



City of
Ipswich

**IPSWICH
CITY
COUNCIL**

AGENDA

of the

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE

**Held in the Council Chambers
2nd floor – Council Administration Building
45 Roderick Street
IPSWICH QLD 4305**

On Thursday, 13 May 2021
At 9.00 am

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

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE AGENDA

9.00 am on **Thursday, 13 May 2021**

Council Chambers

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** Item includes confidential papers

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 4

13 MAY 2021

AGENDA

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

BUSINESS OUTSTANDING

CONFIRMATION OF MINUTES

1. **CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2021(03) OF 15 APRIL 2021**

RECOMMENDATION

That the Minutes of the Meeting held on 15 April 2021 be confirmed.

OFFICERS' REPORTS

2. **DEVELOPMENT APPLICATION RECOMMENDATION - 191 AND LOT 4 WHITWOOD ROAD, 62 AUSTIN STREET 217 BARCLAY STREET NEW CHUM, 6216/2018/MAMC/A, MINOR CHANGE TO SPECIAL INDUSTRY (CHEMICAL MANUFACTURING) & ERA 7 - CHEMICAL MANUFACTURING**

This is a report concerning a minor change request to development application number 6216/2018/MCU for Material Change of Use - Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 - Chemical Manufacturing at 191 and Lot 4 Whitwood Road, 62 Austin Street and 217 Barclay Street, NEW CHUM QLD 4303. The application seeks amendments to the approved plans for the development, amendments to two (2) conditions of approval and amendments to the Infrastructure Charges Notice.

The subject application requires review and determination by this committee in accordance with the Framework for Development Applications and Related Activities Policy as the original application attracted more than 20 properly made submissions objecting to the proposed development.

The minor change request is recommended to be approved.

RECOMMENDATION

That Council approve development application no. 6216/2018/MAMC/A subject to conditions as detailed in Attachment 2- Change Approval Decision Notice and Attachment 3-Approved Plans.

3. IPSWICH CITY CENTRE PARKING TRIAL OUTCOMES

This is a report concerning the outcomes of the Ipswich City Centre parking trials that were endorsed by Council at its Ordinary Meeting of 30 June 2020. More specifically recommendations D & E (below) of the 'City of Ipswich Parking Pricing Strategy' General Purposes Committee report prepared by the Transport Planner (Transport Planning) dated 20 May 2020.

- D. *'That Council commence a 6 month trial of a 15 minute free parking 'grace' period for parking areas within the Ipswich City Centre as outlined in the report by the Transport Planner (Transport Planning) dated 20 May 2020 and schedule the 6 month trial to commence in October 2020 following community notification'.*
- E. *'That Council commence a 6 month trial regarding the removal of Saturday timed and priced parking within the Ipswich City Centre as outlined in the report by the Transport Planner (Transport Planning) dated 20 May 2020 and schedule the 6 month trial to commence in October 2020 following community notification'.*

RECOMMENDATION

- A. That the report be received and the contents noted.
- B. That the 15-minute free parking 'grace' period for parking areas within the Ipswich City Centre, as outlined in the report by the Senior Engineer (Traffic Systems) dated 20 April 2021, remain in effect.
- C. That no timed and priced parking on Saturdays within the Ipswich City Centre, as outlined in the report by the Senior Engineer (Traffic Systems) dated 20 April 2021, remain in effect.
-

4. IED CAPITAL PORTFOLIO FINANCIAL PERFORMANCE REPORT - MARCH 2021

This is a report concerning Infrastructure and Environment Department's (IED) capital portfolio financial performance for the period ending 31 March 2021.

RECOMMENDATION

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

5. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority 26 March 2021 to 27 April 2021

RECOMMENDATION

That the report 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 Planning and Environment Court actions associated with development planning applications

RECOMMENDATION

That the report be received and the contents noted.

NOTICES OF MOTION

MATTERS ARISING

GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2021(03)

15 APRIL 2021

MINUTES

COUNCILLORS' ATTENDANCE: Mayor Teresa Harding (Chairperson); Councillors Paul Tully (Deputy Chairperson), Sheila Ireland, Jacob Madsen, Marnie Doyle, Andrew Fechner, Kate Kunzelmann, Russell Milligan and Nicole Jonic

COUNCILLOR'S APOLOGIES: Nil

OFFICERS' ATTENDANCE: Acting Chief Executive Officer (Sonia Cooper), Acting General Manager Infrastructure and Environment (Sean Madigan), Acting General Manager Corporate Services (Jeff Keech), General Manager Community, Cultural and Economic Development (Ben Pole), General Manager Planning and Regulatory Services (Peter Tabulo), Manager, Community and Cultural Services (Don Stewart), Treasury Accounting Manager (Paul Mollenhauer), Economic and Community Development (Cat Matson), City Events Manager (Joanna Jordan), Manager, Marketing and Promotions (Carly Gregory), Waste and Circular Economy Transformation Manager (Brett Davey), Manager, Environment and Sustainability (Kaye Cavanagh), Acting Manager, Development Planning (Anthony Bowles), Manager, Legal and Governance (General Counsel) (Tony Dunleavy), Manager, Procurement (Richard White), Senior Property Officer (Acquisitions and Disposals (Paul Lee), Acting Property Services Manager (Kerry Perrett), Manager Infrastructure Strategy (Tony Dileo), Senior Transport Planner (Jessica Cartlidge), Chief Information Officer (Sylvia Swalling), Media and Communications Manager (Darrell Giles) and Theatre Technician (Ben Harth)

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

BUSINESS OUTSTANDING

Nil

CONFIRMATION OF MINUTES

1. **CONFIRMATION OF MINUTES OF THE GROWTH INFRASTRUCTURE AND WASTE COMMITTEE NO. 2021(02) OF 11 MARCH 2021**

DECISION

Moved by Councillor Sheila Ireland:
Seconded by Councillor Russell Milligan:

That the Minutes of the Meeting held on 11 March 2021 be confirmed.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

PROCEDURAL MOTION - CHANGE TO THE ORDER OF REPORTS

DECISION

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

That Agenda Item 10 titled South East Queensland Council of Mayors Regional Waste Management Plan be dealt with immediately after Item 6 titled Waste and Circular Economy Transformation Directive – Update 2.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

NEGATIVE

Councillors:

Nil

Kunzelmann
Milligan
Jonic

The motion was put and carried.

2. PROCUREMENT - DELEGATION TO CEO TO ENTER INTO A CONTRACT UNDER
LOCAL BUY CONTRACT FOR THE SUPPLY OF STREETLIGHTING ELECTRICITY

This is a report concerning the supply of Retail Electricity for Unmetered Streetlights under Local Buy panel arrangement. The contract is scheduled for renewal on

11 June 2021, requiring early or advance delegation to the Chief Executive Officer to execute an agreement within five (5) business days of this date.

DECISION

Moved by Councillor Andrew Fechner:

Seconded by Councillor Kate Kunzelmann:

That pursuant to section 257(1) of the *Local Government Act 2009*, Council delegate to the Chief Executive Officer, the authority to exercise the powers of Council under Chapter 6 (Contracting) of the *Local Government Regulation 2012* in its capacity as a local government.

Conditions:

This delegation is subject to the following conditions:

- 1. This delegation does not authorise the Chief Executive Officer to exercise the powers under the *Local Government Act 2009* if the *Local Government Act 2009* provides that the power must be exercised by resolution.**
- 2. Whenever this power is exercised, a record of the exercise shall be made in writing at the time of exercising such power, and a copy thereof shall be kept in such format as determined from time to time by the Chief Executive Officer.**
- 3. The recommendation and decision in relation to the successful tender must be subsequently presented to Council at the first available meeting of Council, for Council's noting.**
- 4. The Chief Executive Officer may only exercise the powers granted under this delegation in relation to Contract 11943 for the supply of retail electricity for unmetered streetlights.**
- 5. This delegation expires on completion of the Contract.**

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

3. ACQUISITION OF VOLUMETRIC TITLE FROM SPRINGFIELD ANGLICAN COLLEGE
(LOT 1 SP151191)

This is a report concerning the acquisition of a volumetric title described as Lot 1 on SP151191 located below surface level under the Springfield Greenbank Arterial Road, Springfield.

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

DECISION

Moved by Deputy Mayor Marnie Doyle:

Seconded by Councillor Andrew Fechner:

- A. That Council, having considered the details contained in this report, support the acquisition of the Volumetric Title described as Lot 1 on SP151191 (volumetric title) located under the Springfield Greenbank Arterial by way of resumption agreement, with The Springfield Anglican College (TSAC) being required to complete drainage works. If Council fail to reach an agreement with TSAC for the acquisition of the Title, recommendations C and D will apply as alternative recommendations to A and B.**
- B. That under s257(1)(b) of the *Local Government Act 2009* Council delegate the power to the Chief Executive Officer to be authorised to negotiate any agreement with the landowner for compensation payable by Council under any resumption agreement.**
- C. That Council resolve to exercise its power as a constructing authority for strategic road purposes, under the *Acquisition of Land Act 1967*, and take (by way of resumption) the volumetric title located under the Springfield**

Greenbank Arterial, and described as Lot 1 on SP151191 and identified in Attachment 1 of this report.

- D. That under s257(1)(b) of the *Local Government Act 2009* Council delegate the power to the Chief Executive Officer to be authorised to take (by way of resumption) the volumetric title described as Lot 1 on SP151191 and located under the Springfield Greenbank Arterial, Springfield, for strategic road purposes in Council's capacity as a constructing authority under the *Acquisition of Land Act 1967*.**

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

******4. 14-15-108 SPRINGFIELD DOMAIN PARKLANDS MANAGEMENT**

This is a report concerning a supplier requested variation to the annual price review mechanism of contract 14-15-108 Robelle Domain Stage 2 – Parklands Management Agreement with Australian Crawl Springfield Pty Ltd.

The proposed variation allows for the contract pricing to be adjusted in accordance with both the Brisbane Consumer Price Index (CPI) and Fair Work Commission (FWC) minimum wage adjustments.

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

DECISION

Moved by Councillor Nicole Jonic:

Seconded by Deputy Mayor Marnie Doyle:

That the Chief Executive Officer be authorised to administer contract variations for the Robelle Domain Stage 2 – Parklands Management, Contract No. 14-15-108 and to do any other acts necessary to implement Council's decision in accordance with section 13(3)(c) of the *Local Government Act 2009*.

AFFIRMATIVE

Councillors:

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Harding

The motion was put and carried.

4.1. MATTER TAKEN ON NOTICE - CONTRACT 14-15-108

Councillor Paul Tully queried the name in the title of Item 4 (Springfield Domain Parklands Management) and noted that this is different to that in the executive summary which is (Robelle Domain Stage 2 – Parklands Management).

Procurement Manager to review this contract to see if there are a number of contracts included within contract 14-15-108 and what the correct title should be with advice to be provided to councillors on the outcome.

5. NOTICE OF MOTION RESPONSE - RIDING THE REVOLUTION REPORT

This is a report concerning a response to a Notice of Motion tabled at the Growth, Infrastructure and Waste Committee Meeting held on 3 December 2020 relating to the *Riding the Revolution – A New Approach to Active Transport in South-East Queensland* report where eight recommendations are identified for consideration by the Queensland Government and local Councils.

DECISION

Moved by Councillor Andrew Fechner:

Seconded by Deputy Mayor Marnie Doyle:

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

B. That the four opportunities identified below as being able to be delivered via ‘business as usual’ active transport activities be implemented:

- 1. Incorporate e-bike users as a key area of interest in the next review of the *iGO Active Transport Action Plan*;**

2. Investigate the possible implementation of Ciclovias or pop up bike lanes in the Ipswich CBD next financial year;
3. Continue to put forward active transport projects for grant funding opportunities where they meet the program guidelines and are ready for delivery; and
4. Consider the further development of the Boonah Ipswich Rail Trail as part of the development of Council's new *Recreational Walking and Cycling Action Plan*.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

6. WASTE AND CIRCULAR ECONOMY TRANSFORMATION DIRECTIVE - UPDATE 2

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

DECISION

Moved by Councillor Nicole Jonic:

Seconded by Councillor Andrew Fechner:

That the 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.

Agenda item 10 was moved to be considered after agenda item 6 so that both waste matters could be considered consecutively.

7. SOUTH EAST QUEENSLAND COUNCIL OF MAYORS REGIONAL WASTE
MANAGEMENT PLAN

(Previously Agenda Item 10)

This is a report concerning the South East Queensland Council of Mayors SEQ Waste Management plan.

In 2020, the South East Queensland Council of Mayors (CoMSEQ) have commissioned a draft Regional Waste Management Plan to approach waste management from a regional perspective.

CoMSEQ have now provided the draft report and are seeking in-principle endorsement from member Councils for the draft plan

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

MOVE INTO CLOSED SESSION

It was moved by Mayor Teresa Harding and seconded by Councillor Sheila Ireland that in accordance with section 254J(3)(i) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 7 (previously agenda item 10) titled South East Queensland Council of Mayor Regional Waste Management Plan for the residual waste part of the confidential attachment.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The meeting moved into closed session at 10.38 am.

ADJOURN MEETING DURING CLOSED SESSION

It was moved by Mayor Teresa Harding that the meeting be adjourned at 10.38 am.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The meeting reconvened in confidential session at 10.52 am.

MOVE INTO OPEN SESSION

It was moved by Mayor Teresa Harding and seconded by Deputy Mayor Marnie Doyle that the meeting move into open session.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The meeting moved into open session at 10.57 am.

DECISION

Moved by Councillor Andrew Fechner:

Seconded by Councillor Russell Milligan:

That Council provide in-principle endorsement of the draft SEQ Waste Management Plan as attached to this report.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

8. PLANNING & ENVIRONMENT COURT ACTION STATUS REPORT

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

(Previously Agenda Item 7)

DECISION

Moved by Deputy Mayor Marnie Doyle:

Seconded by Councillor Sheila Ireland:

That the report be received and the contents noted.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

9. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority from 25 February 2021 to 26 March 2021.

(Previously Agenda Item 8)

DECISION

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

That the report be received and the contents noted.

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

Doyle

Fechner

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

Councillor Jacob Madsen left the meeting at 11.07 am.

Councillor Jacob Madsen returned to the meeting at 11.10 am.

10. **IED CAPITAL PORTFOLIO FINANCIAL PERFORMANCE REPORT - FEBRUARY 2021**

This is a report concerning Infrastructure and Environment Department's (IED) capital portfolio financial performance for the period ending 28 February 2021.

(Previously Agenda Item 9)

DECISION

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

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

AFFIRMATIVE

Councillors:

Harding

Tully

Ireland

Madsen

NEGATIVE

Councillors:

Nil

Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

10.1. MATTER TAKEN ON NOTICE - COMMENCEMENT DATE OF SIGNALISATION
PROJECT ON THE CORNER OF MARY AND WILLIAM STREETS, BLACKSTONE

Councillor Sheila Ireland queried the delay in the commencement of the
signalisation project on the corner of Mary and William Streets, Blackstone.

**The Acting General Manager, Infrastructure and Environment to provide
Councillors Ireland and Madsen with the expected date of commencement for
this project.**

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 9.30 am.

The meeting closed at 11.16 am.

******Refer Council Ordinary Meeting Minutes of 29 April 2021 for change to Item 4******

Doc ID No: A7187614

ITEM: 2

SUBJECT: DEVELOPMENT APPLICATION RECOMMENDATION - 191 AND LOT 4
WHITWOOD ROAD, 62 AUSTIN STREET 217 BARCLAY STREET NEW CHUM,
6216/2018/MAMC/A, MINOR CHANGE TO SPECIAL INDUSTRY (CHEMICAL
MANUFACTURING) & ERA 7 - CHEMICAL MANUFACTURING

AUTHOR: SENIOR PLANNER (DEVELOPMENT)

DATE: 23 APRIL 2021

EXECUTIVE SUMMARY

This is a report concerning a minor change request to development application number 6216/2018/MCU for Material Change of Use - Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 - Chemical Manufacturing at 191 and Lot 4 Whitwood Road, 62 Austin Street and 217 Barclay Street, NEW CHUM QLD 4303. The application seeks amendments to the approved plans for the development, amendments to two (2) conditions of approval and amendments to the Infrastructure Charges Notice.

The subject application requires review and determination by this committee in accordance with the Framework for Development Applications and Related Activities Policy as the original application attracted more than 20 properly made submissions objecting to the proposed development.

The minor change request is recommended to be approved.

RECOMMENDATION

That Council approve development application no. 6216/2018/MAMC/A subject to conditions as detailed in Attachment 2- Change Approval Decision Notice and Attachment 3-Approved Plans.

RELATED PARTIES

The related parties to this application are:

- Austin BMI Pty Ltd (Landowner) – The current company director as extracted from the ASIC database on 13 April 2021 is Balfour Martin Irvine.
- Sun Mining Services Pty Ltd (Developer) – The current company director as extracted from the ASIC database on 12 April 2021 is Hossein Asgari.
- Civity Pty Ltd (Planning Consultant) – The current company directors as extracted from the ASIC database on 13 April 2021 are John Martin Garred and Liam Roger Morris.

ADVANCE IPSWICH THEME LINKAGE

Managing growth and delivering key infrastructure

PURPOSE OF REPORT/BACKGROUND

SITE ADDRESS:	191 Whitwood Road, NEW CHUM QLD 4303, Lot 4 Whitwood Road, NEW CHUM QLD 4303, 62 Austin Street, NEW CHUM QLD 4303, 217 Barclay Street, NEW CHUM QLD 4303
APPLICATION TYPE:	Modification-Change Application Minor
ORIGINAL PROPOSAL:	Minor Change - Material Change of Use - Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 - Chemical Manufacturing
ZONE:	RBIA02 – Regional Business and Industry Investigation (New Chum) RBB01 – Regional Business and Industry Buffer (45.01% of 217 Barclay Street)
OVERLAYS:	OV2 – Key Resource Area, Unknown Resource, Mining Lease OV 3 – Area Affected by Underground Mining Shaft, Area Affected by Underground Mining Tunnel, Area Affected by Underground Mining, Mining Constrained Area, Surface Disturbance Including Open-Cut Mining OV4 – Slope 15-20%, Slope 20-25%, Slope >25% OV6 – Highway Buffer & Regional Transport Corridor (applies to 217 Barclay Street only) OV7A – Building Height Restriction Area 45m, Building Height Restriction Area 90m (applies to 217 Barclay Street only), Outer Horizontal Surface RL176.5 OV7B – 1
APPLICANT:	Sun Mining Services Pty Ltd
OWNER:	Austin BMI Pty Ltd
EXISTING OR PROPOSED TRADING NAMES:	Sun Mining Services Pty Ltd
APPLICATION NO:	6216/2018/MAMC/A
AREA:	191 Whitwood Road – 26.209ha Lot 4 Whitwood Road – 34.646ha

REFERRAL AGENCIES:

62 Austin Street – 22.258ha
217 Barclay Street – 23.042ha
TOTAL = 106.155ha
Original application was referred to
Department of State Development,
Manufacturing, Infrastructure and
Planning

EXISTING USES ONSITE:

- Mining void.
- 6216/2018/MCU – Material Change of Use - Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 - Chemical Manufacturing
- 5627/2016/MAMC/A – Special Industry
- 1521/2018/MAOC/A – General Industry (reprocessing and storage of tyres)

PREVIOUS RELATED APPROVALS:

6216/2018/MCU

DATE RECEIVED:

26 February 2021

DECISION PERIOD START DATE:

9 March 2021

EXPECTED DETERMINATION DATE:

7 June 2021

SITE LOCATION:



Existing Operations and Development Approval History

On 20 August 2019, development application 6216/2018/MCU was decided by Full Council. This Council issued approval permitted a Material Change of Use - Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 - Chemical Manufacturing at 191 and lot 4 Whitwood Road, 62 Austin Street and 217 Barclay Street, NEW CHUM QLD 4303. The applicant subsequently sought a Negotiated Decision Notice that was issued on 11 November 2019 by Council officers under delegation owing to the minor nature of the requested changes to conditions.

The original development application required referral to Committee and determination by Full Council in accordance with Councils Framework for Development Applications and Related Activities Policy as the application attracted more than 20 properly made submissions objecting to the proposed development.

