- “(a) state any other development permits necessary to allow the development to be carried out; and
- (b) be accompanied by any approved plans, specifications or drawings for the development approval; and
- (c) if the development involves building work that is building, repairing or altering a building and is assessable against the building assessment provisions—state the classification or proposed classification of the building or parts of the building under the Building Code; and
- (d) if the development application is taken, under the Environmental Protection Act, section 115, to also be an application for an environmental authority—state details of any environmental authority given for the application under that Act; and
- (e) be accompanied by a copy of any written agreement under section 49(4)(b) or 66(2)(b) or (c) of the Act relating to the approval.”

Items (a) to (d) above are addressed elsewhere in the development permit; Part 11 of the development permit refers to the “copy of any written agreement under section 49(4)(b) or 66(2)(b) or (c) of the Act relating to the approval”, which relates to a preliminary approval that is still in effect over the premises, and a development condition of an earlier development in effect for the development, respectively. Schedule 9 of the *Planning Regulation 2017* is not relevant to this part of the development permit.

Part 11 (to appear in Negotiated Decision Notice):

To remain unchanged.

Condition 2 (Minor Alterations): To remain unchanged

2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.

Applicant’s Change Representations:

Amend condition 2 to:

*“Notwithstanding the requirements detailed in this approval, any other minor alterations, **including to the approved plans**, accepted in writing by the assessment manager will suffice.”*

This change provides sufficient discretion for the assessment manager to address minor alterations, if any, during the design development stage.

Evaluation of Change Representations:

Condition 2 ‘Minor Alterations’ is a standard Ipswich City Council development condition, which has always been taken to refer to any aspect of the development permit (including

the approved plans). It is considered that an amendment to the condition is not required in this instance.

Condition 2 (to appear in Negotiated Decision Notice):

Condition 2 to remain unchanged.

Condition 3 (Development Plans): To remain unchanged

3.	Development Plans
(a)	<div> <div>The applicant must undertake the development generally in accordance with the approved plans outlined in Part 3 of this development permit.</div> <div>From the commencement of the construction of the development and at all times thereafter.</div> </div>
(b)	<div> <div>The applicant must submit to the assessment manager for approval detailed plans of a roof structure covering the waiting bays.</div> <div>Prior to the building works approval being granted for the development.</div> </div>
(c)	<div> <div>The applicant must construct the covered waiting bays in accordance with the approval granted in (b) above.</div> <div>Prior to the commencement of the use and at all times thereafter.</div> </div>

Applicant's Change Representations:

Amend condition 3(a) as follows:

*"(a) The applicant must undertake the development generally in accordance with the approved plans outlined in Part 3 of this development permit. **Any minor alteration accepted in writing by the assessment manager will suffice.**"*

This change provides sufficient discretion for the assessment manager to address minor alterations, if any, during the design development stage.

Evaluation of Change Representations:

As was the case with Condition 2 above, Condition 3 'Development Plans' is a standard Ipswich City Council development condition. It is considered that Condition 2 'Minor Alterations' already provides the discretion that the applicant is seeking for the assessment manager to be able to address any proposed minor alterations during the detailed design stage. As such, no amendment to the condition is considered necessary in this instance.

Condition 3 (to appear in Negotiated Decision Notice):

Condition 3 to remain unchanged.

Condition 5 (Removal of Buildings): To be amended

Applicant's Change Representations:

Amend condition 5 as follows:

"5. Removal of Buildings

*(a) The applicant must remove all buildings or other structures on the land and disconnect all relevant services. **Any Schedule 3 listed dwelling removed by the applicant must be retained***

within the Ipswich Local Government area until the building works approval for the relocation of that dwelling is obtained pursuant to Part 5A of this approval."

Timing of 5(a) = no change proposed.

*"(b) The applicant must **provide the following details to the assessment manager in relation to the Schedule 3 listed dwelling:***

(i) nomination of the proposed site of relocation within the Ipswich Local Government area;

and

(ii) a report containing photographs and measured drawings which document the location and condition of the building prior to its removal or relocation.

(c) The applicant must obtain relevant approvals for the above works."

Timing of 5(b) and (c) = Prior to the commencement of the works.

"5A. Relocation of any Schedule 3 listed dwelling

(a) The applicant must provide to the assessment manager in relation to the Schedule 3 listed

dwelling a copy of any relevant development permit to be obtained for the establishment of the dwelling on the site of relocation."

Timing for 5A = Prior to the issue of the building works approval for the relocation of the dwelling.

To be classed as 'exempt works' the Character Places overlay code for removal of a Schedule 3 building simply requires that the building is retained within the Local Government Area, and the Local Government is provided with the condition report with photographs etc.

The requirement to evidence the development approval for relocation is not required until approval for the relocation works. To separate these requirements, the applicant has proposed to split condition 5 into the suggested conditions:

- 5. Removal of Buildings; and*
- 5A. Relocation of any Schedule 3 listed dwelling.*

Additionally, proposed Condition 5(b) now exactly reflects the requirements pursuant to Table 11.3.2 (r) of the Character Places Overlay code, as it is unreasonable to impose requirements that are not consistent with the Character Places Overlay Code. Accordingly:

- *In relation to Condition 5(b)(i) the words in brackets “either within Goodna or a Character Zone” are deleted.*
- *In relation to Condition 5(b)(i) the additional element of ‘demonstrating that the dwelling will be orientated and restored as far as possible to retain or enhance its original streetscape presence and overall setting’ is deleted and;*
- *In relation to Condition 5(b)(ii) the words ‘prepared by a suitably qualified Heritage consultant’ are deleted.*

Evaluation of Change Representations:

Conditions 5(a) and 5(b) are standard Ipswich City Council development conditions which are not specific to the Schedule 3 listed dwelling but are required prior to construction of the proposed development and are recommended to be retained, unchanged. It is noted that the applicant has now obtained building approval for the removal of the existing dwelling.

In relation to Condition 5(c), it is acknowledged that the words in Condition 5(c) referring to “*either in Goodna or a Character Zone*” are drawn from a footnote to Table 11.3.2 of the Character Places Overlay Code, which does not carry the weight of assessment requirements set out in the table itself. As such, the applicant’s request to delete those words is considered reasonable. Notwithstanding, it is noted that the applicant had nominated (during the assessment of this application) a site in a character zone in Rosewood for the reinstatement of the dwelling, and has indeed now obtained separate development approval for a Material Change of Use for the reinstatement of the dwelling on the nominated site.

It is also considered reasonable to delete the requirement in Condition 5(c)(ii) for the applicant to have the report prepared by a “*suitably qualified Heritage consultant*”, as the applicant has provided an archival report, prepared by an architect, which has been reviewed and approved by Council’s Urban Design and Heritage Conservation officers on the basis that it provided the required information.

Whilst it was initially unclear from the applicant’s proposed amendments what the applicant’s main concern was with the remainder of the condition, further discussion with the applicant clarified that it primarily related to Condition 5(c)(iii) – “*a copy of any relevant development permit required to be obtained for the establishment of the dwelling on the site of relocation*” to be provided “*Prior to the issue of building works approval for the relocation of the dwelling*” – as the applicant pointed out that copies of all building approvals would not be possible to provide prior to their being issued. However, the intention of the condition relates to relevant planning approvals (noting that an application for Material Change of Use for a Single Residential in a Character Area was required for the Schedule 3 dwelling to be relocated to the nominated site in Rosewood), so it is recommended to amend Condition 5(c)(iii) to specify ‘Material Change of Use development permit’.