The original development application sought approval for the storage of raw chemical products in a secured compound, manufacturing of chemicals onsite, and the export of the manufactured chemicals from the site to be sold primarily to the mining industry, both within Australia and overseas. At the time of lodging the original application, the applicant had operated from the site for approximately five (5) years. Previously, the chemical manufacturing facility was associated with the function of mining operations onsite and was permitted through a mining lease that exists over the property (ML50115). However, as a result of changes to the business operations and proposed increases in production (including exporting materials overseas), the proposed development could no longer be associated with the mining lease and thus Council received a development application.

The chemical manufacturing facility primarily produces four (4) products, as detailed below:

Product	Comments
Wala Gel	Wala gel is classified as oxidising agent class 5.1, with UN 3139. The product is transported to mines or quarries, where it is blended with ANFO by especially designed trucks. The production of Wala gel is approximately 40 tonnes/week.
SX2	SX2 is a solution classified as Class 5.1 UN 3265 and it is the base for the preparation of the Wala gel in overseas locations. SMS P/L produces approximately between 72,000 – 108,000 L/week (4 – 6 export containers). SX2 solution is also used to prepare Wala gel for local consumption.
EXEL solution	This solution is key for the Wala product to achieve a rubbery consistency to support the key characteristics of the product. SMS P/L makes 18 IBC once or twice per year.
Rodger solution	The Rodger solution provides the key characteristics required by the Wala product. The monthly production varies between 18,000 L to 36,000 L (1 or 2 containers).

The volume of raw material to be stored on site has been limited through conditions of approval as follows:

- Oxidising substance 1 Max. 500 tonnes
- Solid fuel 1 Max. 300 tonnes

- | | |
|-------------------------|-----------------|
| • Oxidising substance 2 | Max. 300 tonnes |
| • Acid | Max. 300 tonnes |
| • Carbon black | Max. 50 tonnes |
| • Food thickener | Max. 25 tonnes |
| • Oxidising substance 3 | Max. 25 tonnes |
| • Solid fuel 2 | Max. 15 tonnes |
| • Liquid soap | Max. 15 tonnes |
| • Oxidising substance 4 | Max. 15 tonnes |

The chemical manufacturing facility operates primarily outdoors with access to the use area via Austin Street.

In addition to the Material Change of Use approval issued by Council, the applicant has also gained approval for an Environmentally Relevant Activity ERA 7 – Chemical Manufacturing which was assessed, administered and enforced by the Department of Environment and Science (DES). Following an assessment of the ERA 7 – Chemical Manufacturing component of the application, DES issued an Environmental Authority to Sun Mining Services on 29 May 2019 with appropriate conditions to manage the environmental risk of the activity in relation to impacts on environmental values under the *Environmental Protection Act 1994*.

The original development application underwent public notification whereby submitters raised concerns regarding the manufacture of explosives onsite and in particular WALA and WALA gels. In order to ensure that this issue was appropriately addressed, Council officers sought clarification from the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP). DSDMIP subsequently advised that regulation and licencing under the Explosives Act 1999 is managed by the Chief Inspectorate of Explosives, Department of Natural Resources, Mines and Energy (DNRME) and is separate to the development assessment and Environmental Authority process.

A decision under the Environmental Protection Act 1994 is not inconsistent with any regulation under the Explosives Act 1999 because the two pieces of legislation have different purposes. The Environmental Authority includes a condition which does not authorise the manufacturing of ‘explosives’, as well as a definition for ‘explosives’ for the purpose of the Environmental Authority. The definition for ‘explosives’ has been based on the UN Globally Harmonised System of Classification and Labelling of Chemicals (GHS). The separate definition clarifies that explosives are not authorised by the Environmental Authority.

During the assessment of the Environmental Authority, DES received advice from the Chief Inspectorate of Explosives that GHS was the most appropriate classification system to determine the nature of the material being manufactured. The ‘explosive’ definition under the Explosives Act 1999 was not considered appropriate for the purposes of the assessment under the Environmental Protection Act 1994 as it was wide-ranging and specific to the Explosives Act 1999. The Chief Inspectorate has confirmed that the materials to be manufactured by Sun Mining Services are not classified as ‘explosive’ under the GHS.

To avoid potential security breaches, conditions have been included to require the use area to be securely fenced at all times.

Furthermore, to avoid potential conflicts with future land uses proposed over the site, a condition has also been included requiring the applicant to cease the development, unless otherwise determined in writing by the assessment manager, within 10 years of the approval taking effect (i.e. November 2029).

Summary of Proposed Minor Change Application

On 26 February 2021, the applicant submitted a minor change application (properly made 9 March 2021). The application was lodged in response to a Show Cause Notice issued by Council to Sun Mining Services Pty Ltd on 11 September 2020. The Show Cause Notice identified a number of breaches in relation to non-compliance with conditions of approval and undertaking assessable development without obtaining the necessary building works development permits.

The applicant has advised that the minor change application is in response to changes needed to reflect the existing operations, alternative plan configurations in response to state explosive inspectors' requirements and associated condition amendments.

The original approval allowed for up to 10,000 tonnes of production per annum and the submitted plans included a layout to accommodate this outcome; however, as a result of topography issues with the land this could not be realised and therefore the applicant has advised that amendments to the spatial layout of the development are required.

The applicant is therefore seeking to amend the approval to reflect the changes described above and allow the facility to operate as originally intended. Importantly, this application does not propose to change the amount of tonnage that will be stored at the site or the volume of production; these will continue to be in accordance with the current development approval.

The change application specifically seeks the following:

- Amendments to the approved plan to allow the following:
 - Chemical 1 storage to be located in a new expansion area, allowing a secondary security fence to be installed;
 - Car parking relocated to the outside of the security fence, so it is accessible and avoids conflicts with internal manufacturing process;
 - Chemical storage 2 now split between two different storage locations for operational efficiency purposes;
 - Product 1 storage area and chemical 4 storage area are to remain in the same locations, but have now been bunded to improve the management of stormwater on the site;
 - Relocation of some shipping containers used for storage purposes, based on advice from State Government regular audits;

- The way in which storage areas have been shown is through the identification of zones for certain products and chemicals, rather than showing the precise location of a shipping container to allow for flexibility in operational processes; and
- Including a new hatched area on the plan for shipping container loading area and outdoor storage of manufactured product, to reflect the manufacturing process on the site and the need for product to be moved and processed as it progresses through the different stages of the manufacturing process.
-
- Deletion of Condition 14b which relates to the demarcation of all parking, access and manoeuvring areas;
- Amendments to Condition 20 which relates to storage requirements and the request to amend the condition to provide clarity around the requirements for empty containers; and
- Amendments to the Infrastructure Charges Notice to take into account additional office floor area proposed.

Minor Change Assessment

- Amended plans – The applicant is seeking minor amendments to the approved site plan to better reflect the efficient operation of the site. As a result, minor amendments to the bounds of the use area have been made, noting that there is no increase to the approved use area of 10,100m². In addition, minor changes have been made to the location of nominated areas within the bounds of the use area.

Concerns were raised in relation to the nature of the 'shipping container loading area and outdoor storage of manufactured area' as the plan included notations that this area will be used as part of the manufacturing and mixing process. Accordingly, the applicant was requested to provide further clarification in relation to the activities being undertaken in this area. The applicant has clarified that the purpose of the area is for storage and handling only and provides a specific area for the service vehicle to enter the site and exit with the manufactured material (i.e. a loading area). Further it is noted that this operation was included as part of the original application however was not marked on the plan. There is no objection to this area being clearing allocated on the plan, however the notation relating to the area being used as part of the manufacturing and mixing process is to be deleted to avoid confusion.

In addition, concerns were raised regarding the potential spillage of contaminants into the existing open cut mining void. It is noted that the applicant has proposed an "Eastern Bunded Containment Area", however this does not extend along the full length of the southern boundary of the use area, adjacent to the mining void. Through discussions with the applicant, it was agreed that the bunded containment area is to be extended along the full length of the southern boundary of the proposed use area, and specifically along the Chemical 1 Storage Area. Accordingly, the approved plans have been marked up to reflect this requirement.

In summary, the proposed layout changes are considered to be minor in nature and accordingly, there is no objections to the proposed amendments to the approved plans.

- Manoeuvring areas (condition 14b) – There is no objection to the deletion of condition 14b which requires demarcation of the parking, access and manoeuvring areas owing to the unsealed nature of the site making compliance difficult. Further it is noted that condition 8(b)(iv) will achieve the intended purpose of specifying the location of parking on site.
- Bunded areas (condition 20) – The purpose of the roofed component was in relation to preventing stormwater accumulating within the bunded areas. As the storage area does not have a bund around it, the roofed component can be removed from the condition. Accordingly, there is no objection to removing the word 'roof' from the condition, however it is noted that where the EA condition requires bunded containment the applicant is likely to require the area to be roofed regardless by the State.
- Infrastructure Charges notice – There is no objection to updating the ICN to reflect the proposed increase in gross floor area of the development by 30m².

In summary, consideration has been given to the relevant matters for assessing a minor change in the *Planning Act 2016*, having regard to the definition of minor change in Schedule 2. It is considered that the change application meets the definition of a minor change in accordance with the *Planning Act 2016* and therefore the request has been assessed having regard to the assessment criteria in Section 81.

A full assessment of the minor change application has been undertaken (refer Attachment 1). The minor change application is recommended to be approved as follows:

Nature of Changes:

Nature of Change	Decision
Part 3 Approved Plans Specifications and Drawings	To be amended
Condition 14 – Access, Parking and Manoeuvring Areas	To be amended
Condition 20 – Storage	To be amended
Infrastructure Charges Notice	To be amended

RESOURCE IMPLICATIONS

There are no resource implications associated with this report.

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.

LEGAL/POLICY BASIS

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

COMMUNITY AND OTHER CONSULTATION

INTERNAL CONSULTATION

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

Amended conditions were provided by the Branch in relation to condition 14 – Access, Parking and Manoeuvring and condition 20 – Storage (and in particular bunded areas), which have been incorporated into the minor change assessment (Attachment 1).

PUBLIC NOTIFICATION

The original application underwent public notification from 7 January to 29 January 2019. During the public notification period 87 properly made and 6 not properly made submissions were received.

This minor change application does not require further notification, however in accordance with Section 81(2)(b) of the *Planning Act 2016*, the Assessment Manager must consider any properly made submissions about the development application that was approved.

The submissions received during public notification related primarily to potential environmental and safety concerns with the proposed development. These issues were considered as part of the state's assessment and appropriate conditions have been imposed by DES to manage the environmental risk of the activity in relation to impacts on environmental values under the *Environmental Protection Act 1994*.

The amendments proposed as part of this minor change application are not considered to impact on the submissions received as part of the original application.

REFERRAL AGENCY

The original application was referred to the Department of State Development, Infrastructure, Local Government and Planning (formally Department of State Development, Manufacturing, Infrastructure and Planning) (DSDILGP) and was assessed by the State Assessment and Referral Agency (SARA). SARA responded on 31 May 2019 advising that they did not object to the development subject to the inclusion of SARA conditions.

In accordance with Section 80 of the *Planning Act 2016*, this minor change application is not required to be referred to DSDILGP as they are not considered an affected entity.

However, as part of a request for additional information, the applicant was asked to consider whether changes were required to the referral agency response or the Environmental Authority as a result of the proposed changes. The applicant advised, based on confirmation from DSDILGP, that no change to the referral agency response is required, however an amendment to the Environmental Authority would be required. The change to the Environmental Authority is a separate process to this Minor Change application and it is the applicant's responsibility to seek the change to ensure the Environmental Authority is consistent with the intended use of the site.

Other relevant information






Whilst the Ipswich City Council (the council) is the assessment manager for the development application, under the *Environmental Protection Act 1994* chemical manufacturing is identified as an environmentally relevant activity (ERA) which is to be assessed, administered and enforced by the Department of Environment and Science (DES). Following an assessment of the ERA 7 – Chemical Manufacturing component of the application, DES issued an Environmental Authority to Sun Mining Services on 29 May 2019 with appropriate conditions to manage the environmental risk of the activity in relation to impacts on environmental values under the *Environmental Protection Act 1994*.

As noted above, the applicant will be required to seek a change to the Environmental Authority as a result of the proposed changes.

CONCLUSION

An assessment of the change request has been undertaken and it has been determined that the changes are generally consistent with the original approval and relevant legislative requirements. Accordingly, the change application is recommended to be approved in accordance with the recommendations and attachments of this report.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Assessment of Minor Change  
2.	Change Approval Decision Notice Recommendation  
3.	Approved Plans Recommendation  

Nikki Morrison

SENIOR PLANNER (DEVELOPMENT)

I concur with the recommendations contained in this report.

Michael Simmons

DEVELOPMENT ASSESSMENT WEST MANAGER

I concur with the recommendations contained in this report.

Anthony Bowles
MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Peter Tabulo
GENERAL MANAGER, PLANNING AND REGULATORY SERVICES

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

ASSESSMENT – CHANGE APPLICATION ASSESSMENT REPORT

Part 3 Approved Plans Specifications and Drawings

Condition (from original 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				
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
GP0140	Sun Mining - Austin Street, New Chum Site Plan, Revision A	URBIS	3 August 2018	N/A
N/A	Sun Mining - Austin Street, New Chum Existing Access	URBIS	June 2018	Plan only approved for the purpose of identifying the proposed use area within the subject site. Access arrangements are as per Condition 14 5.

SPECIFICATIONS/SUPPORTING MATERIAL				
Document / Plan Number	Description & Revision No.	Prepared By	Date	Amendments Required
118235- 01	Stormwater Management Plan – Sun Mining , New Chum Revision 0	ATC Williams	23 November 2018	N/A
N/A	Response to Information Request – Material Change of Use – Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 – Chemical Manufacturing 191 Whitwood Road, Lot 4 Whitwood Road, 62 Austin and 217 Barclay Street, New Chum	Geleon	26 November 2018	N/A
2018/27	Desktop Mining Study Covering the Sun Mining Facility Via Austin St New Chum	Moreton Geotechnical Services Pty Ltd	17 October 2018	N/A

Applicant's Requested Change:

The applicant submits:

“...the original development approval was designed to reflect the existing operations and factor in necessary changes to the site layout to accommodate long term growth, noting the approval allows up to 10,000 tonnes of production per annum.

The Chemical 1 storage area identified in Figure 5 above, was located within an expansion area that was yet to be excavated, as seen with the background satellite imagery. However, after further investigations were undertaken post approval, the new Chemical 1 storage area could not be constructed as originally intended due to issues with topography that could not be resolved. As a result, this made the approved plans inconsistent with the operations of the development.

As a result of the above and still requiring an expansion area for Chemical 1 storage area an alternative fenced area is proposed....

...In addition to the changes to the Chemical 1 storage area, there are other minor internal changes required for operational efficiencies, noting the following internal changes are sought for approval:

- ☐ *Chemical 1 storage to be located in new expansion area, allowing a secondary security fence to*
- ☐ *be installed;*
- ☐ *Car parking relocated to the outside of the security fence, so it is accessible and avoids conflicts with internal manufacturing process;*
- ☐ *Chemical storage 2 now split between two different storage locations for operational efficiency purposes;*
- ☐ *Product 1 storage area and chemical 4 storage area are to remain in the same locations, but have now been bunded to improve the management of stormwater on the site;*
- ☐ *Relocation of some shipping containers used for storage purposes, based on advice from State Government regular audits;*
- ☐ *The way in which storage areas have been shown is through the identification of zones for certain products and chemicals, rather than showing the precise location of a shipping container to allow for flexibility in operational processes; and*
- ☐ *Including a new hatched area on the plan for shipping container loading area and outdoor storage of manufactured product; to reflect the manufacturing process on the site and the need for product to be moved and processed as it progresses through the different stages of the manufacturing process.*

In support of the change the applicant has provided a Periodic Risk Assessment report dated February 2021.

In response to a request for further information, the applicant amended the site plan and reduced the proposed use area of Chemical 1 Storage Area to ensure the use area aligned with the approved use area of 10,100m².

The applicant has advised that the layout change will ensure there is still appropriate separation distances of Chemical 1 from the operations of the plan and location of other chemicals stored on the site

Evaluation of Change:

Figure 1: Plan Comparison

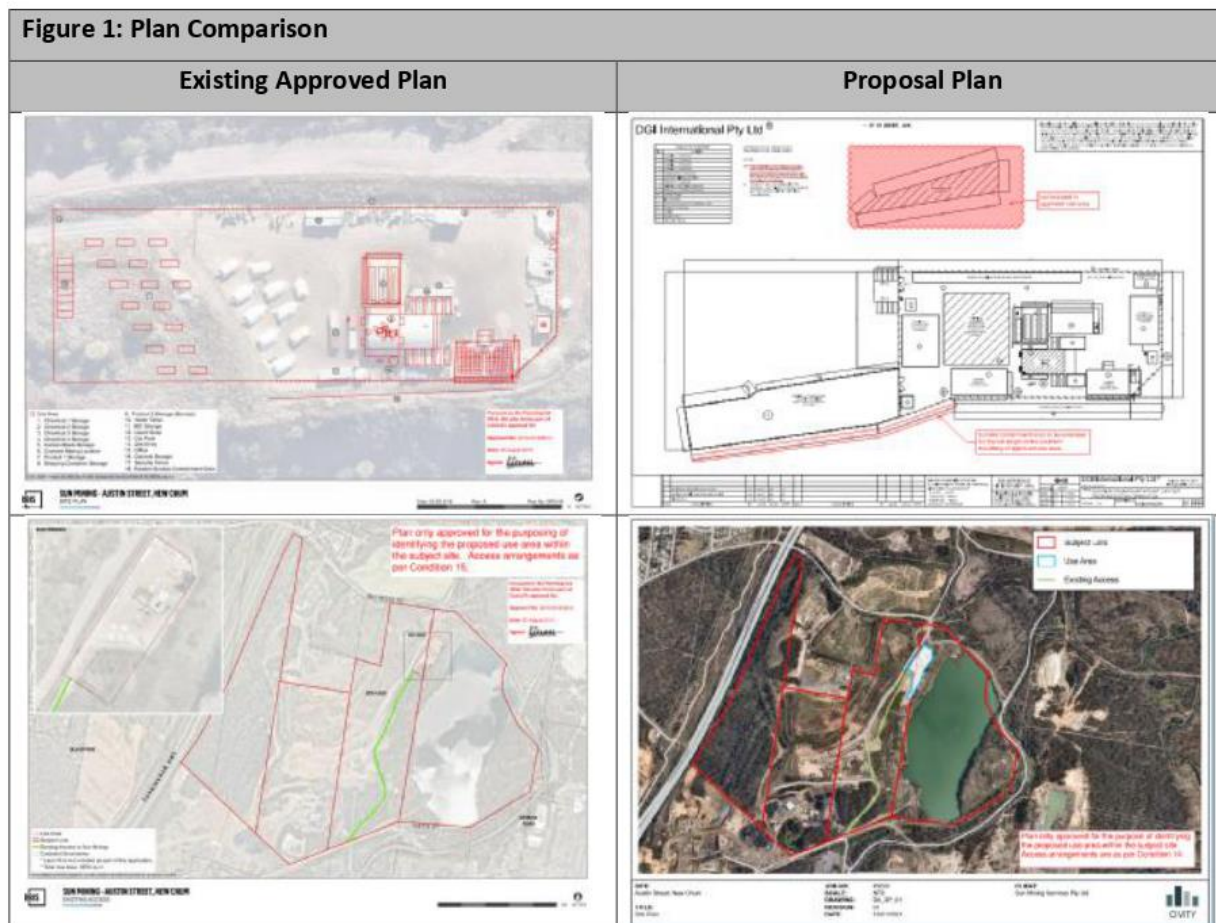


Figure 2: Use Area Comparison with Aerial Overlay (approximate)	
Existing Approved Plan	Proposal Plan
4 November 2020	
	
5 July 2020	
	

The applicant is seeking minor amendments to the approved site plan to better reflect the efficient operation of the site. As a result minor amendments to the bounds of the use area have been made, noting that there is no increase to the approved use area of 10,100m². In addition, minor changes have been made to the location of nominated areas within the bounds of the use area.

Concerns were raised in relation to the nature of the 'shipping container loading area and outdoor storage of manufactured area' as the plan included notations that this area will be used as part of the manufacturing and mixing process. Accordingly, the applicant was requested to provide further clarification in relation to the activities being undertaken in this area. The applicant has clarified that the purpose of the area is for storage and handling

only and provides a specific area for the service vehicle to enter the site and exit with the manufactured material (i.e. a loading area). Further it is noted that this operation was included as part of the original application, however was not marked on the plan. There is no objection to this area being clearly allocated on the plan, however the notation relating to the area being used as part of the manufacturing and mixing process is to be deleted to avoid confusion.

In addition, concerns were raised regarding the potential spillage of contaminants into the mining void. It is noted that the applicant has proposed an "Eastern Bunded Containment Area", however this does not extend along the full length of the southern boundary of the use area, adjacent to the mining void. Through discussions with the applicant, it was agreed that the bunded containment area is to be extended along the full length of the southern boundary of the proposed use area, and specifically along the Chemical 1 Storage Area. Accordingly, the approved plans have been marked up to reflect this requirement.

In summary, the proposed layout changes are considered to be minor in nature and accordingly, there is no objection to the proposed amendments to the approved plans.

Condition (to appear in Change 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				
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
GP0140 DGI-0499-005	Sun Mining – Austin Street, New Chum Site Plan, Revision A Sun New Chum Plan – Plant Lay Out Proposed Development GA, Revision C	URBIS DGI International Pty Ltd	3 August 2018 25 March 2021	N/A As amended in red.
N/A DA_SP_01	Sun Mining – Austin Street, New Chum Existing Access Site Plan, Revision 1	URBIS Civity	June 2018 13 January 2021	Plan only approved for the purpose of identifying the proposed use area

Item 2 / Attachment 1.

				within the subject site. Access arrangements are as per Condition 14.
SPECIFICATIONS/SUPPORTING MATERIAL				
Document / Plan Number	Description & Revision No.	Prepared By	Date	Amendments Required
118235- 01	Stormwater Management Plan – Sun Mining , New Chum Revision 0	ATC Williams	23 November 2018	N/A
N/A	Response to Information Request – Material Change of Use – Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 – Chemical Manufacturing 191 Whitwood Road, Lot 4 Whitwood Road, 62 Austin and 217 Barclay Street, New Chum	Geleon	26 November 2018	N/A
2018/27	Desktop Mining Study Covering the Sun Mining Facility Via Austin St New Chum	Moreton Geotechnical Services Pty Ltd	17 October 2018	N/A

Condition 14 – Access, Parking and Manoeuvring Areas

Condition (from original Decision Notice):

14.	Access, Parking and Manoeuvring Areas	
(a)	<i>The applicant must construct and maintain the site access track in accordance with the Geleon's letter titled "Response to Information Request – Material Change of Use – Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 – Chemical Manufacturing 191 Whitwood Road, Lot 4 Whitwood Road, 62 Austin and 217 Barclay Street, New Chum" and dated 26 November 2018.</i>	<i>Within 1 month of this approval taking effect and to be maintained at all times thereafter.</i>
(b)	<i>The applicant must demarcate all parking, access and manoeuvring areas in accordance with the relevant Australian Standard.</i>	<i>Within 2 months of this approval taking effect and to be maintained at all times thereafter.</i>

Applicant's Requested Change:

The applicant submits:

"The applicant is seeking to delete Condition 14(b) of the existing development approval relating the demarcating of all parking, access and manoeuvring areas in accordance with the relevant Australian standard.

This is requested because the site is not sealed; it is not considered practical to demarcate parking areas via line marking as it would require consistent remarking from the dirt moving and blowing in the wind. Furthermore, Condition 8(b)(iv) requires the car parking areas to be signposted which is considered a more appropriate outcome given the condition and nature of the site".

Evaluation of Change:

The request to delete Condition 14(b) is considered reasonable. The unsealed nature of the site cannot support line-marking. Additionally, the intent of Condition 8(b)(iv) will achieve the intended purpose of specifying the location of parking on site. Hence, this request is supported. Therefore, it is recommended that Condition 14(b) is deleted.

Condition (to appear in Change Decision Notice):

14.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct and maintain the site access track in accordance with the Geleon's letter titled "Response to Information Request – Material Change of Use – Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 – Chemical Manufacturing 191 Whitwood Road, Lot 4 Whitwood Road, 62 Austin and 217 Barclay Street, New Chum" and dated 26 November 2018.	Within 1 month of this approval taking effect and to be maintained at all times thereafter.
(b)	The applicant must demarcate all parking, access and manoeuvring areas in accordance with the relevant Australian Standard.	Within 2 months of this approval taking effect and to be maintained at all times thereafter.

Condition 20 – Storage

Condition (from original Decision Notice):

20.	Storage	
	The applicant must ensure that any vehicles parts, tyres and unused containers are stored in an impervious bunded and roofed area.	From the commencement of the use and at all times thereafter.

Applicant's Requested Change:

The applicant submits:

"The applicant seeks to amend condition 20 to improve clarity of the condition. The condition as currently drafted to require "... any vehicles parts, tyres and unused containers are stored in an impervious bunded and roofed area".

The use of the term unused containers could give rise to confusion, as the approved plans allow for the storage of empty containers (including shipping containers) in unbunded and unroofed parts of the site. The applicant does not want this condition deleted, but only amended for clarity purposes.

To clarify this, it is suggested that the condition could be slightly amended to include wording to the effect of, "unless otherwise detailed on the approved plans".

Evaluation of Change:

The purpose of the roofed component was in relation to preventing stormwater accumulating within the bunded areas. As the storage area does not have a bund around it, the roofed component can be removed from the condition. However, where the EA condition requires bunded containment the applicant is likely to require the area to be roofed regardless by the State. Accordingly, the condition can be amended to remove the reference to 'roof'.

Condition (to appear in Change Decision Notice):

20.	Storage	
	The applicant must ensure that any vehicles parts, tyres and IBC and 200L drum containers that have held or hold hazardous substances and unused containers are stored in an impervious bunded and roofed area.	From the commencement of the use and at all times thereafter.

Infrastructure Changes Notice

Infrastructure Charges Notice (from original Decision Notice):

This Infrastructure Charges Notice is issued by Council and relates to charges for the purposes of local government trunk infrastructure networks (transport, public parks and community facilities).

Application No: 6216/2018/MCU

Real Property Description: Lot 2 RP 147482 TO DEPTH 15.24M, Lot 4 RP 22539, Lot 251 S 3185 TO DEPTH 15.24M, L1 RP180876 P GOODNA

Item 2 / Attachment 1.

Property Location: 191 Whitwood Road, Lot 4 Whitwood Road, 62 Austin Street & 217 Barclay Street, NEW CHUM QLD 4303

Development Approval Details: In accordance with Development Approval 6216/2018/MCU

Relevant Infrastructure Charges Resolution: Ipswich City Council Adopted Infrastructure Charges Resolution (No. 1) 2019

Levied Charge: \$1,785.60

Does the maximum adopted charge apply: Yes

Does an Offset or Refund apply: No

Levied Charge Calculation:

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
Special Industry	\$59.52 Transport (Charge area: 22)	<u>Development Demand</u> $30m^2 \times \$59.52 = \$1,785.60$ <u>Demand Credit</u> N/A <u>Additional Demand</u> \$1,785.60	Nil	\$1,785.60

Item 2 / Attachment 1.

Applied Adopted Charge See Attachment 1 for an example calculation of the Applied Adopted Charge.

Details of Payment

Payment Details: Payment of the infrastructure charges must be made to Ipswich City Council.

It is advised that credit cards, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.

The payee must quote the development application reference number when making payment.

Due date for payment Payment of the levied charges is required when the charge happens unless otherwise stated in an infrastructure agreement.

Automatic increases of levied charge: The levied charges outlined in this notice shall be applicable for a period of **twelve (12) months from the date of the development approval**, and thereafter the levied charges outlined in this notice will be automatically increased, from the date of the charges notice to the date of the payment, by the lesser of the following amounts—

- (i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid;
- (ii) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day it is paid.

'3-yearly PPI average' and 'PPI' have the meanings given in the Planning Act 2016.

General Information

GST: GST does not apply to payments or contributions made by developers to Government which relate/s to an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the Planning Act 2016.

Authority for the charge: The levied charges in this notice are payable in accordance with the Planning Act 2016.

How the charge is calculated: The levied charge for the development is to be worked out by Council as follows:

$$LC = ((AC \times AD) - LCR) - D$$

Where:

LC is the levied charge for the development, which cannot be less than zero.

AC is the applied adopted charge for the development.

AD is the additional demand for the development.

LCR is the levied charge relief for the development.

D is the discount for the prescribed financial contribution.

Offsets and refunds No offset or refund applies to this infrastructure charge notice unless otherwise specified in an infrastructure agreement.

Appeals: Pursuant to chapter 6, part 1 and schedule 1 of the Planning Act 2016 a person may appeal against an infrastructure charges notice.

When this notice stops having effect: In accordance with section 119(11) of the Planning Act 2016, this notice stops having effect to the extent the development approval stops having effect.

Water and Wastewater Charges This notice does not include water and wastewater charges. A charge notice for the distributor retailer networks charges will be provided separately by Queensland Urban Utilities.

ATTACHMENT 1 – INFRASTRUCTURE CHARGES CALCULATION METHODOLOGY**Table 1: Applied Adopted Charge Non Residential Use (MCU)**

Network	New Chum		
	Charge Area	Charge	(Proportion of MAC)
Transport	22	\$79.95	\$59.52
Local Government Trunk Infrastructure Network Charge (LNC)		\$79.95	\$59.52
Water Supply	N/A	N/A	N/A
Sewerage	51	\$18.57	\$13.83
Distributor Retailer Trunk Infrastructure Network Charge (DNC)	N/A	\$18.57	\$13.83
Total Trunk Infrastructure Network Charge (Total NC)		\$98.52	\$73.35
Maximum Adopted Charge		\$73.35	
Adopted Charge (AC)		<u>\$59.52[#]</u>	
Notes	<i>The Total NC is greater than the Maximum Adopted Charge and therefore the Maximum Adopted Charge applies.</i>		

[#] The AC is LNC/Total NC x MAC

Applicant's Requested Change:

The applicant has advised that the proposed changes result in an additional 30m² of Gross Floor Area (GFA) owing to additional office space being proposed.

Evaluation of Change:

The Infrastructure Charges Notice (ICN) is required to be updated to reflect the proposed GFA.

It is noted that the applicant has paid the charges applicable to the ICN issued as part of the original approval.

Infrastructure Charges Notice (to appear in Change Decision Notice):

This Infrastructure Charges Notice is issued by Council and relates to charges for the purposes of local government trunk infrastructure networks (transport, public parks and community facilities).

Application No: 6216/2018/MCU-MAMC/A

Item 2 / Attachment 1.

Real Property Description: Lot 2 RP 147482 TO DEPTH 15.24M, Lot 4 RP 22539, Lot 251 S 3185 TO DEPTH 15.24M, L1 RP180876 P GOODNA

Property Location: 191 Whitwood Road, Lot 4 Whitwood Road, 62 Austin Street & 217 Barclay Street, NEW CHUM QLD 4303

Development Approval Details: In accordance with Development Approval 6216/2018/MCU-MAMC/A

Relevant Infrastructure Charges Resolution: Ipswich City Council Adopted Infrastructure Charges Resolution (No. 1) ~~2019-2020~~

Levied Charge: \$1,785.60 (indexed charge paid)
Additional GFA charge: \$1,840.20

Does the maximum adopted charge apply: Yes

Does an Offset or Refund apply: No

Levied Charge Calculation:

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
Paid under 6216/2018/MCU (and indexed to date charges were paid):				
Special Industry	\$59.52 Transport (Charge area: 22)	<u>Development Demand</u> $30\text{m}^2 \times \$59.52 = \$1,785.60$ <u>Demand Credit</u> N/A <u>Additional Demand</u> \$1,785.60	Nil	\$1,785.60
Amount to be paid due to additional GFA introduced under 6216/2018/MAMC/A:				
Special Industry	\$61.34 Transport (Charge area: 22)	<u>Development Demand</u> $30\text{m}^2 \times \$61.34 = \$1,840.20$ <u>Demand Credit</u> N/A <u>Additional Demand</u> \$1,840.20	Nil	\$1,840.20

Item 2 / Attachment 1.

Applied Adopted Charge	See Attachment 1 for an example calculation of the Applied Adopted Charge.
<u>Details of Payment</u>	
Payment Details:	<p>Payment of the infrastructure charges must be made to Ipswich City Council.</p> <p>It is advised that credit cards, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.</p> <p>The payee must quote the development application reference number when making payment.</p>
Due date for payment	Payment of the levied charges is required when the charge happens unless otherwise stated in an infrastructure agreement.
Automatic increases of levied charge:	<p>The levied charges outlined in this notice shall be applicable for a period of twelve (12) months from the date of the development approval, and thereafter the levied charges outlined in this notice will be automatically increased, from the date of the charges notice to the date of the payment, by the lesser of the following amounts—</p> <ul style="list-style-type: none">(i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid;(ii) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day it is paid. <p>‘3-yearly PPI average’ and ‘PPI’ have the meanings given in the Planning Act 2016.</p>
<u>General Information</u>	
GST:	GST does not apply to payments or contributions made by developers to Government which relate/s to an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the Planning Act 2016.
Authority for the charge:	The levied charges in this notice are payable in accordance with the Planning Act 2016.
How the charge is calculated:	<p>The levied charge for the development is to be worked out by Council as follows:</p> $LC = ((AC \times AD) - LCR) - D$ <p>Where:</p> <p>LC is the levied charge for the development, which cannot be less than zero.</p> <p>AC is the applied adopted charge for the development.</p> <p>AD is the additional demand for the development.</p> <p>LCR is the levied charge relief for the development.</p> <p>D is the discount for the prescribed financial contribution.</p>
Offsets and refunds	No offset or refund applies to this infrastructure charge notice unless otherwise specified in an infrastructure agreement.
Appeals:	Pursuant to chapter 6, part 1 and schedule 1 of the Planning Act 2016 a person may appeal against an infrastructure charges notice.
When this notice stops having effect:	In accordance with section 119(11) of the Planning Act 2016, this notice stops having effect to the extent the development approval stops having effect.
Water and Wastewater Charges	This notice does not include water and wastewater charges. A charge notice for the distributor retailer networks charges will be provided separately by Queensland Urban Utilities.

ATTACHMENT 1 – INFRASTRUCTURE CHARGES CALCULATION METHODOLOGY

Table 1: Applied Adopted Charge Non Residential Use (MCU) for Original Charges
Calculated and Paid Under 6216/2018/MCU

Network	New Chum		
	Charge Area	Charge	(Proportion of MAC)
Transport	22	\$79.95	\$59.52
Local Government Trunk Infrastructure Network Charge (LNC)		\$79.95	\$59.52
Water Supply	N/A	N/A	N/A
Sewerage	51	\$18.57	\$13.83
Distributor Retailer Trunk Infrastructure Network Charge (DNC)	N/A	\$18.57	\$13.83
Total Trunk Infrastructure Network Charge (Total NC)		\$98.52	\$73.35
Maximum Adopted Charge		\$73.35	
Adopted Charge (AC)		\$59.52 [#]	
Notes	The Total NC is greater than the Maximum Adopted Charge and therefore the Maximum Adopted Charge applies.		

[#] The AC is LNC/Total NC x MACTable 2: Applied Adopted Charge Non Residential Use (MCU) for Additional GFA
introduced under 6216/2018/MAMC/A

Network	New Chum		
	Charge Area	Charge	(Proportion of MAC)
Transport	22	\$82.35	\$61.34
Local Government Trunk Infrastructure Network Charge (LNC)		\$82.35	\$61.34
Water Supply	N/A	N/A	N/A
Sewerage	51	\$19.14	\$14.26
Distributor Retailer Trunk Infrastructure Network Charge (DNC)	N/A	\$19.14	\$14.26
Total Trunk Infrastructure Network Charge (Total NC)		\$101.49	\$75.60
Maximum Adopted Charge		\$75.60	
Adopted Charge (AC)		\$61.34 [#]	

Notes	The Total NC is greater than the Maximum Adopted Charge and therefore the Maximum Adopted Charge applies.
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The AC is $LNC/Total\ NC \times MAC$

Minor Change

For a change application to be considered a minor change, the application must meet the definition of a minor change as outlined in schedule 2 of the *Planning Act 2016*. An assessment of the definition is outlined below:

Minor Change

Requirement	Comment
Does not result in substantially different development	See below.
If the application, including the change, were made when the change is made—would not cause—	
The inclusion of prohibited development in the application; or	No
Referral to a referral agency if there were no referral agencies for the development application; or	N/A – The original application was referred to Department of State Development, Manufacturing, Infrastructure and Planning.
Referral to extra referral agencies; or	No – The proposed changes do not trigger referral to any additional referral agencies.
A referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or	N/A – the change application did not require referral to the referral agency as they are not considered an affected entity in accordance with Section 80 of the <i>Planning Act 2016</i> .
Public notification if public notification was not required for the development application.	N/A – public notification was required as part of the original application.

Substantially Different

Schedule 1 of the DA Rules further defines 'substantially different' development. A change may be considered to result in a substantially different development if any of the following apply to the proposed change:

Involves a new use; or	No – the proposed change does not result in a new use.
Results in the application applying to a new parcel of land; or	No – the proposed change does not apply to any land that did not form part of the original application.
Dramatically changes the built form in terms of scale, bulk and appearance; or	No – it is noted that an additional 30m ² of office space is proposed, however this is not considered to result in dramatic changes to the built form.
Changes the ability of the proposed development to operate as intended; or	No – the proposed changes are proposed to improve the functionality of the site.
Removes a component that is integral to the operation of the development; or	No – No component of the approved use is proposed to be removed as part of this change application.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	No – the proposed change will not impact on traffic flow. The relocation of the parking areas will assist in improving traffic management onsite.
Introduces new impacts or increase the severity of known impacts; or	No – the proposed changes will not introduce new impacts or increase the severity of known impacts.
Removes an incentive or offset component that would have balanced a negative impact of the development; or	No

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Impacts on infrastructure provisions	No – the proposed change does not result in amendments to the infrastructure provisions.
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ATTACHMENT A – CHANGED APPLICATION DECISION NOTICE**1. Decision Details:**

Development	Approval Type	Decision	Currency Period
Minor Change - Material Change of Use - Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 - Chemical Manufacturing	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				
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
GP0140 DGI-0499-005	Sun Mining – Austin Street, New Chum Site Plan, Revision A Sun New Chum Plan – Plant Lay Out Proposed Development GA, Revision C	URBIS DGI International Pty Ltd	3 August 2018 25 March 2021	N/A As amended in red.
N/A DA_SP_01	Sun Mining – Austin Street, New Chum Existing Access Site Plan, Revision 1	URBIS Civity	June 2018 13 January 2021	Plan only approved for the purpose of identifying the proposed use area within the subject site. Access arrangements are as per Condition 14.

SPECIFICATIONS/SUPPORTING MATERIAL				
Document / Plan Number	Description & Revision No.	Prepared By	Date	Amendments Required
118235- 01	Stormwater Management Plan – Sun Mining , New Chum Revision 0	ATC Williams	23 November 2018	N/A
N/A	Response to Information Request – Material Change of Use – Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 – Chemical Manufacturing 191 Whitwood Road, Lot 4 Whitwood Road, 62 Austin and 217 Barclay Street, New Chum	Geleon	26 November 2018	N/A
2018/27	Desktop Mining Study Covering the Sun Mining Facility Via Austin St New Chum	Moreton Geotechnical Services Pty Ltd	17 October 2018	N/A

4. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Department of State Development, Manufacturing, Infrastructure and Planning	Concurrence	<p>Schedule 10, part 5, division 4, table 2, item 1 (Planning Regulation 2017) – Development application for a material change of use including non-devolved environmentally relevant activities</p> <p>Schedule 10, part 7, division 3, table 1, item 1 (planning Regulation 2017) – Development application for a material change of use for a hazardous chemical facility</p> <p>Schedule 10, part 9, division 4,</p>	<p>Ipswich SARA Office Post: PO BOX 129, IPSWICH QLD 4305 Email: ipswichSARA@dsdm ip.qld.gov.au Ph: 07 3432 2413</p>

		subdivision 2, table 4, item 1 (Planning Regulation 2017) – Development application for a material change of use of premises near a State transport corridor	
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Refer to Attachment C for Referral Agency conditions.