Condition 5 (to appear in Negotiated Decision Notice):

5.	Removal of Buildings	
(a)	The applicant must remove all buildings or other structures on the land and disconnect all relevant services.	Prior to the commencement of the construction of the development.
(b)	The applicant must obtain relevant approvals for the above works.	Prior to the commencement of the works.
(c)	<p>The applicant must provide the following details to the assessment manager in relation to the Schedule 3 listed dwelling:</p> <p>(i) nomination of the proposed site of relocation (either within Goodna, or a Character Zone within the Ipswich Local Government area), demonstrating that the dwelling will be oriented and restored as far as possible to retain or enhance its original streetscape presence and overall setting;</p> <p>(ii) a report (prepared by a suitably qualified Heritage consultant) containing photographs and measured drawings which document the location and condition of the building prior to its removal or relocation; and</p> <p>(iii) a copy of any relevant Material Change of Use development permit required to be obtained for the establishment of the dwelling on the site of relocation.</p>	Prior to the issue of building works approval for the relocation of the dwelling.

Condition 13 (Customer Toilets): To remain unchanged

13.	Customer Toilets
(a)	The applicant must provide customer toilet facilities in accordance with the provisions of the National Construction Code, which must remain open for access at all times during the operation of the development. From the commencement of the use and at all times during the approved hours of operation thereafter.
(b)	The applicant must provide at least one wash basin, with a rim height not exceeding 600mm, for use by young children. From the commencement of the use and at all times during the approved hours of operation thereafter.
(c)	Where wall hung urinals are provided, the applicant must ensure at least one such urinal is designed for use by young children and installed in accordance with the manufacturer's specification. From the commencement of the use and at all times during the approved hours of operation thereafter.

Applicant's Change Representations:

Delete conditions (b) and (c). The applicant submits its obligation to install toilets is covered by condition 13(a), compliance with the provisions of the National Construction Code. The applicant has consulted various project managers and builders, including Hutchinson Builders who have not seen the implementation of separate urinals and basins for young children as a condition of approval in their projects.

Evaluation of Change Representations:

The Specific Outcome listed in section 12.7.5(16)(b) of the Commercial and Industrial Code specifies that *"Public toilet facilities are provided and designed for use by all members of the community, including people with disabilities, parents and young children."* The particular requirement for wash basins and wall hung urinals listed in the condition are set out in the related probable solutions (s 12.7.5(17)).

Notwithstanding the applicant's representations, it is noted that the condition has previously been applied to development approvals for Fast Food Premises, including a proposed KFC at 7001 Perseverance Street and 39 Junction Road, Chuwar (reference development permit 15847/20210/MCU). As such, the condition as originally drafted is considered reasonable and is recommended to be retained.

Condition 13 (to appear in Negotiated Decision Notice):

Condition 13 to remain unchanged.

Condition 17: Landscaping and Fencing: To be amended

Applicant's Change Representations:

Delete condition 17(b)(iv)

Or

Amend to: "timber palings (if applicable) must be positioned on the internal façade of the fence (directed towards the development)."

The applicant submits that the usual case with acoustic barriers is to control the sound from the development. This requires the fence quality, including relevant palings, to be controlled (in terms of initial treatment and maintenance) from the development side of the fence. We cannot erect scaffolding etc on neighbouring lands to build this fence and that is what the current wording of the condition would require.

Evaluation of Change Representations:

It is acknowledged that the acoustic barrier would be situated atop a single tier retaining wall (portions of which would require scaffolding to access), and consent from the adjoining property owner would be required for the contractor to obtain access through their land to carry out the works. However, it is considered that the construction of the retaining wall would likely also require some access from the neighbouring property.

Notwithstanding, it is recommended to amend the condition to allow the applicant the flexibility to consult with, and obtain the written agreement of, the adjoining owner in relation to an alternative positioning of the timber palings (if proposed), which would then need to be provided to the assessment manager for endorsement.

Condition 17 (to appear in Negotiated Decision Notice):

17.	Landscaping and Fencing
(b)	<div data-bbox="233 1397 983 1926"> <p>The applicant must submit, for written approval by the assessment manager, details of the proposed retaining walls, acoustic barrier and any other proposed fencing. The retaining walls, acoustic barrier and fencing must be designed to be visually attractive (particularly to adjacent sites) and include the following requirements:</p> <ul style="list-style-type: none"> (i) relevant plans and elevations illustrating the design and locations of the retaining walls, acoustic barrier and fencing; (ii) a schedule of the proposed materials and colours; </div> <div data-bbox="983 1397 1453 1926"> <p>In conjunction with the lodgement of the application for operational works (landscaping).</p> </div>

	<p>(iii) retaining walls utilising concrete sleepers or blocks are to incorporate full-depth colour treatment; and</p> <p>(iv) timber palings (if applicable) must be positioned on the external façade of the fence (directed towards adjoining lot/s), unless relevant adjoining property owner agreement to an alternative solution is provided in writing for the endorsement of the assessment manager.</p>	
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Condition 21 (Road Works): To be amended

Applicant's Change Representations:

Amend as follows:

21(a) The applicant must provide a detailed design for frontage street roadworks (upgrading the existing footpath from 1.2m to a width which matches the width of the existing path to the north of the site) in accordance with section 1.1.4(5) of Planning Scheme Policy 3 and Council's Drawing SR.19.

The applicant submits it should only be conditioned to match the width of the footpath to the north, and no wider.

Evaluation of Change Representations:

It is acknowledged that a 2.5m wide footpath is required in accordance with Council's road standard/class (sub-arterial) for Queen Street. However, the existing footpath to the north was measured and it was determined that it is approximately 2.0m wide. To this end, the proposed change in wording is considered reasonable and it is therefore recommended to amend this condition as suggested.

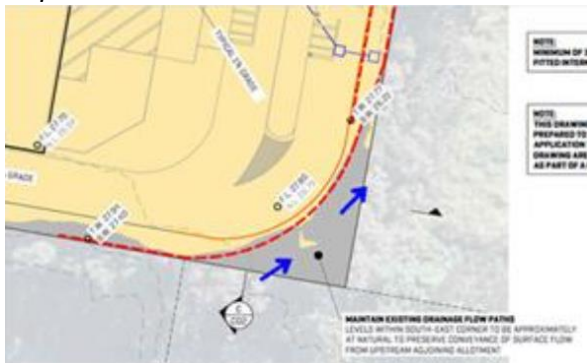
Condition 21 (to appear in Negotiated Decision Notice):

21.	Roadworks	
(a)	The applicant must provide a detailed design for frontage street roadworks (upgrading the existing footpath from 1.2m to 2.5m wide concrete footpath a width which matches the width of the existing path to the north of the site) in accordance with Section 1.1.4 (5) of <i>Planning Scheme Policy 3</i> and Council's Standard Drawing SR.19.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must construct frontage street roadworks generally in accordance with the approved design as required by Condition (a) above.	Prior to commencement of the use.

Condition 22 (Stormwater Quantity Management): To be amended

Applicant's Change Representations:

Delete conditions 22(c)(i) and (ii). As per the Stormwater Report the applicant proposes to leave the South East corner of the site at the same levels as existing to avoid any restriction to the upstream catchment. See below diagram. No Stormwater infrastructure will be required to this area. In fact the current wording simply is not practical or possible due to the current levels. It requires deletion.



Evaluation of Change Representations:

The applicant's representations note that the SE corner of the site is to be kept unchanged; however, reference is made to Drawing No.0134-C01, titled 'Conceptual Layout and Earthworks Plan', prepared by KRM Civil Engineering, and dated 3 August 2022. This drawing clearly indicates that the SE corner area will be altered – i.e. the drawing legend identifies it as 'conceptual e/w cut area'. Furthermore, as per the approved site plan, the applicant is required to ensure that the retaining walls (and acoustic barrier) are situated on the property boundary. Consequently, the earthworks as currently proposed will likely change external catchment flow characteristics due to runoff redirection and/or concentration, if not appropriately addressed.

The comment regarding condition's wording to be not practical or possible due to levels is noted. Nonetheless, the applicant must provide a management solution to any flows' redirection and/or concentration into the neighbouring property since redirection and/or concentration may constitute nuisance attributed to the development. The applicant must also ensure that the stormwater management strategy is consistent with the approved site plan.