5. Variation Approval

Not applicable to this decision.

6. Further Development Permits

Not applicable.

7. Environmental Authority

An Environmental Authority was issued by the Department of Environment and Science on 29 May 2019 (ref: EA0001794) under the *Environmental Protection Act 1994* for the following:

- ☐ Environmentally relevant activity (ERA) 7(5)(b): chemical manufacturing in a year, the following quantities of organic chemicals, other than organic chemicals to which items 1 to 4 apply: more than 1,000 tonnes by not more than 10,000 tonnes; and
- ☐ ERA 7(6)(b) chemical manufacturing in a year, the following quantities of inorganic chemicals, other than inorganic chemicals to which items 1 to 4 apply: more than 1,000 tonnes by not more than 10,000 tonnes.

8. Properly Made Submissions

There were 87 properly made submissions about the original application received from the following submitters.

Name of principal submitter	Residential or business address	Electronic address (if provided)
Conny Turni	47 Blackall Street EAST IPSWICH QLD 4305	turniconny1@gmail.com
David Trezise	72 Oak Street BELLBIRD PARK QLD 4300	trezised@optusnet.com.au
Jim Dodrill	3 Tambo Court COLLINGWOOD PARK QLD 4301	
Geoff Yarham	13 Stowell Street COLLINGWOOD PARK QLD 4301	
Maree Yarham	13 Stowell Street COLLINGWOOD PARK QLD 4301	
Paul Tutin	6 Dann Court COLLINGWOOD PARK QLD 4301	

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Janet Tutin	6 Dann Court COLLINGWOOD PARK QLD 4301	
Mitch Dodrill	9 Dancer Street COLLINGWOOD PARK QLD 4301	
Pam Dodrill	9 Dancer Street COLLINGWOOD PARK QLD 4301	
Alec Tutin	6 Dann Court COLLINGWOOD PARK QLD 4301	
Brett Lee	35 Smiths Road GOODNA QLD 4300	Brett@brettleeandco.com.au
Barry Payne	15 Braeridge Drive BUNDAMBA QLD 4304	barry.payne3@bigpond.com
Elizabeth Armstrong	27 Brisbane Crescent BARELLAN POINT QLD 4306	lizarm@danda.com.au
Brenda Trezise	72 Oak Street BELLBIRD PARK QLD 4300	
Dianne Gardiner	38 Canterbury Bells Court SPRINGFIELD LAKES QLD 4300	digardiner03@gmail.com
Glen Yarham	13 Stowell Street COLLINGWOOD PARK QLD 4301	
Kenneth Kruck	16 Shannon Street REDBANK PLAINS QLD 4301	thekruck@optusnet.com.au
Owen Ross	14 Katandra Crescent BELLBIRD PARK QLD 4300	
Paul Hurley	5 Scotts Road RIPLEY QLD 4306	hurlpaul@gmail.com
Paul Sollitt	82 Barclay Street BUNDAMBA QLD 4304	paul_sollitt@gjames.com.au
Kathleen Alexander	49 Whitlam Drive COLLINGWOOD PARK QLD 4301	
James Burke	10 Woogaroo Street GOODNA QLD 4300	
Eamon Dodrill	11 Paul Tully Avenue COLLINGWOOD PARK QLD 4301	
Nathan Gothard	8 Dancer Street COLLINGWOOD PARK QLD 4301	
Derrick Tinkler	26 Frawley Drive REDBANK PLAINS QLD 4301	
Joyce Alexander	49 Whitlam Drive COLLINGWOOD PARK QLD 4301	
Conor Dodrill	11 Paul Tully Avenue COLLINGWOOD PARK QLD 4301	
Lynne Gothard	8 Dancer Street COLLINGWOOD PARK QLD 4301	lynne.gothard@hotmail.com
Kyung oh Alexander	8 Paul Tully Avenue COLLINGWOOD PARK QLD 4301	289523@hanmail.net
John Dodrill	11 Paul Tully Avenue COLLINGWOOD PARK QLD 4301	dodrilljohn@gmail.com
Joseph Dodrill	9 Dancer Street COLLINGWOOD PARK QLD 4301	
Steven Gothard	8 Dancer Street COLLINGWOOD PARK QLD 4301	stephen.gothard@hotmail.com

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Philip Brooks	3-5 James Street BUNDAMBA QLD 4304	weldtech@optusnet.com.au
Kirsty O'Brien	18 McGrath Lane BOOVAL QLD 4304	kaobrien@optusnet.com.au
David Morgan	32/31-35 Kruger Parade REDBANK QLD 4301	moresby5@hotmail.com
Kate Thornton	35 Highlands Terrace SPRINGFIELD LAKES QLD 4300	sandkthornton@gmail.com
BJ & JM Tinworth	9 Mckenzie Street BUNDAMBA QLD 4304	possumoska1@gmail.com
Craig Myers	18 McGrath Lane BOOVAL QLD 4304	cmyers75@gmail.com
Peter Alexander	8 Paul Tully Avenue COLLINGWOOD PARK QLD 4301	pjalex@optusnet.com.au
Artika Batubara	12 Higgins Street COLLINGWOOD PARK QLD 4301	tikabatubara@yahoo.com
Raylene Butt	21 MacSwiney Street COLLINGWOOD PARK QLD 4301	rayleanbutt04@gmail.com
Athena Dodrill	32 Hannant Street COLLINGWOOD PARK QLD 4301	
Marlene Barnes	104/31-35 Kruger Parade REDBANK QLD 4301	
Linda Stamp	29 Goss Drive COLLINGWOOD PARK QLD 4301	lindystamp@gmail.com
Yvette-Maree Vanschaemelhout	5 Neumann Drive COLLINGWOOD PARK QLD 4301	vettie.edder@gmail.com
Tracey Vickery	9 Rober Street EBBW VALE QLD 4304	
Rod Wallis	125/31-35 Kruger Parade REDBANK QLD 4301	rod.wallis@icloud.com
Joyce Wills	147/31-35 Kruger Parade REDBANK QLD 4301	
Audrey Mundy	13/31-35 Kruger Parade REDBANK QLD 4301	
Lenore Pye	67/31-35 Kruger Parade REDBANK QLD 4301	
Peter Rutkin	126/31-35 Kruger Parade REDBANK QLD 4301	peter.rutkin@bigpond.com
Debbie Saltrick	34 Wright Avenue REDBANK PLAINS QLD 4301	deb1974@tpg.com.au
Rosie Singh	14/31-35 Kruger Parade REDBANK QLD 4301	
Theresa Alexander	11 Paul Tully Avenue COLLINGWOOD PARK QLD 4301	theresealexander67@gmail.com
Maxwell Barnes	104/31-35 Kruger Parade REDBANK QLD 4301	maxybarn@gmail.com
Leanne Carthy	9 Rubicon Court COLLINGWOOD PARK QLD 4301	leanne.ava@hotmail.com
Davy Clarke	26 Tone Drive COLLINGWOOD PARK QLD 4301	littleangel.fde@gmail.com
Michaela Dodrill	11 Paul Tully Avenue COLLINGWOOD PARK QLD 4301	
Lee Hickey	13/31-35 Kruger Parade REDBANK	chickey@aapt.net.au

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	QLD 4301	
Patricia Ledlie	123/31-35 Kruger Parade REDBANK QLD 4301	
Melissa McWhirter	47 Paul Tully Avenue COLLINGWOOD PARK QLD 4301	smgbm1@bigpond.com
Anita Meers	130 Old Ipswich Road RIVERVIEW QLD 4303	meercat65@optusnet.com.au
Maureen Clifford	6/31-35 Kruger Parade REDBANK QLD 4301	
Aislea Cook	10 Dossie Street RIVERVIEW QLD 4303	
Pamela Dodrill	9 Dancer Street COLLINGWOOD PARK QLD 4301	pam@digitaldesigns.com.au
Robert Gosbell	146/31-35 Kruger Parade REDBANK QLD 4301	robertwgosbell@gmail.com
Kathy Harley	198 Eagle Street COLLINGWOOD PARK QLD 4301	
David Heit	7 Scotts Road RIPLEY QLD 4306	david_heit_77@hotmail.com
Paul Alexander	49 Whitlam Drive COLLINGWOOD PARK QLD 4301	
Winnie Pfitzner	2/25 Henty Drive REDBANK PLAINS QLD 4301	winnepf53@gmail.com
Laurie Gray	15 Hamill Place COLLINGWOOD PARK QLD 4301	mandlgray2013@gmail.com
Terry Winston	20 Wall Street BUNDAMBA QLD 4304	terry55winston@gmail.com
Linda Edwards	8 Reerden Street COLLINGWOOD PARK QLD 4301	ledwards23@optusnet.com.au
Haenke No. 3 Pty Ltd C/- A Kerle	1051 Redbank Plains Road NEW CHUM QLD 4303	aaron@hn3c.com.au
Gervase Pender	23 Bognuda Street BUNDAMBA QLD 4303	
Denise Cairns	66 Tiger Street WEST IPSWICH QLD 4305	kgryan6@hotmail.com
Kelvin Ryan	66 Tiger Street WEST IPSWICH QLD 4305	kgryan6@hotmail.com
Derek Cairns	66 Tiger Street WEST IPSWICH QLD 4305	kgryan6@hotmail.com
Richard Sickerton	55 Torrbal Street BELLBOWRIE QLD 4070	
Amanda Bell	12 Warrandah Street ROCHEDALE SOUTH QLD 4123	
June Davison	58 Lloyd Bird Crescent SPRINGFIELD LAKES QLD 4300	
Anne Behnens	906/21 Buchanan Street WEST END QLD 4101	
Geoff Yarham	13 Stowell Street COLLINGWOOD PARK QLD 4301	geoff.yarham@hotmail.com
Tony Halpin	44 Austin Street NEW CHUM QLD 4303	tonyhalpin@bigpond.com

Louise Lebhers	36 Burgoyne Street BUNDAMBA QLD 4303	louise1@live.com
Veronica Taylor	200 Cedar Road REDBANK PLAINS QLD 4301	bahmah60@hotmail.com
Michael Taylor	200 Cedar Road REDBANK PLAINS QLD 4301	mickandron@gmail.com

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.

Attachment A
Assessment Manager's Conditions
File No: 6216/2018/MCUMAMC/A
Location: 191 Whitwood Road, Lot 4 Whitwood Road, 62 Austin Street, & 217 Barclay Street, NEW
CHUM QLD 4303
Proposal: Material Change of Use - Special Industry (Chemical Manufacturing)

Assessment Manager (Ipswich City Council) Conditions		
Conditions applicable to this approval under the Planning Act 2016		
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 <i>Schedule 24 – Dictionary of the 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	
	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.
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 Policy 3 – General Works Part 5, Section 5.1.3</i> .	At all times during construction of the development.

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5.	Particular Use																					
(a)	The applicant must not use any of the structures associated with the Special Industry (Chemical Manufacturing), inclusive of car parking and any associated outdoor areas on the premises, for any other purpose, unless, in the written opinion of the assessment manager, such use is ancillary and incidental to the predominant use of the premises for a Special Industry (Chemical Manufacturing).	From the commencement of the construction of the development and at all times thereafter.																				
(b)	<p>The volume of raw materials to be stored on the site is strictly limited to the following:</p> <table><tr><td><input type="checkbox"/> Oxidising substance 1</td><td>Max. 500 tonnes</td></tr><tr><td><input type="checkbox"/> Solid fuel 1</td><td>Max. 300 tonnes</td></tr><tr><td><input type="checkbox"/> Oxidising substance 2</td><td>Max. 300 tonnes</td></tr><tr><td><input type="checkbox"/> Acid</td><td>Max. 300 tonnes</td></tr><tr><td><input type="checkbox"/> Carbon black</td><td>Max. 50 tonnes</td></tr><tr><td><input type="checkbox"/> Food thickener</td><td>Max. 25 tonnes</td></tr><tr><td><input type="checkbox"/> Oxidising substance 3</td><td>Max. 25 tonnes</td></tr><tr><td><input type="checkbox"/> Solid fuel 2</td><td>Max. 15 tonnes</td></tr><tr><td><input type="checkbox"/> Liquid soap</td><td>Max. 15 tonnes</td></tr><tr><td><input type="checkbox"/> Oxidising substance 4</td><td>Max. 15 tonnes</td></tr></table>	<input type="checkbox"/> Oxidising substance 1	Max. 500 tonnes	<input type="checkbox"/> Solid fuel 1	Max. 300 tonnes	<input type="checkbox"/> Oxidising substance 2	Max. 300 tonnes	<input type="checkbox"/> Acid	Max. 300 tonnes	<input type="checkbox"/> Carbon black	Max. 50 tonnes	<input type="checkbox"/> Food thickener	Max. 25 tonnes	<input type="checkbox"/> Oxidising substance 3	Max. 25 tonnes	<input type="checkbox"/> Solid fuel 2	Max. 15 tonnes	<input type="checkbox"/> Liquid soap	Max. 15 tonnes	<input type="checkbox"/> Oxidising substance 4	Max. 15 tonnes	From the commencement of the construction of the development and at all times thereafter.
<input type="checkbox"/> Oxidising substance 1	Max. 500 tonnes																					
<input type="checkbox"/> Solid fuel 1	Max. 300 tonnes																					
<input type="checkbox"/> Oxidising substance 2	Max. 300 tonnes																					
<input type="checkbox"/> Acid	Max. 300 tonnes																					
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<input type="checkbox"/> Food thickener	Max. 25 tonnes																					
<input type="checkbox"/> Oxidising substance 3	Max. 25 tonnes																					
<input type="checkbox"/> Solid fuel 2	Max. 15 tonnes																					
<input type="checkbox"/> Liquid soap	Max. 15 tonnes																					
<input type="checkbox"/> Oxidising substance 4	Max. 15 tonnes																					

6.	Time Limit on Approval	
	The applicant must cease the development unless otherwise determined in writing by the assessment manager prior to the time limit on the approval lapsing.	Within 10 years from when the approval takes effect.

7.	Hours of Operation	
	<p>The applicant must not conduct work or business from the premises outside of the following hours :</p> <p>Monday to Sunday 6:00am to 4:00pm</p>	From the commencement of the use and at all times thereafter.

8.	Car Parking – Use and Maintenance	
(a)	The applicant must provide a minimum of eight (8) car parking spaces for the development.	From the commencement of the use and at all times thereafter.
(b)	<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</p>	From the commencement of the use and at all times thereafter.

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	any approved hours of operation (unless otherwise indicated on the approved plans)	
(iv)	Appropriately signposted at the entry/entries to the car park (eg "Staff and Customer Parking") in accordance with AS1742.	
(v)	Maintained in perpetuity.	

9.	Security Fencing	
	The use area identified on the approved plans outlined in part 3 of this development permit must be securely fenced at all times.	From the commencement of the use and at all times thereafter.

10.	Trade Materials, Products and Plant	
(a)	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.
(b)	The applicant must not stack materials within outdoor storage areas in excess of two (2) six (6) metres in height above finished ground level unless otherwise detailed on the approved plans or agreed to in writing by the Assessment Manager.	From the commencement of the use and at all times thereafter.

11.	Loading and Unloading	
	The applicant must undertake all loading and unloading within the use area as shown on the approved plans outlined in part 3 of this development permit.	From the commencement of the use and at all times thereafter.

12.	Heavy Vehicle Parking	
	The applicant must only park heavy vehicles within the use area as shown on the approved plans outlined in part 3 of this development permit.	From the commencement of the use and at all times thereafter.

13.	Utility Services	
(a)	The applicant must provide an electricity supply and any applicable telecommunication utilities for the operational use of the development.	From the commencement of the use and at all times thereafter.
(b)	The applicant must provide an adequate water supply on site to cater for the operational use of the development, including fire-fighting requirements.	From the commencement of the use and at all times thereafter.
(c)	The applicant must install and maintain an on-site wastewater treatment facility in accordance with the relevant standards.	From the commencement of the use and at all times thereafter.

14.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct and maintain the site	Within 1 month of this approval

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	access track in accordance with the Geleon's letter titled "Response to Information Request – Material Change of Use – Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 – Chemical Manufacturing 191 Whitwood Road, Lot 4 Whitwood Road, 62 Austin and 217 Barclay Street, New Chum" and dated 26 November 2018.	taking effect and to be maintained at all times thereafter.
(b)	The applicant must demarcate all parking, access and manoeuvring areas in accordance with the relevant Australian Standard.	Within 2 months of this approval taking effect and to be maintained at all times thereafter.

15.	Stormwater	
(a)	The applicant must design stormwater quantity management infrastructure for the proposed development generally in accordance with the Stormwater Management Plan (SMP) Titled "Stormwater Management Plan – Sun Mining, New Chum", Revision 0, prepared by ATC Williams Pty Ltd and dated 23 November 2018.	Within 1 month of this approval taking effect.
(b)	The applicant must construct the stormwater quality system required to discharge stormwater runoff from all impervious areas in accordance with the approved SMP in Condition 16 15(a) above.	Within 2 months of this approval taking effect and to be maintained at all times thereafter.

16.	Sediment & Erosion Management - Construction & Operational Phases	
	The applicant must provide for all unpaved and disturbed areas sufficient grass or equivalent cover to prevent both rill and sheet erosion.	From the commencement of the use and at all times thereafter.

17.	Design	
	The applicant must submit to the assessment manager a design for development infrastructure and structures which complies with the recommendations of the geotechnical report prepared by Moreton Geotechnical Services Pty Ltd, titled "Desktop Mining Study Covering the Sun Mining Facility via Austin St New Chum" and dated 17 October 2018.	In conjunction with lodgement of any building works application.

18.	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)	Alarm systems must be installed in such a manner as to mitigate potential noise impacts on surrounding land uses.	From the commencement of the use and at all times thereafter.

19.	Dust control	
(a)	The applicant must ensure that all parking, access and manoeuvring areas, within the approved use area, are constructed of compacted gravel or equivalent hardstand-materials which minimise the generation and emission of dust, as agreed in writing by the assessment manager.	Within 2 months of this approval taking effect and to be maintained at all times thereafter.
(b)	The applicant must ensure that watering and/or vacuum sweeping of hardstand and trafficable areas is carried out to ensure no build-up of sediment on hardstand areas.	From the commencement of the use and at all times thereafter.

20.	Storage	
	The applicant must ensure that any vehicles parts, tyres and IBC and 200L drum containers that have held or hold hazardous substances and unused containers are stored in an impervious bunded and roofed area.	From the commencement of the use and at all times thereafter.

21.	Security Measures	
	The applicant must ensure that security measures are undertaken as per the Amended Risk Assessment Report, prepared by Sun Mining services and dated March 2019.	From the commencement of the use and at all times thereafter.

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.	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)	QUU – Queensland 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)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.	
(d)	PSP 3 – Council Planning Scheme Policy 3	

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Ipswich City Council

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(e)	QUDM – The <i>Queensland Urban Drainage Manual (2007 Edition)</i> , produced by the Queensland Department of Environment and Natural Resources
(f)	DES – Department of Environment and Science
(g)	DNRME – Department of Natural Resources, Mines and Energy
(h)	DSDMIP – Department of State Development, Manufacturing, Infrastructure and Planning
(i)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(j)	AHD - Australian Height Datum (m)
(k)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(l)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.

2.	Mining
	The land to which this approval relates may have been worked by underground coal mining operations. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the applicant and in reliance of information submitted by the applicant in support thereof.

3.	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.

4.	Bonds
	<p>Any bonding sought to be approved in relation to development will be considered in accordance with Planning Scheme Policy 3 of the <i>Ipswich Planning Scheme</i>.</p> <p>The Bond, Licence Deed and conditions of security payment can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information. Council's preference is for bonds to be submitted by way of a Bank Guarantee.</p>
5.	Proximity of Earthworks to Adjoining Property
	<p>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.</p>
6.	Portable Long Service Leave
	<p>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>.</p> <p>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 6855.</p>
7.	Trade Waste
	<p>Waste water 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 Queensland Urban Utilities on telephone number 13 26 57.</p>
8.	Hazardous Substances
	<p>Where dangerous goods are stored on site, compliance with the <i>Queensland Work Health and Safety (WHS) Act 2011</i> is required. Enquiries regarding the storage of dangerous goods can be made by contacting Workplace Health and Safety Queensland on 1300 369 915.</p>

9.	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.
10.	Section 73 of the Planning Act 2016
	Pursuant to <i>Section 73 of the 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.
11.	Indigenous Cultural Heritage
	<p>The Applicant is advised to ensure that any development obligations pursuant to the provisions of the Aboriginal Cultural Heritage Act 2003, the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i> are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.</p> <p>For more information, the applicant may seek information from the relevant Registered Aboriginal Cultural Heritage Body for the Ipswich Region the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs.</p>

DECISION NOTICE – INFRASTRUCTURE CHARGES

Decision Date: 20 August 2019 XXXX

Council gives this infrastructure charges notice pursuant to section 119 of the *Planning Act 2016*.

Appeal Rights

You have appeal rights in relation to this notice. An appeal may be made against an infrastructure charges notice on one (1) or more of the following grounds:

(a) the notice involved an error relating to:

(i) the application of the relevant adopted charge; or

Examples of errors in applying an adopted charge:

- the incorrect application of gross floor area for a non-residential development
- applying an incorrect 'use category', under a regulation, to the development

(ii) the working out of extra demand, for section 120 of the *Planning Act 2016*; or

(iii) an offset or refund; or

(b) there was no decision about an offset or refund; or

(c) if the infrastructure charges notice states a refund will be given – the timing for giving the refund; or

(d) for an appeal to the Planning and Environment Court – the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

To remove any doubt, the *Planning Act 2016* declares that an appeal against an infrastructure charges notice must not be about:

(a) the adopted charge itself; or

(b) for a decision about an offset or refund:

(i) the establishment cost of trunk infrastructure identified in a local government infrastructure plan; or

(ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

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

An appeal may be made to the Planning and Environment Court or 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.

Attached is an extract from the *Planning Act 2016* about appeal rights.

INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice is issued by Council and relates to charges for the purposes of local government trunk infrastructure networks (transport, public parks and community facilities).

Application No: 6216/2018/~~MCU~~ MAMC/A

Real Property Description: Lot 2 RP 147482 TO DEPTH 15.24M, Lot 4 RP 22539, Lot 251 S 3185 TO DEPTH 15.24M, L1 RP180876 P GOODNA

Property Location: 191 Whitwood Road, Lot 4 Whitwood Road, 62 Austin Street & 217 Barclay Street, NEW CHUM QLD 4303

Development Approval Details: In accordance with Development Approval 6216/2018/~~MCU~~ MAMC/A

Relevant Infrastructure Charges Resolution: Ipswich City Council Adopted Infrastructure Charges Resolution (No. 1) ~~2019~~ 2020

Levied Charge: \$1,785.60 (indexed charge paid)
Additional GFA charge: \$1,840.20

Does the maximum adopted charge apply: Yes

Does an Offset or Refund apply: No

Levied Charge Calculation:

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
Paid under 6216/2018/MCU (and indexed to date charges were paid):				
Special Industry	\$59.52 Transport (Charge area: 22)	<u>Development Demand</u> $30\text{m}^2 \times \$59.52 = \$1,785.60$ <u>Demand Credit</u> N/A <u>Additional Demand</u> \$1,785.60	Nil	\$1,785.60
Amount to be paid due to additional GFA introduced under 6216/2018/MAMC/A:				
Special Industry	\$61.34 Transport (Charge area: 22)	<u>Development Demand</u> $30\text{m}^2 \times \$61.34 = \$1,840.20$ <u>Demand Credit</u> N/A	Nil	\$1,840.20

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		<u>Additional Demand</u>		
		\$1,840.20		

Applied Adopted Charge	See Attachment 1 for an example calculation of the Applied Adopted Charge.
Details of Payment	
Payment Details:	<p>Payment of the infrastructure charges must be made to Ipswich City Council.</p> <p>It is advised that credit cards, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.</p> <p>The payee must quote the development application reference number when making payment.</p>
Due date for payment	Payment of the levied charges is required when the change happens unless otherwise stated in an infrastructure agreement.
Automatic increases of levied charge:	<p>The levied charges outlined in this notice shall be applicable for a period of twelve (12) months from the date of the development approval, and thereafter the levied charges outlined in this notice will be automatically increased, from the date of the charges notice to the date of the payment, by the lesser of the following amounts—</p> <ul style="list-style-type: none"> (i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid; (ii) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day it is paid. <p>‘3-yearly PPI average’ and ‘PPI’ have the meanings given in the Planning Act 2016.</p>
General Information	
GST:	GST does not apply to payments or contributions made by developers to Government which relate/s to an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the Planning Act 2016.
Authority for the charge:	The levied charges in this notice are payable in accordance with the Planning Act 2016.
How the charge is calculated:	<p>The levied charge for the development is to be worked out by Council as follows:</p> $LC = ((AC \times AD) - LCR) - D$ <p>Where:</p> <p>LC is the levied charge for the development, which cannot be less than zero.</p> <p>AC is the applied adopted charge for the development.</p> <p>AD is the additional demand for the development.</p> <p>LCR is the levied charge relief for the development.</p> <p>D is the discount for the prescribed financial contribution.</p>
Offsets and refunds	No offset or refund applies to this infrastructure charge notice unless otherwise specified in an infrastructure agreement.
Appeals:	Pursuant to chapter 6, part 1 and schedule 1 of the Planning Act 2016 a person may appeal against an infrastructure charges notice.
When this notice stops having effect:	In accordance with section 119(11) of the Planning Act 2016, this notice stops having effect to the extent the development approval stops having effect.
Water and Wastewater Charges	This notice does not include water and wastewater charges. A charge notice for the distributor retailer networks charges will be provided separately by Queensland Urban Utilities.

ATTACHMENT 1 – INFRASTRUCTURE CHARGES CALCULATION METHODOLOGY**Table 1: Applied Adopted Charge Non Residential Use (MCU) for Original Charges Calculated and Paid Under 6216/2018/MCU**

	New Chum		
Network	Charge Area	Charge	(Proportion of MAC)
Transport	22	\$79.95	\$59.52
Local Government Trunk Infrastructure Network Charge (LNC)		\$79.95	\$59.52
Water Supply	N/A	N/A	N/A
Sewerage	51	\$18.57	\$13.83
Distributor Retailer Trunk Infrastructure Network Charge (DNC)	N/A	\$18.57	\$13.83
Total Trunk Infrastructure Network Charge (Total NC)		\$98.52	\$73.35
Maximum Adopted Charge		\$73.35	
Adopted Charge (AC)		<u>\$59.52[#]</u>	
Notes	The Total NC is greater than the Maximum Adopted Charge and therefore the Maximum Adopted Charge applies.		

The AC is LNC/Total NC x MAC

Table 2: Applied Adopted Charge Non Residential Use (MCU) for Additional GFA introduced under 6216/2018/MAMC/A

	New Chum		
Network	Charge Area	Charge	(Proportion of MAC)
Transport	22	\$82.35	\$61.34
Local Government Trunk Infrastructure Network Charge (LNC)		\$82.35	\$61.34
Water Supply	N/A	N/A	N/A
Sewerage	51	\$19.14	\$14.26
Distributor Retailer Trunk Infrastructure Network Charge (DNC)	N/A	\$19.14	\$14.26
Total Trunk Infrastructure Network Charge (Total NC)		\$101.49	\$75.60
Maximum Adopted Charge		\$75.60	
Adopted Charge (AC)		<u>\$61.34[#]</u>	
Notes	The Total NC is greater than the Maximum Adopted Charge and therefore the Maximum Adopted Charge		

	applies.
--	-----------------

The AC is $LNC/Total\ NC \times MAC$

APPEAL RIGHTS

Applicant appeal rights

You have appeal rights in relation to this decision. An appeal may be made against a responsible entity's decision for a change application.

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. **Attached** is an extract from the *Planning Act 2016* about appeal rights.

Concurrence/Advice agency appeal rights

If this notice is given to a concurrence agency or advice agency, other than the chief executive under the *Planning Act 2016* that gave a pre-request response or response notice:

You have appeal rights against the decision for a change application if you are an affected entity that gave a pre-request response notice or response notice for the change application.

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. **Attached** is an extract from the *Planning Act 2016* about appeal rights.

If this notice is given to an advice agency which requested that its referral agency response be treated as a properly made submission:

You have appeal rights in relation to this decision if you are an eligible advice agency. An appeal may be made against, as applicable, a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to:

- ☐ any part of the change application that required impact assessment; or
- ☐ a variation request.

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.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court. 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 2 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. **Attached** is an extract from the *Planning Act 2016* about appeal rights.

Submitter appeal rights

You have appeal rights in relation to this decision if you are an eligible submitter. An appeal may be made against, as applicable, the decision to approve the change application, a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to:

- ☐ any part of the development approval or change application that required impact assessment; or
- ☐ a variation request.

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.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court. 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 2 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. **Attached** is an extract from the *Planning Act 2016* about appeal rights.

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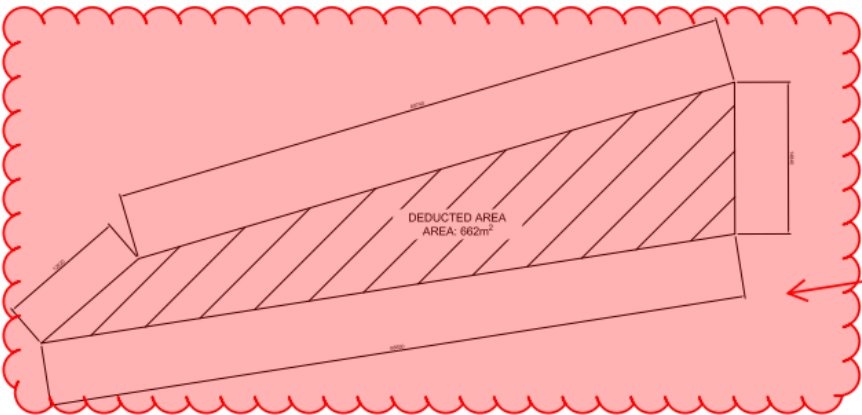
TABLE OF CONTENT	
Item	Description
1	CHEMICAL 1 STORAGE
2	CHEMICAL 2 STORAGE
3	CHEMICAL 3 STORAGE
4	CHEMICAL 4 STORAGE
5	CARBON BLACK STORAGE
6	COVERED MIXING LOCATION
7	PRODUCT 1 STORAGE
8	SHIPPING CONTAINER STORAGE
9	PRODUCT 2 STORAGE (BUNDED)
10	WATER TANKS
11	IBC STORAGE
12	EASTERN BUNDED CONTAINMENT AREA
13	GENERAL STORAGE
14	OFFICE
15	POWER PACK
16	SECURITY FENCE

APPROVED PLANT AREA: 10100m²
PROPOSED PLANT AREA: 10088m²

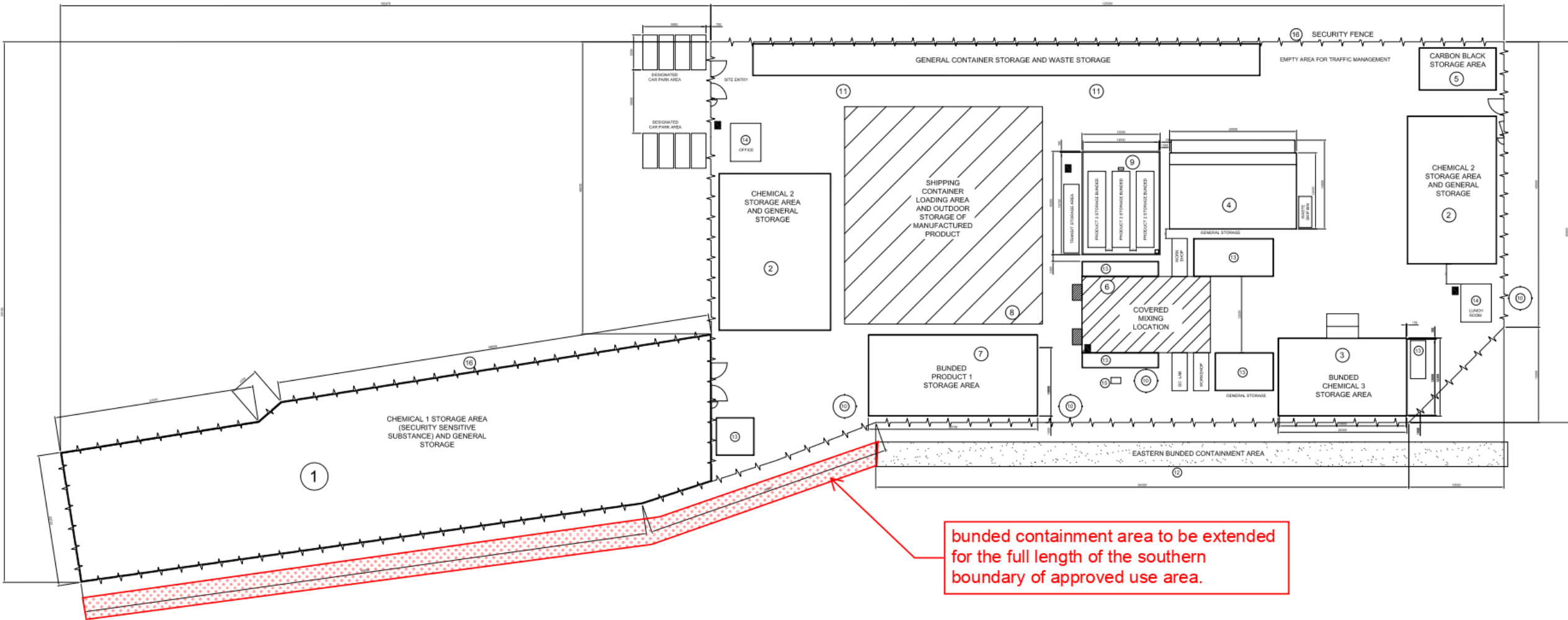
NOTE:

1. ~~THE SHIPPING CONTAINER LOADING AREA AND OUTDOOR STORAGE OF MANUFACTURED PRODUCT AREA WILL BE USED AS PART OF MANUFACTURING AND MIXED PROCESS.~~

2. PRODUCT AND MATERIALS IN THE GENERAL CONTAINER STORAGE AREAS MAY BE STORED WITHIN SHIPPING CONTAINERS.



not included in approved use area



REV.	DESCRIPTION	BY	DATE	CHKD	APPD	REV.	DESCRIPTION	BY	DATE	CHKD	APPD
C	REVISED BY DEDUCTING 662m² AREA	HAA	25/03/21	HA	HA						
B	REVISED TO SUIT PREPARED AREA BY BMI	HAA	12/01/21	HA	LN						
A	FIRST ISSUE	HAA	11/09/20	HA	LN						

UNLESS OTHERWISE STATED :
ALL DIMENSIONS ARE IN MILLIMETRES.
DIMENSION TOLERANCES :
0 to 100 +/- 0.5
100 to 500 +/- 0.75
OVER 500 +/- 1.0
ANGULAR TOLERANCE

DO NOT SCALE
- IF IN DOUBT, ASK.

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JOB No.	J0617
DRN	HAA 11/09/20
CHKD	HA 11/09/20
APPD	LN 11/09/20

DGI International Pty Ltd [®]		Tel: 07 3277 2877 info@dgi-int.com.au	
ABN 72 155 227 231		TITLE SUN NEW CHUM PLANT - PLANT LAY OUT PROPOSED DEVELOPMENT GA	
SCALE NTS		DRAWING No. DGI-0499-005	
A1		A B C	



SITE:
Austin Street, New Chum

TITLE:
Site Plan

JOB NO: P0030
SCALE: NTS
DRAWING: DA_SP_01
REVISION: 01
DATE: 13/01/2021

CLIENT:
Sun Mining Services Pty Ltd



Doc ID No: A7207683

ITEM: 3

SUBJECT: IPSWICH CITY CENTRE PARKING TRIAL OUTCOMES

AUTHOR: SENIOR ENGINEER (TRAFFIC SYSTEMS)

DATE: 20 APRIL 2021

EXECUTIVE SUMMARY

This is a report concerning the outcomes of the Ipswich City Centre parking trials that were endorsed by Council at its Ordinary Meeting of 30 June 2020. More specifically recommendations D & E (below) of the 'City of Ipswich Parking Pricing Strategy' General Purposes Committee report prepared by the Transport Planner (Transport Planning) dated 20 May 2020.

- D. *'That Council commence a 6 month trial of a 15 minute free parking 'grace' period for parking areas within the Ipswich City Centre as outlined in the report by the Transport Planner (Transport Planning) dated 20 May 2020 and schedule the 6 month trial to commence in October 2020 following community notification'.*
- E. *'That Council commence a 6 month trial regarding the removal of Saturday timed and priced parking within the Ipswich City Centre as outlined in the report by the Transport Planner (Transport Planning) dated 20 May 2020 and schedule the 6 month trial to commence in October 2020 following community notification'.*

RECOMMENDATION/S

- A. **That the report be received and the contents noted.**
- B. **That the 15-minute free parking 'grace' period for parking areas within the Ipswich City Centre, as outlined in the report by the Senior Engineer (Traffic Systems) dated 20 April 2021, remain in effect.**
- C. **That no timed and priced parking on Saturdays within the Ipswich City Centre, as outlined in the report by the Senior Engineer (Traffic Systems) dated 20 April 2021, remain in effect.**

RELATED PARTIES

There is no declaration of conflicts of interest regarding this report.

ADVANCE IPSWICH THEME

Managing growth and delivering key infrastructure

PURPOSE OF REPORT/BACKGROUND

At its Ordinary Meeting on 30 June 2020, Council adopted the City of Ipswich Parking Pricing Strategy and endorsed two parking trials. The 15-minute free parking 'grace' period and removal of the Saturday timed and priced parking.

This report has been prepared at the conclusion of the trials and provides parking data survey results, an understanding of the amount of uptake, outlines financial impact results and outlines the results of the Shape Your Ipswich Community Survey.

Parking Data Survey Results

Attachment 1 of this report provides a Summary of Parking Occupancy Survey Results before and during the trial period that occurred between October 2020 and March 2021. As shown in Attachment 1, parking occupancy surveys occurred in September 2020 (prior to the trials) and February 2021 (5 months into the trials). The targeted areas of the occupancy surveys were the CBD Core Precinct and the Top of Town Precinct and the duration of stay surveys targeted Brisbane Street, Limestone Street and Ellenborough Street. Off-street parking facilities within these areas were not surveyed.

Summary of the results:

- Parking occupancy within the CBD Core more than doubled compared to September 2020 results.
- Duration of stay survey indicated considerably more vehicles occupying parking bays for 15 minutes or less, in February 2021, compared to September 2020.
- Duration of stay survey indicated that Saturday free parking did increase longer stay parking within Top of Town and CBD Core Precincts
 - Whilst higher occupancy rates were observed, the February 2021 parking occupancy survey indicated that there is still ample parking supply that remains available in both the Top of Town and CBD Core Precincts.

15 Minute Parking Uptake

Given that Council still currently has a pay and display parking model there is the ability to understand how many times the 15-minute free parking option was utilised throughout the trial period. Table 1 below shows the uptake figures for each month of the 15-minute free parking option. As can be seen, within the 6-month trial period the 15-minute free parking option was utilised a total of 5,941 times. This shows that the option has been well utilised by parkers.