To this end, the applicant must provide:

- (a) a stormwater management strategy which includes the provision of stormwater infrastructure as originally conditioned (with the added clarification that the strategy is to be consistent with the approved site plan);

- (b) an alternative solution to ensure that there is no external flows redirection and/or concentration into the property to the east (19A Church Street, Goodna) or obtain stormwater discharge consent from all impacted property owners.

It is therefore recommended to amend the condition to add the above-mentioned alternative solutions.

Condition 22 (to appear in Negotiated Decision Notice):

22.	Stormwater Quantity Management	
(a)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level IV.	Prior to the commencement of the use.
(b)	The applicant must discharge stormwater runoff from all impervious areas to Council's stormwater infrastructure in Queen Street.	From the commencement of the use and at all times thereafter.
(c)	<p>The applicant must design stormwater quantity management infrastructure for the proposed development generally in accordance with the Stormwater Management Plan outlined in Part 3 of this development permit, subject to the following clarifications and/or modifications:</p> <p>EITHER</p> <p>(i) Provide an amended report that addresses the following modifications:</p> <p style="padding-left: 40px;">a. Provide stormwater infrastructure to ensure stormwater runoff from external property (21 Church Street, Goodna) at the southern property boundary is captured and conveyed to the lawful point of discharge; and</p> <p style="padding-left: 40px;">b. Amend Drawing No. 0134-C01, Revision B, titled 'Conceptual Layout and Earthworks Plan' and dated 3 August 2022, to include design details as required by Item (i) above and to align with the approved site plan;</p> <p>OR</p> <p>(ii) Provide an alternative solution which is consistent with the approved site plan set out in Part 3 of this decision notice and:</p>	In conjunction with lodgement of the application for operational works.

	<p>a. Ensures that there is no external flows redirection and/or concentration into the property to the east (19A Church Street, Goodna); or</p> <p>b. Obtain stormwater discharge consent from all impacted property owners.</p> <p>An amended report and the detailed design must be submitted to the assessment manager.</p>	
(d)	The applicant must construct the stormwater quantity management system for the proposed development, generally in accordance with approved design as required by Condition (c) above.	Prior to the commencement of the use.

Condition 26 (Further Works): To remain unchanged

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

Applicant's Change Representations:

Amend this condition as follows:

"(b) The applicant may be required to alter particular services when the relevant authority or assessment manager determines acting reasonably that works associated with this development unreasonably impact on an existing service."

The amended wording of this condition would ensure the authority's determinations would be reasonable and relevant.

Evaluation of Change Representations:

Condition 26 'Further Works' is a standard Ipswich City Council development condition and it is considered that the amended wording would not change Council's general obligation to act in a reasonable manner. As such, it is not considered necessary to amend the condition for this particular instance.

Condition 26 (to appear in Negotiated Decision Notice):

Condition 26 to remain unchanged.

Condition 30 (Acoustic Design Management): To remain unchanged

30.	Acoustic Design Management	
(a)	The applicant must provide to the assessment manager a revised site plan and an amended acoustic report which demonstrates that the full extent of the acoustic barrier will be located on the property boundary.	In conjunction with the lodgement of the application for operational works (landscaping).
(b)	<p>The applicant must construct an acoustic barrier that is generally in accordance with the recommendations of the acoustic report outlined in Part 3 of this development permit, Condition (a) above, and the following requirements:</p> <p>(i) 1.8 metre high, gap free and constructed of materials with a minimum surface density of 12.5 kg/m²; and</p> <p>(ii) Consisting of timber, fibre cement or brick.</p>	Prior to the commencement of the use.
(c)	The acoustic barrier must comply with the visual amenity requirements and be landscaped in accordance with Condition 17 'Landscaping and Fencing'.	Prior to the commencement of the use.
(d)	The applicant must submit to the assessment manager certification from a suitably qualified acoustic consultant demonstrating that Condition (b) has been complied with.	Prior to the commencement of the use.

Applicant's Change Representations:

Should be consistent with proposed change to 17(b)(iv). Any change to Condition 17 should be reflected in Condition 30.

Evaluation of Change Representations:

Condition 30 is considered to still be consistent with the proposed minor change to Condition 17(b)(iv). As such, it is not considered that any amendment to the condition is required in this instance.




Condition 30 (to appear in Negotiated Decision Notice):

Condition 30 to remain unchanged.

CONCLUSION

An assessment of the change representations request has been undertaken and it has been determined that the changes which are recommended by the assessment manager to be amended are generally consistent with the original approval and relevant legislative requirements; however, the balance of the requested changes are considered to either not be required or are inconsistent with the assessment benchmarks of the *Ipswich Planning Scheme*. Accordingly, the change representations request is recommended to be approved in part, in accordance with the recommendations and attachments of this report.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Draft ND Decision Notice and Cover Letter Approval ↓ 
2.	Draft NDN Statement of Reasons ↓ 
3.	NDN Plans (Draft) ↓ 

Mechelle Thomson

PLANNER (DEVELOPMENT)

I concur with the recommendations contained in this report.

Tim Foote

DEVELOPMENT ASSESSMENT EAST MANAGER

I concur with the recommendations contained in this report.

Anthony Bowles

MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Alisha Connaughton

ACTING GENERAL MANAGER PLANNING AND REGULATORY SERVICES

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

Your reference
Our reference 6610/2022/MCU
Contact Officer Mechelle Thomson
Telephone (07) 3810 6548



Ipswich City Council

1 Nicholas Street
PO Box 191
IPSWICH QLD 4305

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

ipswich.qld.gov.au

Parmac Property Investments Pty Ltd
Email: admin@parmacproperty.com.au

10 March 2023

Dear Sir/Madam

Re: Development Application – Approval
Application No: 6610/2022/MCU
Proposal: Material Change of Use - Business Use (Fast Food Premises)
Property Location: 16 Queen Street, GOODNA QLD 4300

I refer to your representations made under section 75 of the *Planning Act 2016*, received by Council on 11 October 2022, about the decision notice for Development Approval No. 6610/2022/MCU dated 7 September for property situated at 16 Queen Street, GOODNA QLD 4300 and described as Lot 6 RP 2466.

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

Enclosed with this letter is a Negotiated Decision Notice, including:

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

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

Yours faithfully

Tim Foote
DEVELOPMENT ASSESSMENT EAST MANAGER

CC.
Urban Utilities - development@urbanutilities.com.au

Our Reference 6610/2022/MCU
Contact Officer Mechelle Thomson
Telephone (07) 3810 6548



10 March 2023

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

Applicant details

Applicant name: Parmac Property Investments Pty Ltd
Applicant contact details: admin@parmacproperty.com.au

Application details

Application number: 6610/2022/MCU
Application type: Material Change of Use
Description of proposed development: Material Change of Use - Business Use (Fast Food Premises)
Date application received: 8 July 2022

Site details

Property location: 16 Queen Street, GOODNA QLD 4300
Real property description: Lot 6 RP 2466

Decision

Date of decision: 9 March 2023
Decision Authority: Growth, Infrastructure and Waste Committee

Nature of Changes:

Nature of Change	Decision
Part 3 'Approved Plans, Specifications and Drawings'	To be amended
Part 11 'Other requirements under section 43 of the <i>Planning Regulation 2017</i> '	To remain unchanged
Condition 2 'Minor Alterations'	To remain unchanged
Condition 3 'Development Plans'	To remain unchanged

Condition 5 'Removal of Buildings'	To be amended
Condition 13 'Customer Toilets'	To remain unchanged
Condition 17 'Landscaping and Fencing'	To be amended
Condition 21 'Roadworks'	To be amended
Condition 22 'Stormwater Quantity Management'	To be amended
Condition 26 'Further Works'	To remain unchanged
Condition 30 'Acoustic Design Management'	To remain unchanged

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1. Decision Details:

Development	Approval Type	Decision	Currency Period
Material Change of Use - Business Use (Fast Food Premises)	Development Permit	Approved in full subject to the conditions set out in Attachment A	6 years

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

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

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

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

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Material Change of Use				
SK 01	Site Plan – Issue C	Interworks Architects	16 August 2022	The retaining wall must be amended to a single tier which is located, along with the acoustic barrier, on the property boundary. The waiting bays must be covered. Refer to Condition 3. Footpath is to be upgraded in accordance with Condition 21 'Roadworks'. GFA amended to 272m ² .
SK 02	Floor Plan – Issue C	Interworks Architects	16 August 2022	The waiting bays must be covered. Refer to Condition 3.