Table 1. 15-Minute Free Parking Uptake Results

Month	15 Minute Free Parking uptake
October	539
November	915
December	1207
January	968
February	1140
March	1172
Total	5941

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the strategic direction outlined in the endorsed iGO – City of Ipswich Transport Plan, the Ipswich City Council Parking Strategy 2011, the City of Ipswich Parking Pricing Strategy and the iGO Intelligent Transport Systems Strategy.

RISK MANAGEMENT IMPLICATIONS

Nil risks identified.

FINANCIAL/RESOURCE IMPLICATIONS

As part of the analysis, the past 24 months of financial income as per the parking meter system has been provided in Table 2 below. It should be noted that due to the COVID-19 Pandemic and the on-going recovery, parking generated income has been impacted and therefore a clear understanding of the financial impact of the trials cannot necessarily be clearly understood at this point in time.

However, during the 6-month trial period the average monthly income generated was \$94,300. As can be seen in the table, prior to the COVID-19 pandemic the average income generated was approximately \$110,000 a month. Given that the City is still recovering from the pandemic (such as reduced travel to the CBD) and the changes made to the system for the trials, the average monthly income currently generated is still respectable. Furthermore, the economic benefit of the trials (while not measured) would also far outweigh the revenue loss from the parking meter system by encouraging people to stay longer on Saturdays.

Table 2. Past 24-month income from the Parking Meter System

Month-Year	Income	Month-Year	Income
Mar-21	\$105,657	Mar-20	\$95,347
Feb-21	\$99,964	Feb-20	\$111,970
Jan-21	\$73,092	Jan-20	\$105,309
Dec-20	\$88,219	Dec-19	\$92,163
Nov-20	\$100,444	Nov-19	\$116,133
Oct-20	\$98,446	Oct-19	\$114,657
Sept-20	\$78,731	Sept-19	\$110,895
Aug-20	\$87,580	Aug-19	\$121,090
Jul-20	\$98,853	Jul-19	\$121,797
Jun-20	\$85,057	Jun-19	\$111,647
May-20	\$52,567	May-19	\$116,581
Apr-20	\$33,576	Apr-19	\$90,191

COMMUNITY AND OTHER CONSULTATION

As part of the trials the community were given the opportunity to provide feedback to both trials through the Shape Your Ipswich consultation platform. In relation to the removal of the Saturday time and pay restrictions trial, 13 customers provided feedback. All the feedback provided would seem to be supportive of the trial. Feedback includes:

- *"I think this is a great idea and will encourage shopping/dining in the CBD"*
- *"This would encourage people to support local."*
- *"Highly support. Will assist in the reactivation of the city centre."*

With regards to the 15-minute free parking trial, 22 customers provided feedback. The majority of the feedback were again supportive of the trials and some of the feedback includes:



- *"Great idea - this would mean I can more easily support small business, like cafes."*

- *“Both are good initiatives; especially the 15 minute free parking, as sometimes that is all that is required to drop into a business.”*
- *“Fantastic idea. Great for our customers to pick up gift vouchers and drop off loved ones for appointments.”*

CONCLUSION

In June 2020 Council endorsed two parking trials for Ipswich Central. A 15-minute free parking ‘grace’ period and removal of the Saturday timed and priced parking. These parking trials were conducted from October 2020 to March 2021. Parking occupancy and duration of stay data has been collected with regards to the parking trials which has shown positive results. In addition, community feedback on the trials has also been generally positive. As a result, it is proposed that both the 15-minute free parking and no timed and priced parking on Saturdays remain in effect.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1	Summary of Parking Survey Results  
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Joshua Ellis

SENIOR ENGINEER (TRAFFIC SYSTEMS)

I concur with the recommendations contained in this report.

Tony Dileo

MANAGER, INFRASTRUCTURE STRATEGY

I concur with the recommendations contained in this report.

Sean Madigan

ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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

ATTACHMENT 1

Summary of Parking Occupancy Survey Results

Top of Town Precinct

Time of Survey	Supply	TUESDAY		THURSDAY		SATURDAY	
		Avg	Max	Avg	Max	Avg	Max
2020 (September)	124	55	76	66	93	46	57
		45%	62%	53%	75%	37%	46%
2021 (February)	129	64	92	64	93	56	74
		50%	71%	49%	72%	43%	57%



CBD Core Precinct

Time of Survey	Supply	TUESDAY		THURSDAY		SATURDAY	
		Avg	Max	Avg	Max	Avg	Max
2020 (September)	61	29	38	25	38	14	21
		48%	62%	41%	62%	23%	34%
2021 (February)	60	31	53	28	49	32	50
		52%	88%	46%	82%	53%	83%

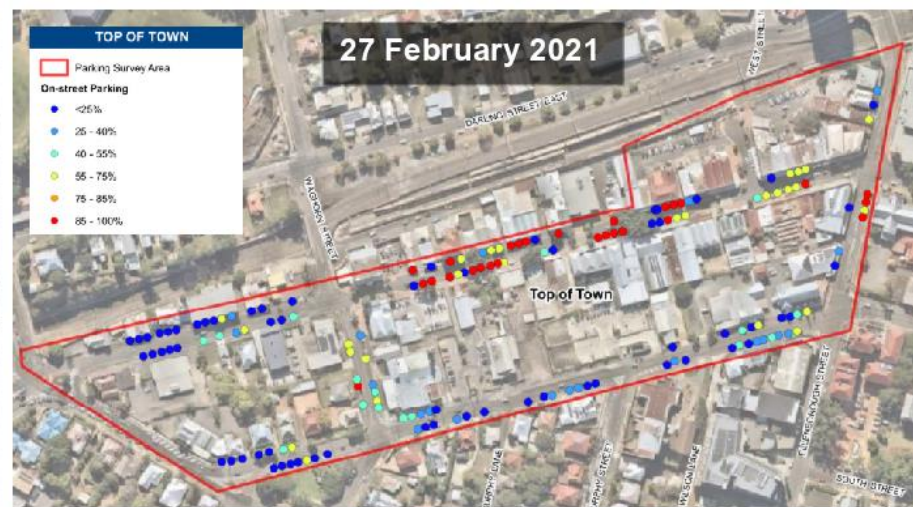


Saturday Free Parking

Top of Town Precinct

- 'Average' and 'maximum' parking occupancy levels within the Top of Town increased in February 2021, compared to the September 2020 survey results (benchmark).
- Higher occupancy experienced along Brisbane Street (between Waghorn St and Ellenborough St) increased in February 2021, compared to the September 2020 survey results (benchmark).
- Higher occupancy experienced along Waghorn Street and Ellenborough St in February 2021, compared to the September 2020 survey results (benchmark)
- Plenty of underutilised parking supply remains

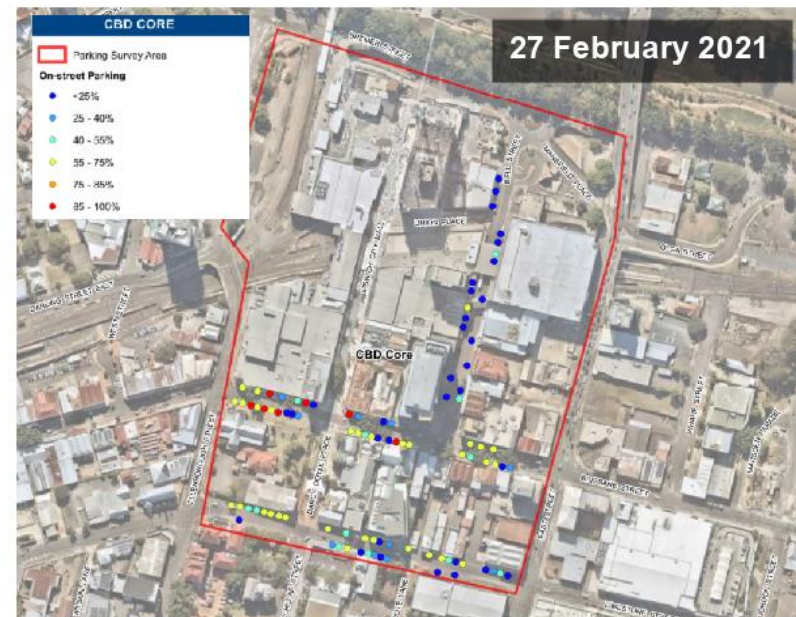
Time of Survey	Supply	SATURDAY	
		Avg	Max
2020 (September)	124	46	57
		37%	46%
2021 (February)	129	56	74
		43%	57%



CBD Core Precinct

- 'Average' and 'maximum' parking occupancy levels within the CBD Core increased in February 2021, compared to the September 2020 survey results (benchmark).
- Higher occupancy experienced along Brisbane Street and Limestone Street in February 2021, compared to the September 2020 survey results (benchmark).

Time of Survey	Supply	SATURDAY	
		Avg	Max
2020 (September)	61	14	21
		23%	34%
2021 (February)	60	32	50
		53%	83%



Duration of Stay Survey

- Significant increase in parking turnover (stay of less than 15 minutes) during both Tuesday and Thursday survey dates in comparison to September 2020 survey.
- 23% of supply along Brisbane Street (Ellenborough St and East Street) were occupied by vehicles for 4 hours or longer. Whilst there are more vehicles staying longer along Brisbane Street, there is still a high turnover of parking bays in general, not to mention the ample off-street parking supply.

TUESDAY

Time of Survey	Number of vehicles staying less than 15 min
2020 (September)	259
2021 (February)	376

THURSDAY

Time of Survey	Number of vehicles staying less than 15 min
2020 (September)	294
2021 (February)	476

SATURDAY

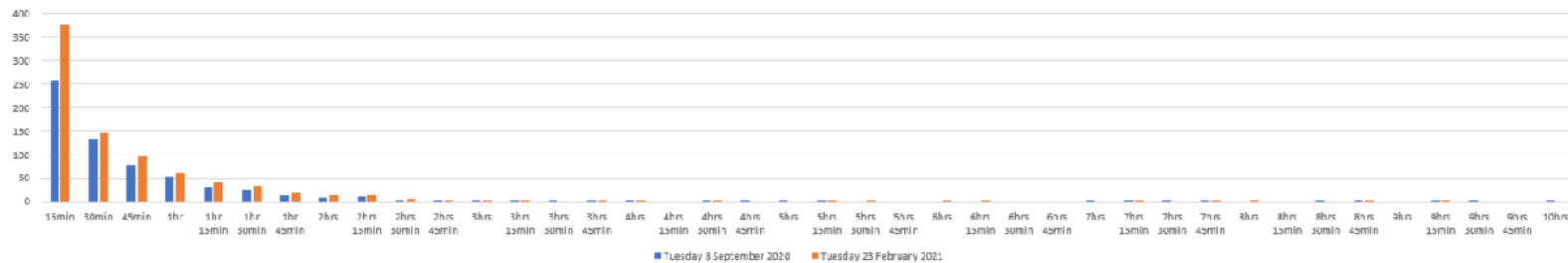
Time of Survey	Number of vehicles staying less than 15 min
2020 (September)	190
2021 (February)	*169

*Decrease due to 'Free Parking Trial' as vehicles tended to stay longer due to no parking restrictions being in place

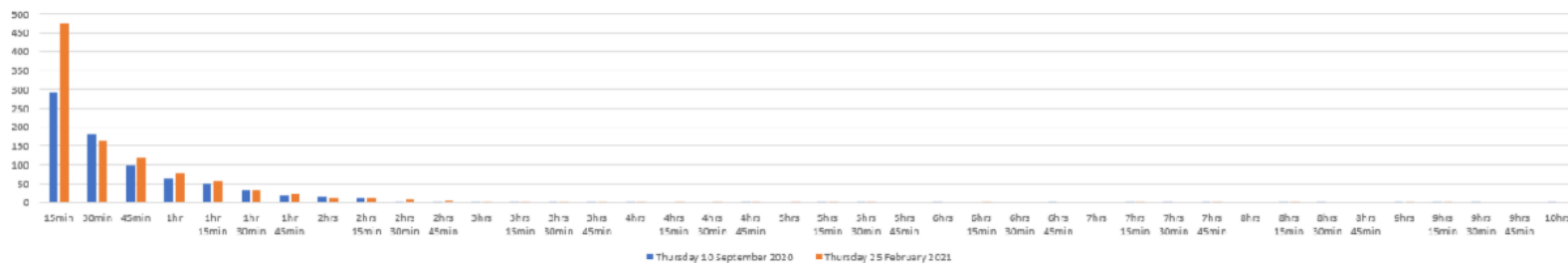


Duration of Stay Profiles (Whole Study Area)

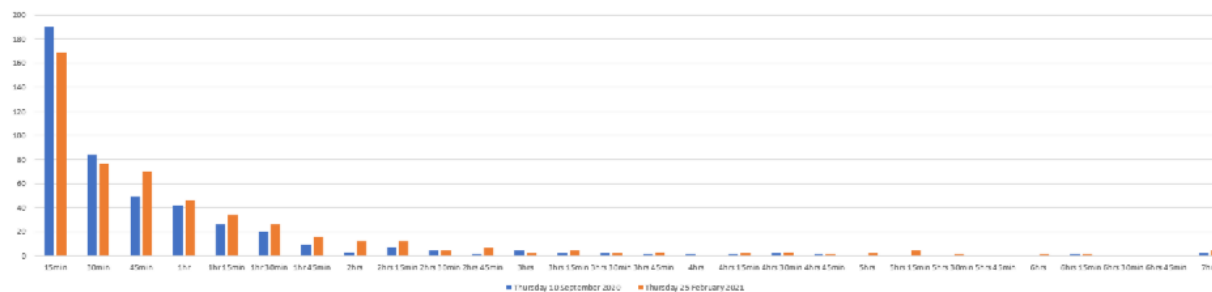
Tuesday (September 2020 vs February 2021)



Thursday (September 2020 vs February 2021)

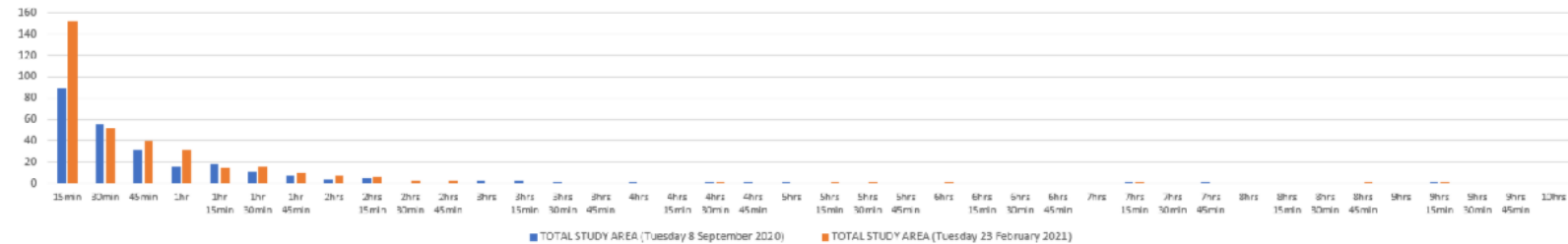


Saturday (September 2020 vs February 2021)

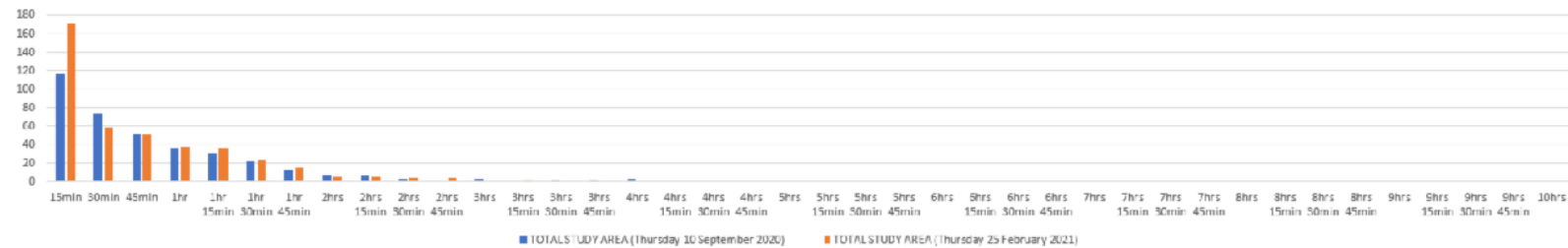


Duration of Stay Profiles – (Brisbane Street, *between Waghorn St and Ellenborough St*)

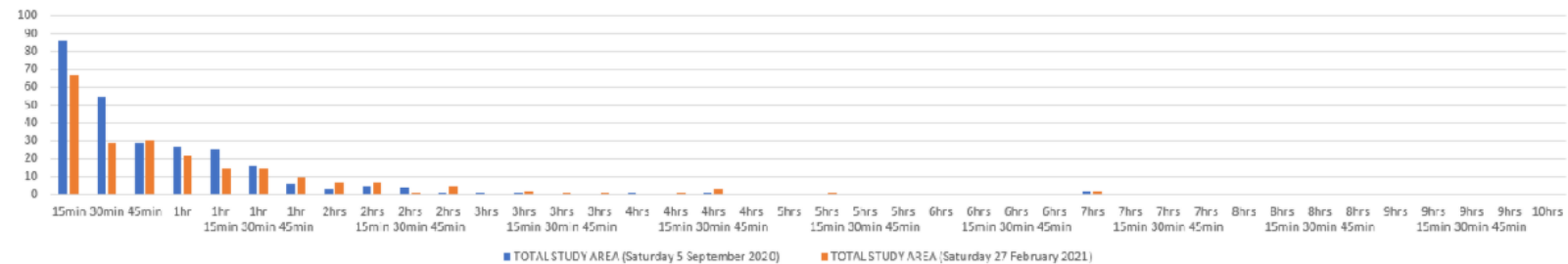
Tuesday (September 2020 vs February 2021)



Thursday (September 2020 vs February 2021)

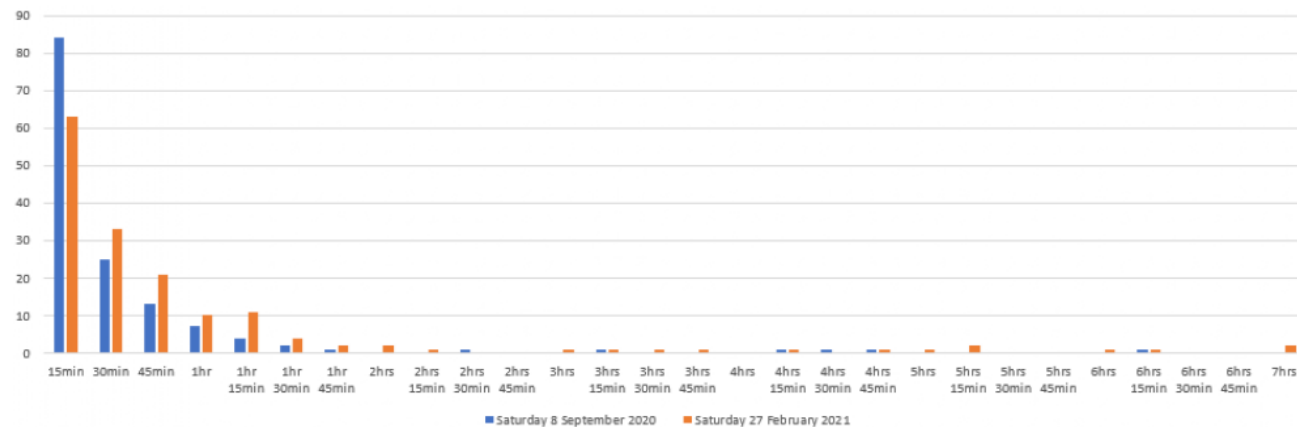


Saturday (September 2020 vs February 2021)



Duration of Stay Profiles (Brisbane Street, *between Ellenborough St and East Street*)

Saturday (September 2020 vs February 2021)



Doc ID No: A7211599

ITEM: 4

SUBJECT: IED CAPITAL PORTFOLIO FINANCIAL PERFORMANCE REPORT - MARCH 2021

AUTHOR: SENIOR FINANCE PARTNER (CAPITAL)

DATE: 21 APRIL 2021

EXECUTIVE SUMMARY

This is a report concerning Infrastructure and Environment Department's (IED) capital portfolio financial performance for the period ending 31 March 2021.