Item 7 / Attachment 1.

Ipswich City Council

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				GFA amended to 272m ² .
SK 03	Elevations – Issue C	Interworks Architects	16 August 2022	<p>Eastern and western elevation labels amended.</p> <p>Elevations must be amended to alter the retaining wall to a single tier which is located, along with the acoustic barrier, on the property boundary.</p> <p>The waiting bays must be covered. Refer to Condition 3.</p> <p>Advertising devices are not approved as part of this development permit.</p>
2022-070 SK01	16 Queen Street, Goodna – Landscape Concept – Issue B	Jeremy Ferrier Landscape Architect	August 2022	<p>Footpath is to be upgraded in accordance with Condition 21 'Roadworks'.</p> <p>The plan must be amended to alter the retaining wall to a single tier which is located, along with the acoustic barrier, on the property boundary.</p> <p>Screen planting to be provided inside the acoustic barrier to provide a green edge to the development, shading and softening the internal hardstand and acoustic barrier.</p> <p>Heritage marker to be included within front landscaping area. Refer to Condition 6.</p>
2022-070 SK03	16 Queen Street, Goodna – Landscape Concept – Issue B	Jeremy Ferrier Landscape Architect	August 2022	N/A

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SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Material Change of Use				
0134-ENG01	Engineering Report Proposed Commercial Development 16 Queen Street, Goodna Revision B	KRM Civil Engineering	3 August 2022	The applicant must provide an amended report in accordance with Condition 21 'Roadworks' Condition 22 'Stormwater Quantity Management'.
22BRT0080	Traffic Impact Assessment Proposed Fast-Food Development 16 Queen Street, Goodna Revision 1	TTM	7 July 2022	N/A
22BRT0290	Proposed Fast Food Outlet 16 Queen Street, GOODNA QLD 4300 Traffic Engineering Letter – Information Request	TTM	4 August 2022	N/A
2022270 R01C	Acoustic Report	Acoustic Works	17 August 2022	The applicant must provide an amended report in accordance with Condition 30(a) Acoustic Design Management.

4. Referral Agencies

Not applicable to this decision.

5. Variation Approval

Not applicable to this decision.

6. Further Development Permits

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

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

Not applicable to this decision.

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

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

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

Not applicable to this decision.

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

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

(a) Council will give an infrastructure charges notice for this development pursuant to section 119 of the *Planning Act 2016*.

(b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further

information, it is recommended that you contact QUU's developer customer service team on (07) 3432 2200.

14. Submitting Change Representations to Request a Negotiated Decision Notice

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

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

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

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

15. Appeal Rights

Applicant's appeal rights

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

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

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

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

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

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of

the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

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

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

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Attachment A
Assessment Manager's Conditions
File No: 6610/2022/MCU
Location: 16 Queen Street, GOODNA QLD 4300
Proposal: Material Change of Use - Business Use (Fast Food Premises)

<u>Assessment Manager (Ipswich City Council) Conditions</u> <u>Conditions applicable to this approval under the Planning Act 2016</u>		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in Schedule 24 – Dictionary of the <i>Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
3.	Development Plans	
(a)	The applicant must undertake the development generally in accordance with the approved plans outlined in Part 3 of this development permit.	From the commencement of the construction of the development and at all times thereafter.
(b)	The applicant must submit to the assessment manager for approval detailed plans of a roof structure covering the waiting bays.	Prior to the building works approval being granted for the development.
(c)	The applicant must construct the covered waiting bays in accordance with the approval granted in (b) above.	Prior to the commencement of the use and at all times thereafter.
4.	Hours of Construction	
	Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme</i>	At all times during construction of the development.

	<i>Policy 3 – General Works Part 5, Section 5.1.3.</i>	
5.	Removal of Buildings	
(a)	The applicant must remove all buildings or other structures on the land and disconnect all relevant services.	Prior to the commencement of the construction of the development.
(b)	The applicant must obtain relevant approvals for the above works.	Prior to the commencement of the works.
(c)	<p>The applicant must provide the following details to the assessment manager in relation to the Schedule 3 listed dwelling:</p> <p>(i) nomination of the proposed site of relocation (either within Goodna, or a Character Zone within the Ipswich Local Government area), demonstrating that the dwelling will be oriented and restored as far as possible to retain or enhance its original streetscape presence and overall setting;</p> <p>(ii) a report (prepared by a suitably qualified Heritage consultant) containing photographs and measured drawings which document the location and condition of the building prior to its removal or relocation; and</p> <p>(iii) a copy of any relevant Material Change of Use development permit required to be obtained for the establishment of the dwelling on the site of relocation.</p>	Prior to the issue of building works approval for the relocation of the dwelling.
6.	Heritage Marker	
(a)	The applicant must submit, for written approval by the assessment manager, a plan specifying a marker to document the heritage significance of the Schedule 3 dwelling proposed to be relocated from the site, including photos of the dwelling on the current site, a description of its historical significance and details of the approved relocation site.	In conjunction with the lodgement of an application for operational works (advertising device/s).
(b)	The applicant must erect the Heritage Marker within the front landscaping area between the two (2) driveway crossovers, in accordance with the approval granted in (a) above.	Prior to the commencement of the use and at all times thereafter.
7.	Separate Agreements (Sale Agreements, Tenancy Agreements, Lease Agreements, Community Management Statements, Developer Covenants etc.)	
(a)	The applicant must ensure any separate agreements (including but not limited to sale agreements, tenancy	From the commencement of the use and at all times thereafter.

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

8.	Building Finishes	
(a)	The external features of the building must be painted/finished in the colour or colours as identified on the approved plans outlined in Part 3 of this approval.	Prior to the commencement of the use and at all times thereafter.
(b)	Should the applicant propose changes to the colour scheme or materials schedule from those identified on the approved plans, the applicant must receive prior written approval for the final colour scheme and materials schedule from the assessment manager.	Prior to the commencement of the use and at all times thereafter.

9.	Visual Treatment of Plant and Equipment	
(a)	<p>The applicant must ensure all plant and equipment (inclusive of tanks, air conditioning units, compressors, generators, ducting, ventilation and the like):</p> <p>(i) is <u>not</u> located between any building and the dedicated road reserve; or</p> <p>(ii) is appropriately screened (and ventilated) from view from Queen Street.</p>	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must, where screening is required pursuant to (a), submit for written approval by the assessment manager details of the screening method or device. All screening must be of materials similar in appearance and specification to those used in the construction of buildings on the premises and adjacent premises.	Prior to the lodgement of the application for building work.

(c)	The applicant must construct and maintain all screening in accordance with the approval issued by the assessment manager.	Prior to the commencement of the use and at all times thereafter.
10.	Activation of Buildings	
	Unless otherwise approved by the assessment manager, all windows and building entries fronting Queen Street are to remain visually permeable at all times during the operation of the development. To this end, all windows and entry points are to remain transparent and must not be covered with advertising, screening or opaque tinting of any kind.	Prior to the commencement of the use and at all times thereafter.
11.	Security Surveillance System	
(a)	The applicant must install a security camera system to deter criminal activity and provide surveillance for the proposed development prior to the commencement of use. The surveillance provided by this security camera system must be located to encompass all external areas associated with this approval.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must install appropriate signage informing the public of this surveillance system.	Prior to the commencement of the use and at all times thereafter.
12.	Lighting	
	Lighting used to illuminate any areas of the premises (i.e. security or flood lighting) must be designed, constructed, located and maintained to the satisfaction of the assessment manager so as not to cause nuisance to the occupants of nearby properties or passing traffic. All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards.	Prior to the commencement of the use and at all times thereafter.
13.	Customer Toilets	
(a)	The applicant must provide customer toilet facilities in accordance with the provisions of the National Construction Code, which must remain open for access at all times during the operation of the development.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(b)	The applicant must provide at least one wash basin, with a rim height not exceeding 600mm, for use by young children.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(c)	Where wall hung urinals are provided, the applicant must ensure at least one such urinal is designed for use	From the commencement of the use and at all times during the

	by young children and installed in accordance with the manufacturer's specification.	approved hours of operation thereafter.
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14.	Car Parking – Use and Maintenance	
(a)	The applicant must provide a minimum of fifteen (15) car parking spaces for the development.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must designate and appropriately label the tandem car parking spaces for the use of staff only.	Prior to the commencement of the use and at all times thereafter.
(c)	<p>The applicant must ensure all parking areas are:</p> <p>(i) Kept exclusively for parking for the development;</p> <p>(ii) Used exclusively for parking for the development;</p> <p>(iii) Accessible to both staff and customers during any approved hours of operation (unless otherwise indicated on the approved plans);</p> <p>(iv) Appropriately signposted at the entry/entries to the car park (e.g. "Staff and Customer Parking") in accordance with AS1742; and</p> <p>(v) Maintained in perpetuity.</p>	Prior to the commencement of the use and at all times thereafter.
15.	Trade Materials, Products and Plant	
	The applicant must store all trade materials, products and plant within the confines of the building and/or approved storage areas.	From the commencement of the use and at all times thereafter.
16.	Loading and Unloading	
	The applicant must undertake all loading and unloading within the confines of the subject site, at the approved location detailed on the approved plans outlined in Part 3 of this development permit.	From the commencement of the use and at all times thereafter.
17.	Landscaping and Fencing	
(a)	The applicant must submit, for written approval by the assessment manager, landscape plans generally in accordance with the approved Landscape Concept Plans (with required amendments) outlined in Part 3 of this development permit.	In conjunction with the lodgement of the application for operational works (landscaping).
(b)	The applicant must submit, for written approval by the assessment manager, details of the proposed retaining walls, acoustic barrier and any other proposed fencing.	In conjunction with the lodgement of the application for operational works (landscaping).

	<p>The retaining walls, acoustic barrier and fencing must be designed to be visually attractive (particularly to adjacent sites) and include the following requirements:</p> <ul style="list-style-type: none"> (i) relevant plans and elevations illustrating the design and locations of the retaining walls, acoustic barrier and fencing; (ii) a schedule of the proposed materials and colours; (iii) retaining walls utilising concrete sleepers or blocks are to incorporate full-depth colour treatment; and (iv) timber palings (if applicable) must be positioned on the external façade of the fence (directed towards adjoining lot/s), unless relevant adjoining property owner agreement to an alternative solution is provided in writing for the endorsement of the assessment manager. 	
(c)	The applicant must provide landscaping and fencing works in accordance with the approved landscape plans.	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must submit to the assessment manager a Certificate of Compliance for Landscape Works completed by a qualified landscape designer stating the works have been completed in accordance with requirements of the approved landscape plan.	Prior to the commencement of the use.

18.	Streetscape Landscaping	
(a)	The applicant must undertake streetscape landscaping in accordance with <i>Ipswich Streetscape Design Guideline 2013</i> , providing single street tree/s at a maximum spacing of 15 metres of road frontage, or in accordance with the closer spacing prescribed in Part 5 – Planting Schedules of the <i>Ipswich Streetscape Design Guideline 2013</i> .	In conjunction with the lodgement of the application for operational works (landscaping).
(b)	The applicant must obtain operational works (landscaping) approval from the assessment manager.	In conjunction with the lodgement of the application for operational works (landscaping).

19.	Utility Services	
(a)	The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication utilities.	Prior to the commencement of the use and at all times thereafter.

	Where proposed allotments front existing overhead electricity or telecommunication service, these allotments may connect direct to such service subject to the approval and requirements of the service provider.	
(b)	<p>The applicant must provide written evidence (e.g. connection certificates) from each service provider stating either that the development has been connected to applicable utility service or has a current supply agreement.</p> <p>Where an electricity property pole has been installed, the applicant must provide certification of accordance with AS/NZS 3000 and the Queensland Electricity Connection Manual.</p>	Prior to the commencement of the use and at all times thereafter.

20.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct all parking, access and manoeuvring areas of concrete, bitumen or equivalent materials approved by the assessment manager.	From the commencement of the use and at all times thereafter.
(b)	The applicant must line-mark all parking, access and manoeuvring areas in accordance with the relevant Australian Standard.	From the commencement of the use and at all times thereafter.
(c)	The applicant must make provision for all vehicles to enter and exit the site in forward gear.	From the commencement of the use and at all times thereafter.
(d)	<p>The applicant must construct concrete laybacks and driveway slabs for proposed access points in accordance with the following:</p> <ul style="list-style-type: none"> (i) From the kerb alignment to the property boundary for access to the development; (ii) A minimum of 6.0m wide; (iii) In accordance with Council Standard Drawing SR.13; (iv) Driveway crossovers are located to provide a 600mm and 800mm clearance from the back stone of any drainage inlet and power pole, respectively; and (v) The crossovers must be designed to ensure that vehicles entering and exiting the development do not encroach into the north bound lane of Queen Street. 	From the commencement of the use and at all times thereafter.

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21.	Roadworks	
(a)	The applicant must provide a detailed design for frontage street roadworks (upgrading the existing footpath from 1.2m to 2.5m wide concrete footpath a width which matches the width of the existing path to the north of the site) in accordance with Section 1.1.4 (5) of <i>Planning Scheme Policy 3</i> and Council's Standard Drawing SR.19.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must construct frontage street roadworks generally in accordance with the approved design as required by Condition (a) above.	Prior to commencement of the use.
22.	Stormwater Quantity Management	
(a)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level IV.	Prior to the commencement of the use.
(b)	The applicant must discharge stormwater runoff from all impervious areas to Council's stormwater infrastructure in Queen Street.	From the commencement of the use and at all times thereafter.
(c)	<p>The applicant must design stormwater quantity management infrastructure for the proposed development generally in accordance with the Stormwater Management Plan outlined in Part 3 of this development permit, subject to the following clarifications and/or modifications:</p> <p>EITHER</p> <p>(i) Provide an amended report that addresses the following modifications:</p> <ul style="list-style-type: none"> a. Provide stormwater infrastructure to ensure stormwater runoff from external property (21 Church Street, Goodna) at the southern property boundary is captured and conveyed to the lawful point of discharge; and b. Amend Drawing No. 0134-C01, Revision B, titled 'Conceptual Layout and Earthworks Plan' and dated 3 August 2022, to include design details as required by Item (i) above and to align with the approved site plan; <p>OR</p>	In conjunction with lodgement of the application for operational works.