RECOMMENDATION/S

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

RELATED PARTIES

There are no related party matters or conflicts of interest associated with this report.

ADVANCE IPSWICH THEME

Managing growth and delivering key infrastructure

PURPOSE OF REPORT/BACKGROUND

The Infrastructure and Environment Department (IED) is responsible for the constructed and natural assets of the city and manages council's roads, traffic systems, buildings, parks, drains and natural areas. Management of council's environmental and sustainability responsibilities include conservation, waste, stormwater, cultural heritage and emergency events.

This monthly financial performance report provides a progress status of the IED 2020-2021 Capital Works Portfolio. Portfolio results are summarised by program and sub-program along with financial performance data on key projects and grant funded works.

Summary of the Reports Attached

The attached reports have been prepared to provide additional information in relation to the delivery of the IED Infrastructure Program. There are a large number of individual projects that make up the various Programs and Sub-programs contained in these reports.

The following reports have been prepared as part of the overall Capital Portfolio Financial Performance report attached:

- Program Summary
- Sub-program Summary
- Key Projects
- Grant Projects
- Top 10 spends in month
- Budget Variances (larger)

As there are often various movements and variances in forecast total expenditure on individual projects, when compared to budgeted estimates, the sub-program and program level summaries provide a broader overview in relation to the management of the capital program as a whole.

Overview of Financial Performance for YTD March 2021.

The actual expenditure in March was \$8.7 million against a recent revised forecast of \$10.7 million. Despite wet weather impacting many projects, March saw significant spend increases compared to earlier months with construction works now underway. Expenditure increases are forecast over the last quarter as the majority of significant procurement activities for the 2020-2021 financial year are now substantially complete with external construction crews engaged on a number of projects.

The 2020-2021 IED Capital Portfolio has a year to date (YTD) spend of \$36.4 million and an anticipated financial year total forecast spend of \$72.3 million as at 31 March 2021.

A recent budget amendment has seen a reduction in overall portfolio budget, now \$72.1 million, addressing anticipated project savings and deferral of works to future years as outlined in February's report.

IED capital expenditure remains below budget year to date, with significant spends anticipated over the next couple of months in order to deliver remaining works.

LEGAL/POLICY BASIS

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

RISK MANAGEMENT IMPLICATIONS

A number of works have now commenced on the ground and the IED and Finance teams will continue to monitor the forecast increased expenditure through the last quarter of the financial year.

As mentioned, the adopted budget amendment has reforecast the expected IED capital program for the 2020 – 2021 year, based on the current best estimates aligned with project delivery.

Fleet CAPEX replacement is under pressure from delay in supply of all major plant and trucks, with current lead time for delivery is extending out to 18 months. There are 14 assets totalling \$2,061,276 which are likely for delivery into FY22. This will be updated in April and any impact of expenditure updated in the forecasts.

While the majority of works for the delivery of the Springfield road projects are on track, there is some risk that full completion of Stage 3 will move to October 2022.

FINANCIAL/RESOURCE IMPLICATIONS

There are no specific financial implications as a result of this report at this stage. The impacts of the YTD performance will continue to be monitored.


COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation. Analysis and explanations of the variances are undertaken in conjunction with the IED. IED were consulted in relation to project progress and forecasted expenditure.

CONCLUSION

The financial performance report of the capital portfolio is included in Attachment 1.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	IED Capital Portfolio Financial Performance Report - Mar 2021 ↓ 
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Rose McNiven

SENIOR FINANCE PARTNER (CAPITAL)

I concur with the recommendations contained in this report.

Paul Mollenhauer

TREASURY ACCOUNTING MANAGER

I concur with the recommendations contained in this report.

Jeffrey Keech

ACTING GENERAL MANAGER CORPORATE SERVICES

I concur with the recommendations contained in this report.

Sean Madigan

ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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



Ipswich City Council

**Capital Portfolio
Financial Performance Report**

MARCH 2021

Infrastructure and Environment Department

2020-21 Capital Portfolio Financial Performance Report for March 2021

Introduction

The Infrastructure and Environment Department (IED) is responsible for the constructed and natural assets of the city and manages council's roads, traffic systems, buildings, parks, drains and natural areas. Management of council's environmental and sustainability responsibilities includes conservation, waste, stormwater, cultural heritage and emergency events.

Overview

Following the recent budget amendment reduction, overall YTD expenditure is currently \$36.4m against YTD Budget of \$42.2m resulting in a variance of \$5.9m (14%) under budget. The expenditure for March is \$8.7m and overall FY expenditure forecast expected to be \$72.3m, now \$121k above current budget.

The budget amendment addressed anticipated project savings and deferral of works to future financial years as outlined in February's report. Despite wet weather impacting many projects, March saw significant spend increases across a number of programs with construction works now underway. High expenditure is forecast over remaining months in order to meet deliverables.

Program Summary

IE Deliverable	YTD			2020-21 Financial Year				
	Actuals	Budget	Variance (Budget - Actuals)	Forecast Remaining FY	Forecast Final Cost (exc C/O)	Adopted Budget	Current Approved Budget	Variance (Budget - Forecast)
Asset Rehabilitation	13,787,518	17,640,292	3,852,774	17,894,226	31,681,744	39,547,000	31,354,465	(327,279)
Corporate Facilities	834,516	957,308	122,792	683,819	1,518,335	2,519,000	1,517,542	(793)
Flood Mitigation & Drainage	358,093	418,658	60,565	441,892	799,985	1,680,000	585,158	(214,827)
Local Amenity	3,039,268	3,015,471	(23,797)	1,232,424	4,271,692	4,175,000	4,275,992	4,300
Parks, Sports & Environment	3,461,741	4,998,707	1,536,966	5,148,190	8,609,931	10,986,000	8,979,917	369,986
Transport & Traffic	12,528,756	13,041,383	512,627	7,967,295	20,496,051	21,190,000	19,948,175	(547,876)
Project Overheads	1,043,259	0	(1,043,259)	(1,055,082)	(11,822)	0	0	11,822
Total Infrastructure Program	35,053,151	40,071,819	5,018,668	32,312,765	67,365,916	80,097,000	66,661,249	(704,667)
Fleet	492,296	995,000	502,704	2,955,847	3,448,143	4,870,000	3,946,020	497,877
Waste	543,903	827,940	284,037	578,097	1,122,000	1,122,000	1,122,000	0
Specialist Equipment	266,114	338,528	72,414	52,572	318,686	404,000	404,000	85,314
Total Capital Portfolio	36,355,464	42,233,287	5,877,823	35,899,281	72,254,745	86,493,000	72,133,269	(121,476)

Sub-Program Summary

IE Deliverable	YTD			2020-21 Financial Year			
Capital Sub-Program	Actuals	Budget	Variance (Budget - Actuals)	Forecast Remaining FY	Forecast Final Cost (exc C/O)	Current Approved Budget	Variance (Budget - Forecast)
1. Asset Rehabilitation							
1.1 Bridge and Culvert Rehabilitation	812,445	1,546,075	733,630	1,161,647	1,974,092	1,657,075	(317,017)
1.2 Drainage Rehabilitation	1,435,799	1,316,172	(119,627)	1,329,712	2,765,511	2,776,477	10,966
1.3 Facility Rehabilitation	513,120	694,491	181,371	324,366	837,486	868,491	31,005
1.4 Kerb & Channel Rehab	306,656	1,062,014	755,358	797,304	1,103,960	1,319,844	215,884
1.5 Gravel Road Rehabilitation	1,967,758	2,084,765	117,007	657,407	2,625,165	2,572,000	(53,165)
1.6 Parks Rehabilitation	432,902	1,183,767	750,865	1,127,100	1,560,002	1,928,767	368,765
1.7 Path Rehabilitation	556,880	771,963	215,083	405,141	962,021	775,963	(186,058)
1.8 Landfill Rehabilitation	6,675	24,021	17,346	152,118	158,794	211,355	52,561
1.9 Sealed Road Rehabilitation	6,038,765	6,998,967	960,202	8,804,661	14,843,426	14,849,207	5,781
1.10 Sports Facility Rehabilitation	317,118	436,031	118,913	324,128	641,246	653,031	11,785
1.11 Street Furniture Rehabilitation	1,343,959	1,289,026	(54,933)	2,691,171	4,035,130	3,492,255	(542,875)
1.12 Water Quality Rehabilitation	55,439	233,000	177,561	119,471	174,910	250,000	75,090
Asset Rehabilitation total	13,787,518	17,640,292	3,852,774	17,894,226	31,681,744	31,354,465	(327,279)
Forecast 2020-21 FY variances mainly attributable to:							
1.1 Strong's Rd - forecast updated to reflect awarded contract ; Purga School Rd - contract with procurement, expect engagement mid-April for November completion							
1.4 Ross St - works delayed due to rain events in March 2021, however still on track for completion this financial year							
1.6 Rubber Softfall - forecast updated to reflect awarded contract; Queens Park Bowls Club embankment - delayed due to finalisation of design - construction to carry forward to 2021-22 FY							
1.11 North Station Rd Retaining Wall - forecast based on contractor forecast for works programme, budget reduced next financial year							
2. Corporate Facilities							
2.1 New Facilities	478,286	516,220	37,934	29,199	507,485	598,670	91,185
2.2 Facility Upgrades	356,230	441,088	84,858	654,620	1,010,850	918,872	(91,978)
Corporate Facilities total	834,516	957,308	122,792	683,819	1,518,335	1,517,542	(793)
3. Flood Mitigation & Drainage							
3.1 Flood Mitigation	167,623	142,673	(24,950)	0	167,623	142,673	(24,950)
3.2 Local Drainage	190,470	275,985	85,515	441,892	632,362	442,485	(189,877)
Flood Mitigation & Drainage total	358,093	418,658	60,565	441,892	799,985	585,158	(214,827)

Item 4 / Attachment 1.

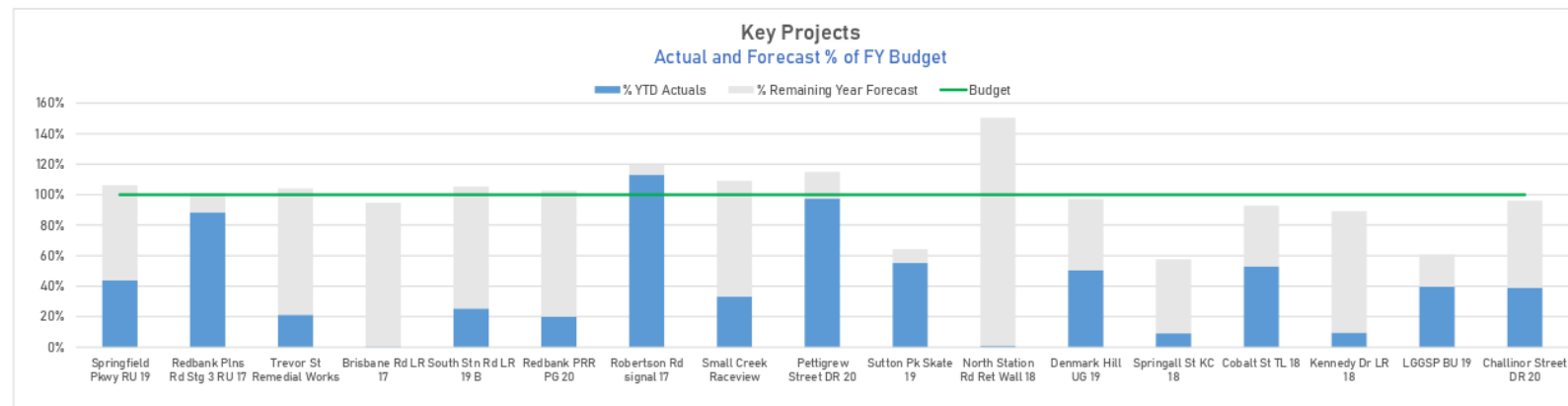
IE Deliverable	YTD			2020-21 Financial Year			
	Actuals	Budget	Variance (Budget - Actuals)	Forecast Remaining FY	Forecast Final Cost (exc C/O)	Current Approved Budget	Variance (Budget - Forecast)
Capital Sub-Program							
4. Local Amenity							
4.1 Divisional Allocation	2,381	0	(2,381)	0	2,381	0	(2,381)
4.2 Kerb and Channel	2,883,774	2,949,757	65,983	895,424	3,779,198	3,860,278	81,080
4.3 Streetscape Improvements	153,114	65,714	(87,400)	337,000	490,114	315,714	(174,400)
4.4 Provisional Projects	0	0	0	0	0	100,000	100,000
Local Amenity total	3,039,268	3,015,471	(23,797)	1,232,424	4,271,692	4,275,992	4,300
5. Parks, Sports & Environment							
5.1 Strategic Parks and Sports	252,966	469,388	216,422	406,249	659,215	1,065,736	406,521
5.2 Developer Funded Parks	702,807	1,132,790	429,983	1,872,100	2,574,907	2,659,054	84,147
5.3 Local Parks and Sports	298,931	329,212	30,281	164,750	463,681	487,070	23,389
5.4 Enviroplan	1,250,693	1,403,890	153,197	1,058,691	2,309,384	2,266,030	(43,354)
5.5 Natural Environ Stormwater	956,345	1,663,427	707,082	1,646,400	2,602,745	2,502,027	(100,718)
Parks, Sports & Environment total	3,461,741	4,998,707	1,536,966	5,148,190	8,609,931	8,979,917	369,986
Forecast 2020-21 FY variances mainly attributable to:							
5.1 Springfield Sports Centre Drainage - delay in property acquisition							
6. Transport & Traffic							
6.1 Strategic Transport	9,034,662	8,386,501	(648,161)	4,640,261	13,674,924	12,682,653	(992,271)
6.2 Road Safety and Operations	1,405,290	2,018,698	613,408	1,264,977	2,670,267	2,787,930	117,663
6.3 Sustainable Travel	2,088,804	2,636,184	547,380	2,062,057	4,150,861	4,477,592	326,731
Transport & Traffic total	12,528,756	13,041,383	512,627	7,967,295	20,496,051	19,948,175	(547,876)
Forecast 2020-21 FY variances mainly attributable to:							
6.1 Robertson Rd signals - delays related to major service conflicts, wet weather, easement not being exercisable, and delivery of materials; as well as rework due to ground conditions; Springfield Parkway Upgrade - multi-year project - service relocation payment timing and early works cash flow now known and allowance for contingent PM							
6.3 Bus stop projects, PTAIP BU 20 and LGGSP BU 19 - LGGSP BU design costs less than anticipated (\$28k); Bremer St footpath - forecast reflects awarded contract							
Project Overheads total	1,043,259	0	(1,043,259)	(1,055,082)	(11,822)	0	11,822
Total Infrastructure Program	35,053,151	40,071,819	5,018,668	32,312,765	67,365,916	66,661,249	(704,667)

Item 4 / Attachment 1.

IE Deliverable	YTD			2020-21 Financial Year			
	Actuals	Budget	Variance (Budget - Actuals)	Forecast Remaining FY	Forecast Final Cost (exc C/O)	Current Approved Budget	Variance (Budget - Forecast)
Capital Sub-Program							
7. Fleet	492,296	995,000	502,704	2,955,847	3,448,143	3,946,020	497,877
8. Waste	543,903	827,940	284,037	578,097	1,122,000	1,122,000	0
9. Specialist Equipment	266,114	338,528	72,414	52,572	318,686	404,000	85,314
Forecast 2020-21 FY variances mainly attributable to: 7. Major Plant Acquisitions - forecast adjusted to reflect assets on order and projected delivery dates provided by supplier; Vehicle Replacement - forecast updated to reflect projected delivery of vehicles for last quarter with dates advised by supplier							
Total Capital Portfolio	36,355,464	42,233,287	5,877,823	35,899,281	72,254,745	72,133,269	(121,476)

Key projects Based on highest budget values and excludes fleet, gravel resheeting and resurfacing programs. Other key projects could be identified based on input from Mayor and Councillors ie projects of community interest.

Project	Program	Sub-program	Project Phase	YTD Actual	Forecast FY Spend	Current Budget	FY Variance	FY Variance %
Springfield Pkwy RU 19	Transport And Traffic	Strategic Transport	3.0 Planning and Design	1,841,999	4,469,455	4,209,764	(259,691)	(6%)
Redbank Plns Rd Stg 3 RU 17	Transport And Traffic	Strategic Transport	3.0 Planning and Design	3,260,034	3,716,186	3,681,072	(35,114)	(1%)
Trevor St Remedial Works	Asset Rehabilitation	Street Furniture Rehabilitatio	4.0 Execution	243,580	1,193,580	1,146,670	(46,910)	(4%)
Brisbane Rd LR 17	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	7,873	1,522,017	1,607,738	85,721	5%
South Stn Rd LR 19 B	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	333,009	1,383,009	1,314,313	(68,696)	(5%)
Redbank PRR PG 20	Parks, Sport And Environment	Developer Funded Parks	4.0 Execution	345,156	1,765,156	1,722,273	(42,883)	(2%)
Robertson Rd signal 17	Transport And Traffic	Strategic Transport	4.0 Execution	2,879,861	3,044,861	2,546,044	(498,817)	(20%)
Small Creek Raceview	Parks, Sport And Environment	Natural Environment/Stormwater	4.0 Execution	356,273	1,170,973	1,073,966	(97,007)	(9%)
Pettigrew Street DR 20	Asset Rehabilitation	Drainage Rehabilitation	3.0 Planning and Design	270,725	318,496	277,275	(41,221)	(15%)
Sutton Pk Skate 19	Asset Rehabilitation	Parks Rehab Inc Memorials	2.0 Concept	37,112	43,112	67,152	24,040	36%
North Station Rd Ret Wall 18	Asset Rehabilitation	Street Furniture Rehabilitatio	4.0 Execution	8,248	1,462,697	972,585	(490,112)	(50%)
Denmark Hill UG 19	Parks, Sport And Environment	Enviroplan	3.0 Planning and Design	307,059	592,059	610,518	18,459	3%
Springall St KC 18	Local Amenity	Kerb And Channel	4.0 Execution	115,876	745,876	1,295,844	549,968	42%
Cobalt St TL 18	Transport And Traffic	Road Safety And Operations	4.0 Execution	680,852	1,192,780	1,285,945	93,165	7%
Kennedy Dr LR 18	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	68,789	642,289	720,769	78,480	11%
LGGSP BU 19	Transport And Traffic	Sustainable Travel	3.0 Planning and Design	371,065	853,464	934,859	81,395	9%
Challinor Street DR 20	Asset Rehabilitation	Drainage Rehabilitation	4.0 Execution	565,969	1,395,969	1,454,488	58,519	4%
				11,693,480	25,511,979	24,921,275	(590,704)	



Comments

Budget increased at BAv2 for Redbank Plains Rd Stage 3 (multi-year project) due to service relocation payments for NBN & Energex and allowance for contingent project manager; Robertson Rd Traffic Signals for difficulties associated with major service conflict; and Challinor St as contract value was higher than original budget with change in construction methodology.

Budget reduction at BAv2 to address expected savings identified on South Station Rd rehabilitation (B); Kennedy Dr Pavement Rehab; LGGSP bus stop upgrades; and on multi-year projects: Brisbane Rd rehabilitation; Small Creek (stage 3); and North Station Rd Retaining Wall. North Station Rd forecast since revised in line with contractor cash flow for works programme with corresponding reduction in next financial year budget. Budget reduction also for deferral of construction for: Pettigrew St Drainage; Sutton Park Skate Park; and Trevor St Remedial Works; and some works also continuing into next financial year for Denmark Hill Outdoor Learning Centre.