	<p>(ii) Provide an alternative solution which is consistent with the approved site plan set out in Part 3 of this decision notice and:</p> <ul style="list-style-type: none"> a. Ensures that there is no external flows redirection and/or concentration into the property to the east (19A Church Street, Goodna); or b. Obtain stormwater discharge consent from all impacted property owners. <p>An amended report and the detailed design must be submitted to the assessment manager.</p>	
(d)	The applicant must construct the stormwater quantity management system for the proposed development, generally in accordance with approved design as required by Condition (c) above.	Prior to the commencement of the use.
23.	Earthworks	
	The applicant must design all earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the <i>Ipswich Planning Scheme</i> and the requirement of Condition 22(c) 'Stormwater Quantity Management' above.	In conjunction with the lodgement of the application for operational works and during construction.
24.	Design Standards	
	The applicant must design all works in accordance with <i>Planning Scheme Policy 3 - General Works</i> and Implementation Guidelines 24 and 28 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.
25.	Design Certifications	
(a)	The applicant must submit to the assessment manager RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must submit to the assessment manager RPEQ certification stating that all proposed works have been designed in accordance with the recommendations of the amended engineering report as required by Condition 22(c) 'Stormwater Quantity Management'.	In conjunction with the lodgement of the application for operational works.

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

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

28.	Stormwater Maintenance Plan	
(a)	The applicant must submit to the assessment manager, a stormwater maintenance plan for the entire stormwater system, prepared in accordance with Implementation Guideline 24 Stormwater Management of the <i>Ipswich Planning Scheme</i> .	Prior to the commencement of the use.
(b)	The applicant must implement the stormwater maintenance plan in perpetuity to the satisfaction of the assessment manager.	From the commencement of the use and at all times thereafter.
(c)	The applicant must maintain regular inspection records on site and make these records available to the assessment manager upon request for both the construction and operational phases. The inspection records must detail all actions undertaken as required by the approved stormwater maintenance plan.	From the commencement of the use and at all times thereafter.
(d)	The applicant must provide a copy of the signed supply agreement between the applicant and the stormwater filtration system supplier for the maintenance of the	Prior to the commencement of the use.

	SPEL-treatment device(s).	
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29.	Hours of Operation	
(a)	The applicant is permitted to conduct work or business from the site 24 hours per day, 7 days per week.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure refuse collection vehicles or service vehicles do not access or operate on the site outside of Monday to Sunday 7:00am to 10:00pm.	From the commencement of the use and at all times thereafter.

30.	Acoustic Design Management	
(a)	The applicant must provide to the assessment manager a revised site plan and an amended acoustic report which demonstrates that the full extent of the acoustic barrier will be located on the property boundary.	In conjunction with the lodgement of the application for operational works (landscaping).
(b)	The applicant must construct an acoustic barrier that is generally in accordance with the recommendations of the acoustic report outlined in Part 3 of this development permit, Condition (a) above, and the following requirements: (i) 1.8 metre high, gap free and constructed of materials with a minimum surface density of 12.5 kg/m ² ; and (ii) Consisting of timber, fibre cement or brick.	Prior to the commencement of the use.
(c)	The acoustic barrier must comply with the visual amenity requirements and be landscaped in accordance with Condition 17 'Landscaping and Fencing'.	Prior to the commencement of the use.
(d)	The applicant must submit to the assessment manager certification from a suitably qualified acoustic consultant demonstrating that Condition (b) has been complied with.	Prior to the commencement of the use.

31.	Acoustic Management	
(a)	The applicant must ensure the use of outdoor public address systems is restricted to emergency use only.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure amplified music or live music is not played outdoors.	From the commencement of the use and at all times thereafter.
(c)	The applicant must ensure all metal grilles, metal plates or similar infrastructure that is subject to vehicular traffic is acoustically damped to prevent environmental nuisance.	From the commencement of the use and at all times thereafter.
(d)	In the event acoustic enclosures are required for external mechanical plant and equipment (including but not limited to air conditioning units, compressors,	Prior to the commencement of the use.

	generators and the like), the applicant must ensure the enclosure is suitably ventilated and visually screened.	
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32.	Waste Storage and Collection	
(a)	The applicant must locate waste storage in accordance with the approved plan listed in Part 3 of this approval.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure all wash down waters from bin cleansing performed on the site is either: <ul style="list-style-type: none"> (i) Appropriately treated and discharged to sewer subject to a Trade Waste approval; or (ii) The services of a refuse bin cleaning company are engaged. 	From the commencement of the use and at all times thereafter.
(c)	The applicant must ensure waste bins are collected on the site and there is no kerb side collection.	From the commencement of the use and at all times thereafter.

33.	Gas Bottles	
	The applicant must ensure gas stored in bottles are stored and handled in accordance with AS 4332 - <i>The storage and handling of gases in cylinders</i> and <i>Queensland Work Health and Safety (WHS) Act 2011</i> .	Prior to the commencement of the use and at all times thereafter.

34.	Air Quality (Odour)	
(a)	The mechanical exhaust ventilation systems associated with the fast food premises must be designed, constructed and maintained in accordance with <i>Australian Standard 1668 Parts 1 and 2 – The use of Mechanical Ventilation and Air Conditioning in Buildings</i> .	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must submit to the assessment manager certification from a suitably qualified engineer or ventilation specialist demonstrating compliance with the system design and construction components of Condition (a).	Prior to the commencement of the use.

Assessment Manager (Ipswich City Council) Advice

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

1.	Advertising Signage
	Unless any advertising devices associated with the proposed use meets the exempt criteria set out in Schedule 9 of the <i>Ipswich Planning Scheme 2006</i> , such signage would require submission to Council of a code assessable development application for operational works – placing an advertising device on premises. For further information please contact the Planning and Development Department on (07) 3810 6888.
2.	Fire Ants
(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i> , the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) has been detected.
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants .
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.
3.	Portable Long Service Leave
	Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i> . If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> , you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6844.

4.	Local Government Regulation 2012
	This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i> . This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.
5.	Section 73 of the <i>Planning Act 2016</i>
	Pursuant to Section 73 of the <i>Planning Act 2016</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.
6.	Acronyms and Terms
	Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	UU – Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
(c)	PSP 3 – Council Planning Scheme Policy 3
(d)	QUDM – The <i>Urban Drainage Manual</i> , produced by the Queensland Department of Environment and Natural Resources
(e)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(f)	AHD - Australian Height Datum (m)
(g)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(h)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.
7.	Bonds
	Any bonding sought to be approved in relation to development will be considered in accordance with <i>Planning Scheme Policy 3</i> of the Ipswich Planning Scheme.
	The Bond and conditions of security payment can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information . Council's preference is for bonds to be submitted by way of a Bank Guarantee.
8.	Operational Works Submission
	The applicant must submit to the assessment manager all engineering drawings in accordance with the requirements of <i>Ipswich Planning Scheme 2 – Information Local Government May Request</i> . For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and

	specifications must take precedence.
9.	Proximity of Earthworks to Adjoining Property Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the <i>Ipswich Planning Scheme</i> . Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the Council's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application.
10.	Telecommunication Conduit Infrastructure The installation of telecommunication conduit and infrastructure is to be in accordance with the latest Communications Alliance publication or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on 'Fibre in new developments'.
11.	Road Permit Application The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the <i>Local Government Act 2009</i> prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the <i>Local Government Act 2009</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i> . Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.gov.au or telephone (07) 3810 6666.
12.	Engineering Analysis A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by Council. Neither Council nor council engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.
13.	Trade Waste Wastewater directed to sewer must only be carried out in compliance with an approved Trade Waste Permit for the site. All associated water treatment equipment (if any) must be covered by the permit, where released to sewer. Enquiries regarding Trade Waste requirements can be made by contacting Urban Utilities on telephone number 13 26 57.
14.	Food Licence Where food is sold, served and or produced on the site there may be a need to hold a licence to do so under the <i>Food Act 2006</i> . Please contact the Planning and Regulatory Services Department of Ipswich City Council for advice regarding this matter on telephone number 3810 6666.

DRAFT

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

DRAFT

Our Reference 6610/2022/MCU
Contact Officer Mechelle Thomson
Telephone (07) 3810 6548



NEGOTIATED DECISION NOTICE STATEMENT OF REASONS
(Notice about the decision given under section 63(4) of the *Planning Act 2016*)

APPLICANT DETAILS

Applicant name: Parmac Property Investments Pty Ltd

APPLICATION DETAILS

Application number: 6610/2022/MCU
Application type: Material Change of Use
Approval sought: Development Permit
Description of proposed development: Business Use (Fast Food Premises)
Level of Assessment: Code

SITE DETAILS

Street address: 16 Queen Street, GOODNA QLD 4300
Real property description: Lot 6 RP 2466

DECISION

Date of decision: 10 March 2023
Decision: Approved in full, with conditions
Decision Authority: Growth, Infrastructure and Waste Committee

1. Reasons for the Decision:

The reasons for this decision are:

- The application was properly made and followed the Development Assessment Rules in effect.
- The application was assessed against the applicable Assessment Benchmarks.
- The assessment manager, after carrying out the assessment, found that the development complied with the relevant Assessment Benchmarks applicable to the development.
- The development was not prohibited development under a categorising instrument or local categorising instrument.

2. Assessment Benchmarks

The following are the assessment benchmarks applying for this development:

Categorising Instrument	Assessment Benchmarks
State Planning Policy July 2017, Part E	Planning for liveable communities and housing Planning for economic growth Planning for environment and heritage Planning for safety and resilience to hazards Planning for infrastructure
Ipswich Planning Scheme 2006	Urban Areas Code (Part 4) Character Places Overlays Code (Part 11, division 3) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Earthworks Code (Part 12, division 15) Planning Scheme Policy 3 General Works Implementation Guideline No. 24 Stormwater Management

3. Compliance with Benchmarks

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

4. Relevant matters

The assessment had regard to the following matters:

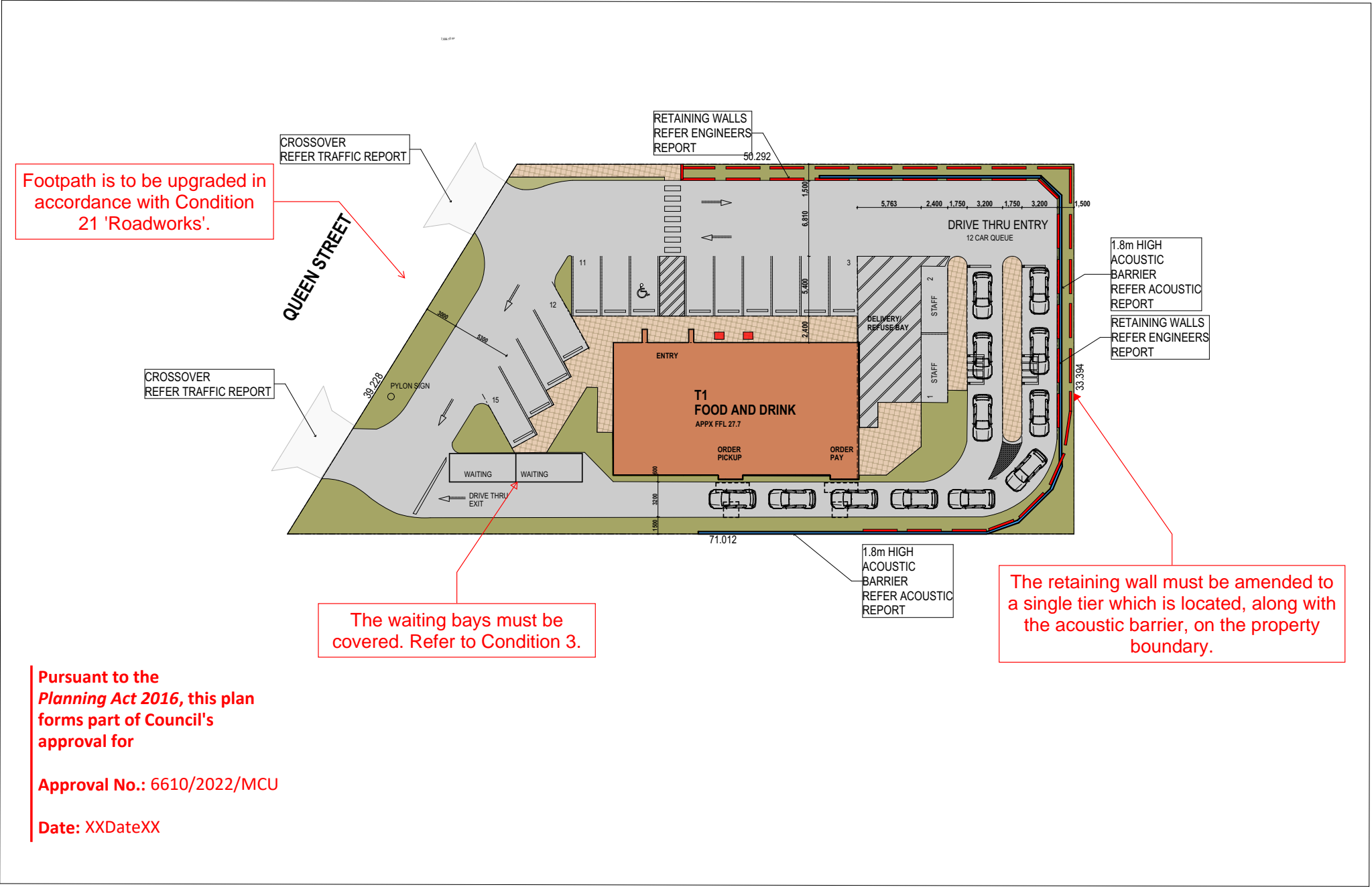
Relevant matter	Given regard to
Planning Regulation 2017, s27(1)(d)	The regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
Planning Regulation 2017, s27(1)(f)	any development approval for,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

5. Other Relevant Matters for development subject to impact assessment

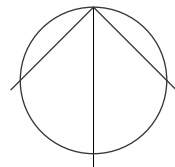
Not applicable.

6. Matters raised in submissions for development subject to impact assessment

Not applicable.



RPD
LOT 6 ON RP 2466
ADDRESS
16 QUEEN ST GOODNA
COUNCIL:
IPSWICH CITY COUNCIL
SITE AREA = 2023 m2
GFA - 272m²
FOOD AND DRINK OUTLET 271m²
CARPARKING
SPACES REQUIRED -
REFER TO TRAFFIC REPORT
SPACES PROVIDED = 15



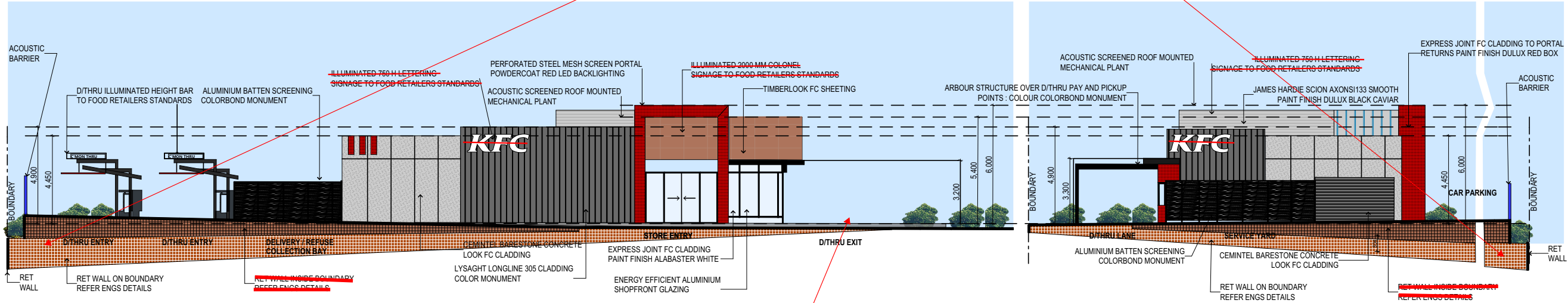
Date: 16.08.22

Issue: C

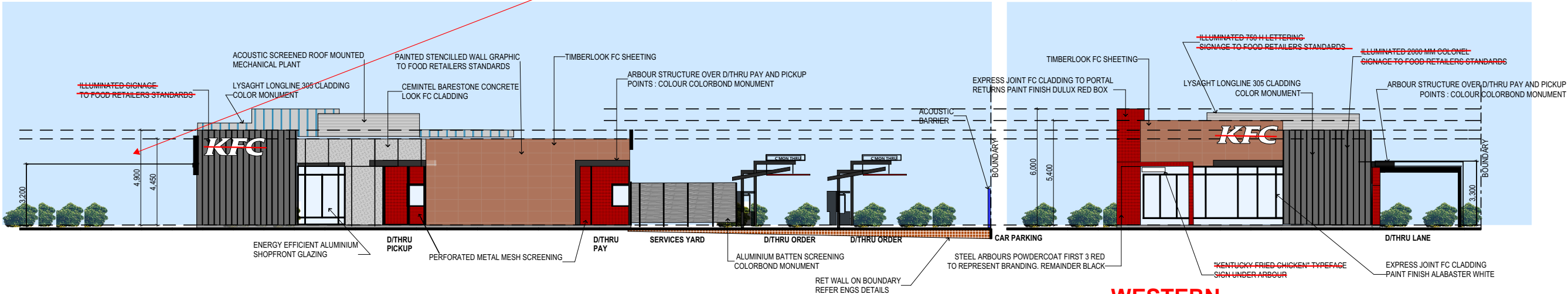


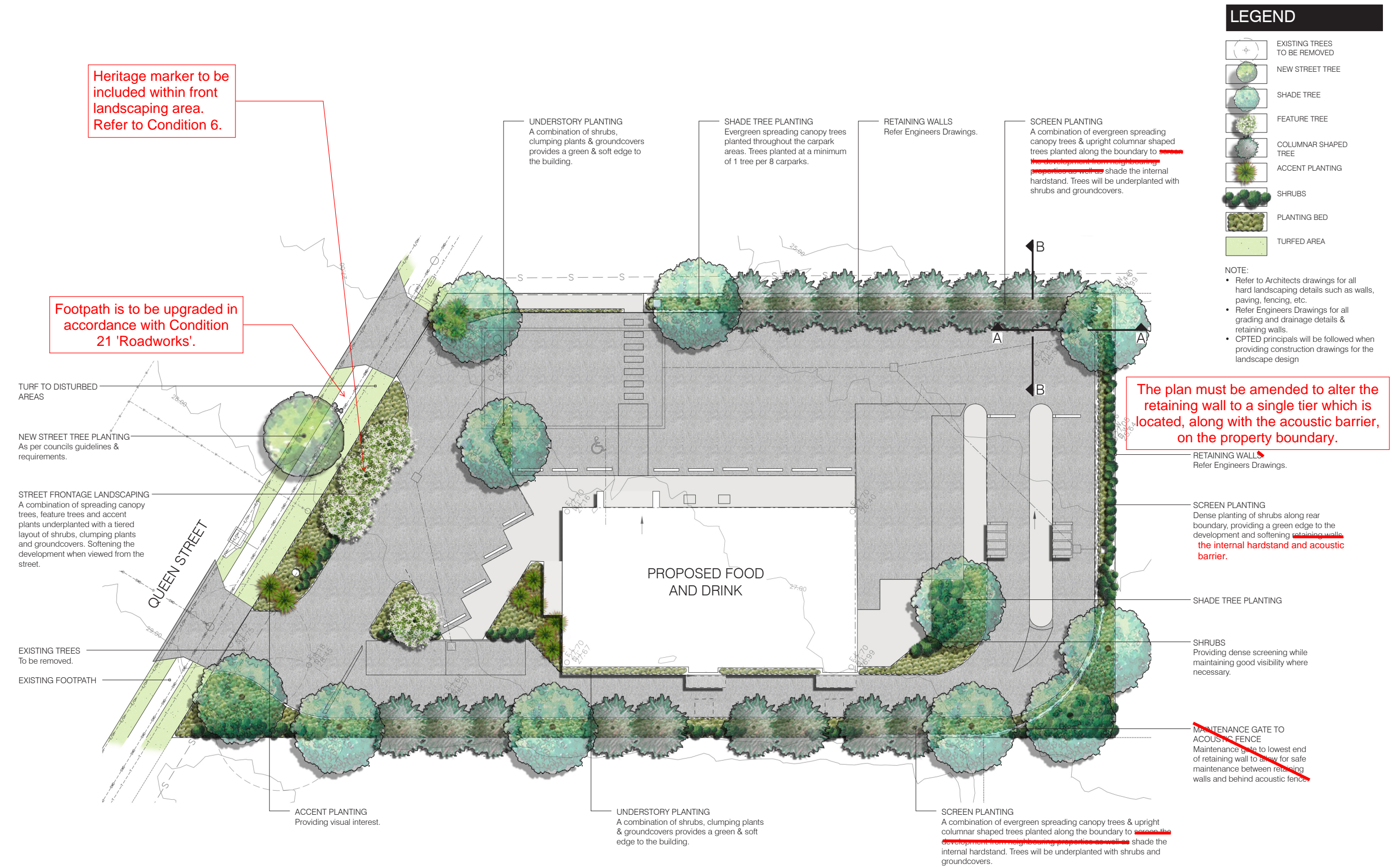
Advertising devices are not approved as part of this development permit.

Elevations must be amended to alter the retaining wall to a single tier which is located, along with the acoustic barrier, on the property boundary.



The waiting bays must be covered. Refer to Condition 3.





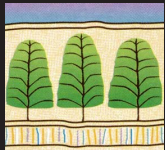
16 QUEEN STREET, GOODNA - Landscape Concept

CLIENT PARMAC PROPERTY GROUP
SCALE 1:125 @ A1; 1:250 @ A3
DATE AUGUST 2022
DRAWING 2022-070 SK01
ISSUE [B]




JEREMY FERRIER
LANDSCAPE ARCHITECT

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E: jeremy@jeremyferrier.com.au




INDICATIVE PLANT PALETTE

STREET TREES




Buckinghamia
celsissima




Cupaniopsis
anacardioides


SHADE TREES




Cupaniopsis
anacardioides




Lophostemon
suaveolens



Melaleuca
viridiflora




Tristaniopsis
laurina



Waterhousea
floribunda


FEATURE TREES



BRACHYCHITON
acerifolius




Randia
fitzalanii




Xanthostemon
chrysanthus


COLUMNAR SHAPED TREES




Banksia
integrifolia



Elaeocarpus
Eumundi




Elaeocarpus
reticulatus




Syzygium
luehmannii


ACCENT



Banksia
robur




Cordyline
petiolaris




Doryanthes
excelsa


SHRUBS




Baeckea
virgata




Callistemon
Great Balls of Fire




Callistemon
Little John




Callistemon
White Anzac



Melaleuca
Claret Tops




Syzygium
Species.

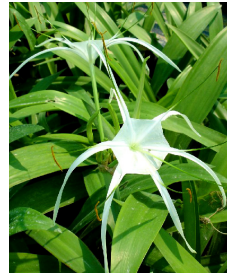


Westringia
fruticosa


CLUMPING PLANTS




Dianella
caerulea




Hymenocallis
littoralis



Liriope
Species.




Lomandra
hystrix




Lomandra
Shara


GROUNDCOVERS




Cissus
antarctica



Hibbertia
scandens



Myoporum
ellipticum



Westringia
Mundi

16 QUEEN STREET, GOODNA - Landscape Concept

CLIENT PARMAC PROPERTY GROUP
SCALE NTS
DATE AUGUST 2022
DRAWING 2022-070 SK03
ISSUE [B]



JEREMY FERRIER
LANDSCAPE ARCHITECT

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