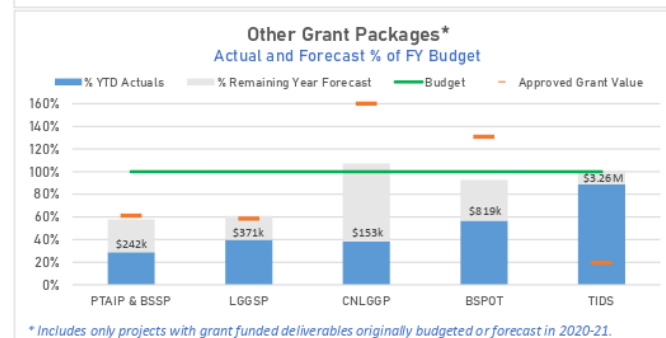
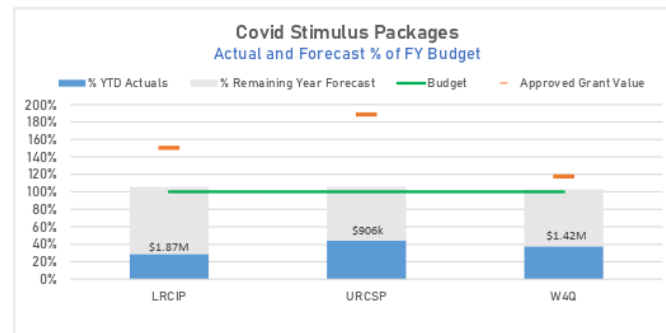
Considerable spends in March on Redbank Plains Rd Stage 3 and Springfield Parkway for design and preliminary works payments, and significant progress made on Cobalt St signals, Redbank Plains Recreation Reserve playground upgrade, Small Creek Raceview, Challinor St drainage works, and South Station Road rehabilitation projects with construction works underway.

There are a number of Springfield Road upgrades scheduled in the current and future years. Stage 1 is on track to be completed by agreed date of August 2022, and there is some risk that, while Stage 3 will be substantially complete by August 2022, full completion is likely to move to October 2022. Stage 2 progressing to 80% design milestone with service relocation designs at various stages of progress and property acquisition for shared pathway being progressed. Shared pathway works commenced onsite.

External Grant Funded Capital Expenditure

Project expenditure data summarised by external grant funding package

Grant Program	YTD Actual	Forecast FY Spend	Current Budget	FY Variance	FY Variance %	Approved Grant Value
Covid Stimulus packages						
Local Roads & Community Infrastructure Program (LRCIP)	1,867,540	6,815,303	6,459,285	(356,018)	(0)	9,723,514
Unite and Recover Community Stimulus Package (URCSP)	906,085	2,176,083	2,053,432	(122,651)	(6%)	3,870,000
Works for Queensland (W4Q)	1,423,405	3,895,670	3,780,142	(115,528)	(3%)	4,440,000
	4,197,030	12,887,056	12,292,859	(594,197)		18,033,514
Other Grant packages						
Passenger Transport Accessible Infrastructure Program (PTAIP) & Bus Stop Shelter Program (BSSP)	242,099	485,091	841,108	356,018	42%	513,435
Local Government Grants and Subsidies Program (LGGSP)	371,065	566,865	934,859	367,994	39%	546,050
Cycle Network Local Government Grants Program (CNLGGP)	152,824	425,983	397,367	(28,616)	(7%)	635,000
Black Spot (BSPOT)	819,240	1,338,994	1,446,725	107,731	7%	1,890,000
Transport Infrastructure Development Scheme (TIDS)	3,260,034	3,716,186	3,681,072	(35,114)	(0.95%)	705,446
	4,845,261	6,533,118	7,301,131	768,013		4,289,931
	9,042,291	19,420,174	19,593,990	173,816		22,323,445



* Includes only projects with grant funded deliverables originally budgeted or forecast in 2020-21.

Comments

Local Roads & Community Infrastructure Program (LRCIP):

Second round approved (10 projects added to funding program) with completion required by 31 Dec 2021. Budget reduction (BAv2) in line savings expected on McLean St and Waghorn St footpath, and remedial works on Trevor St to extending into next FY. 3 of 8 Round 1 projects completed.

Unite and Recover Community Stimulus Package (URCSP):

Budget reduction (BAv2) in line savings anticipated on Small Creek and deferral of Sutton Park Skate Park construction. Wet weather impacted works commenced on Small Creek and Hardings Paddock projects. 2 of 6 projects completed.

Works for Queensland (W4Q):

Budget reduction (BAv2) in line with savings expected on Walter Zimmerman Park, Ipswich CBD footpath, Clancy's Rd Reserve footpath and Redbank Plains Recreation Reserve playground works. 6 of 12 projects completed.

Passenger Transport Accessible Infra. & Bus Stop Shelter Programs (PTAIP & BSSP):

Package 1 works for 8 bus stops expected to be complete in April. Packages 2 - 4 scheduled from April to May with property acquisition and water main relocations requiring a small number of sites to be deferred.

Local Government Grants and Subsidies Program (LGGSP):

10 sites completed with a further 3 sites expected by May. Property acquisition and water main relocations require a small number of sites to be deferred.

Cycle Network Local Government Grants Program (CNLGGP):

Eastern Ipswich bikeway construction forecast to commence 2021-22 following discussions with funding provider around design reviews. Queen Victoria Pde construction rescheduled to future year to commence after Queens Park Embankment Stabilisation project.

Black Spot (BSPOT):

Old Logan Rd Addison Rd signals project forecast into 2021-22 with an extension of grant funding approved. Robertson Rd traffic signals project complete with Cobalt St traffic signals forecast to complete in June.

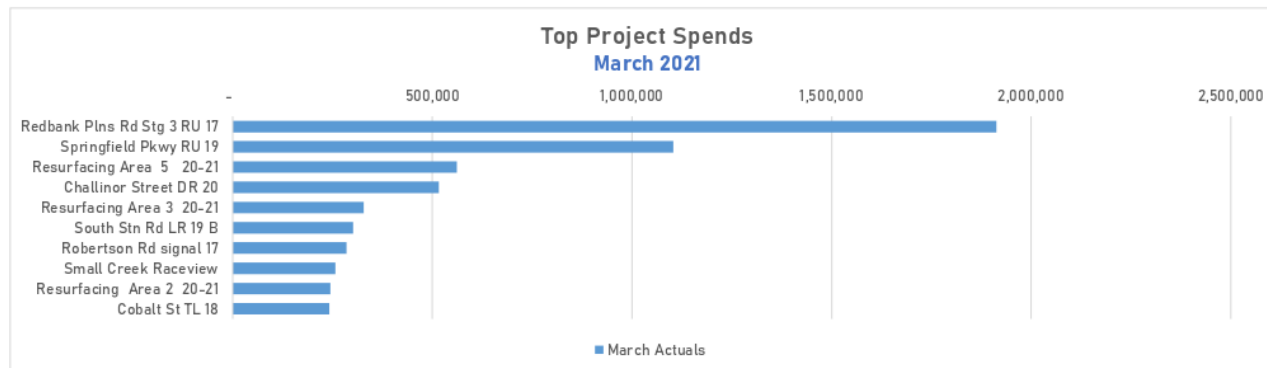
Transport Infrastructure Development Scheme (TIDS):

Budget increase (BAv2) in line with current year design and preliminary works payments for Redbank Plains Rd Stage 3 (multi-year project).

Top 10 Project Spends

Period Actuals for the month of March

Project	Program	Sub-program	Project Phase	March Actuals
Redbank Plns Rd Stg 3 RU 17	Transport And Traffic	Strategic Transport	3.0 Planning and Design	1,912,451
Springfield Pkwy RU 19	Transport And Traffic	Strategic Transport	3.0 Planning and Design	1,103,438
Resurfacing Area 5 20-21	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	561,410
Challinor Street DR 20	Asset Rehabilitation	Drainage Rehabilitation	4.0 Execution	516,245
Resurfacing Area 3 20-21	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	328,060
South Stn Rd LR 19 B	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	301,849
Robertson Rd signal 17	Transport And Traffic	Strategic Transport	4.0 Execution	284,945
Small Creek Raceview	Parks, Sport And Environment	Natural Environment/Stormwater	4.0 Execution	257,196
Resurfacing Area 2 20-21	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	244,465
Cobalt St TL 18	Transport And Traffic	Road Safety And Operations	4.0 Execution	241,743
				5,751,803



Forecast Budget Variances - Below Budget at 30 June 2021

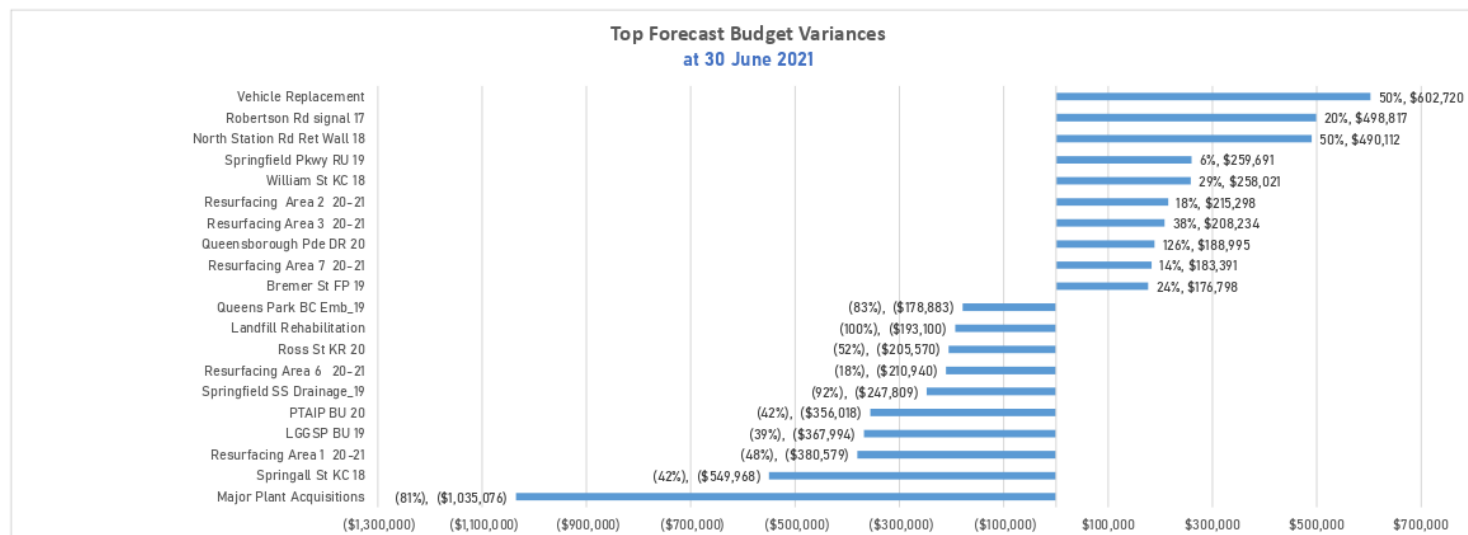
Projects selected by greatest budget variances forecast at 30 June 2021

Project	Program	Sub-program	Project Phase	YTD Actual	Forecast FY Spend	Current Budget	FY Variance	FY Variance %
Major Plant Acquisitions	Fleet	Fleet Capital	4.0 Execution	4,430	246,754	1,281,830	1,035,076	81%
Springall St KC 18	Local Amenity	Kerb And Channel	4.0 Execution	115,876	745,876	1,295,844	549,968	42%
Resurfacing Area 1 20-21	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	412,514	412,514	793,093	380,579	48%
LGGSP BU 19	Transport And Traffic	Sustainable Travel	3.0 Planning and Design	371,065	566,865	934,859	367,994	39%
PTAIP BU 20	Transport And Traffic	Sustainable Travel	4.0 Execution	242,099	485,091	841,108	356,018	42%
Springfield SS Drainage_19	Parks, Sport And Environment	Strategic Parks And Sports	3.0 Planning and Design	21,381	21,926	269,735	247,809	92%
Resurfacing Area 6 20-21	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	294,220	944,220	1,155,160	210,940	18%
Ross St KR 20	Asset Rehabilitation	Kerb And Channel Rehabilitatio	4.0 Execution	26,274	191,274	396,844	205,570	52%
Landfill Rehabilitation	Asset Rehabilitation	Landfill Rehabilitation	2.0 Concept	0	0	193,100	193,100	100%
Queens Park BC Emb_19	Asset Rehabilitation	Parks Rehab Inc Memorials	3.0 Planning and Design	27,772	35,772	214,655	178,883	83%
				1,515,631	3,650,292	7,376,228	3,725,936	

Forecast Budget Variances - Above Budget at 30 June 2021

Projects selected by greatest budget variances forecast at 30 June 2021

Project	Program	Sub-program	Project Phase	YTD Actual	Forecast FY Spend	Current Budget	FY Variance	FY Variance %
Bremer St FP 19	Transport And Traffic	Sustainable Travel	4.0 Execution	50,692	926,798	750,000	(176,798)	(24%)
Resurfacing Area 7 20-21	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	65,661	1,515,661	1,332,270	(183,391)	(14%)
Queensborough Pde DR 20	Flood Mitigation And Drainage	Local Drainage	4.0 Execution	18,995	338,995	150,000	(188,995)	(126%)
Resurfacing Area 3 20-21	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	756,666	756,666	548,432	(208,234)	(38%)
Resurfacing Area 2 20-21	Asset Rehabilitation	Sealed Road Rehabilitation	4.0 Execution	849,746	1,379,746	1,164,448	(215,298)	(18%)
William St KC 18	Local Amenity	Kerb And Channel	4.0 Execution	994,114	1,134,114	876,093	(258,021)	(29%)
Springfield Pkwy RU 19	Transport And Traffic	Strategic Transport	3.0 Planning and Design	1,841,999	4,469,455	4,209,764	(259,691)	(6%)
North Station Rd Ret Wall 18	Asset Rehabilitation	Street Furniture Rehabilitation	4.0 Execution	8,248	1,462,697	972,585	(490,112)	(50%)
Robertson Rd signal 17	Transport And Traffic	Strategic Transport	4.0 Execution	2,879,861	3,044,861	2,546,044	(498,817)	(20%)
Vehicle Replacement	Fleet	Fleet Capital	4.0 Execution	255,171	1,812,893	1,210,173	(602,720)	(50%)
				7,721,152	16,841,885	13,759,809	(3,082,076)	



Comments

Vehicle Replacement
Robertson Rd signal 17
North Station Rd Ret Wall 18
Springfield Pkwy RU 19
William St KC 18

Projected delivery of vehicles for last qtr - dates advised by supplier
Delays related to major service conflicts, wet weather, easement not being exercisable, and delivery of materials; as well as rework due to ground conditions
Contractor forecast based on actual works programme
Early works contracts awarded. April mobilisation. APA pre-payment in March, actual works timing to be confirmed but likely Aug-Oct 2021. Cardno invoicing under
Wet weather resulted in substantial rework for gravel damaged due to scouring, and project delays increasing overall costs (additional on site costs and traffic management). Additional asphalt works completed as not costed initially within BOQ (based on provisional quantity).

Resurfacing Area 2 20-21
Resurfacing Area 3 20-21
Queensborough Pde DR 20
Resurfacing Area 7 20-21

Significant delays due to wet weather (approx 13 non-working days). Approval to accelerate works (weekend work) provided by ICC (increasing costs).
Under review - purchase order to wrong resurfacing program project number. Mix up is with Areas 1 & 3.
Estimate settlement minus design and contingencies. Need Construction awarded to be confident of FC spend. Difficulties with the home owner holding process up.
Significant delays due to wet weather (approx 13 non-working days). Several streets removed from works (Heather St, Way Crt, Doyle St & Barnes Crt) with Margret St (AC Overlay) to be completed instead in June. Approval to accelerate works (weekend work) provided by ICC (increasing costs).

Bremer St FP 19
Queens Park BC Emb_19
Landfill Rehabilitation
Ross St KR 20

Contract awarded to BMD Contract cost \$789K
Current status of design and revised delivery and tender schedule. Tender package only received 07-04-2021. All construction funds will now be FY 21/22.
Expect budget to be allocated to projects within the sub-program
Works delayed due to rain events in March 2021, still on track for completion by end of FY

Resurfacing Area 6 20-21
Springfield SS Drainage_19
PTAIP BU 20
LGGSP BU 19

Significant delays due to wet weather (approx 13 non-working days). Approval to accelerate works (weekend work) provided by ICC (increasing costs).
IFC completed, "soft" handover by end April (full handover pending property resolution). Property matter scheduled next Council meeting.
Either property acquisition and water main relocations requiring 4 sites to be deferred. Sites included in funding application round for next FY.
10 sites completed with a further 3 sites expected by May. Property acquisition and water main relocations require a small number of sites to be deferred.

Resurfacing Area 1 20-21
Springall St KC 18
Major Plant Acquisitions

Under review - purchase order to wrong resurfacing program project number. Mix up is with Areas 1 & 3.
Delays with supply of pipes, Contractor has estimated mid-May. Estimated that \$340k will be carried over for completion of works in July/ early August.
Forecast reflects assets on order and projected delivery dates provided by supplier

Doc ID No: A7217730

ITEM: 5
SUBJECT: EXERCISE OF DELEGATION REPORT
AUTHOR: MANAGER, DEVELOPMENT PLANNING
DATE: 27 APRIL 2021

EXECUTIVE SUMMARY

This is a report concerning applications that have been determined by delegated authority 26 March 2021 to 27 April 2021.

RECOMMENDATION

That the report be received and the contents noted.

RELATED PARTIES

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

ADVANCE IPSWICH THEME

- Strengthening our local economy and building prosperity
- Managing growth and delivering key infrastructure
- Caring for our community
- Caring for the environment
- Listening, leading and financial management

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.

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 26 March 2021 to 27 April 2021.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Exercise Of Delegation Report  
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Anthony Bowles

MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Peter Tabulo

GENERAL MANAGER, PLANNING AND REGULATORY SERVICES

"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 26 March 2021 and 27 April 2021

Total number of applications determined - 304

DIVISION 1						
Delegated Authority: 114 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
3329/2021/BR	DBR Building Certification	6 Gabrielle Place, Deebling Heights	Amenity and Aesthetics - Carport	29/03/2021	Approved	Building Regulatory Officer
5793/2021/BR	Project BA	30 Lomandra Street, Deebling Heights	Siting Variation - Patio	31/03/2021	Approved	Building Regulatory Officer
5985/2021/BR	Integrated Building Certification	84 Wilkey Street, Raceview	Siting Variation - Carport	31/03/2021	Approved	Building Regulatory Officer
5978/2021/BR	Integrated Building Certification	4 Hibiscus Street, Flinders View	Siting Variation - Carport	06/04/2021	Approved	Building Regulatory Officer
6289/2021/BR	Fastrack Building Certification	13 Owen Street, Raceview	Siting Variation - Carport	09/04/2021	Approved	Building Regulatory Officer
6263/2021/BR	Mr Ken Dutton	25 Gabrielle Place, Deebling Heights	Amenities and Aesthetics - Oversized Shed	07/04/2021	Approved	Building Regulatory Officer
6388/2021/BR	Project Ba (Consultant)	281 South Station Road, Raceview	Siting Variation - Carport	23/04/2021	Approved	Building Regulatory Officer
11175/2020/BW	Mr Robert McAllister	9 Shawfield Street, Willowbank	Shed	22/04/2021	Approved	Building Certifier
12455/2020/BW	Ms Dina Wynn	16 Waxberry Court, Redbank Plains	Garage	31/03/2021	Approved	Building Certifier
12855/2020/BW	Mr Russell John Schneider and Mrs Zeta Maree Schneider	8 Darlington Court, Flinders View	Retaining Wall & Rainwater Tank	09/04/2021	Approved	Building Certifier
9035/2019/LDR/A	Defence Housing Australia	7000 Aulds Road, Ripley	Creation of Easement X & Y in Lot 800 on SP311918	26/03/2021	Approved	Senior Development Planning Compliance Officer
7833/2019/LDR/A	Orchard (Lakeview) Developments Pty Ltd	112-134 Daleys Road, Ripley	Plan of Easements C & D on SP324674	26/03/2021	Approved	Senior Development Planning Compliance Officer
249/2020/MAMC/A	Okeland Management Pty Ltd	362-364 Cumner Road, Swanbank	Minor Change - Earthworks	12/04/2021	Approved	Engineering Delivery West Manager
1583/2016/MAMC/A	Stockland Development Pty Ltd	1 Wedgetail Court, Deebling Heights	Minor Change - Reconfiguring a Lot with a Plan of Development - Three (3) Lots into One Hundred and Twenty Three (123) Lots plus Drainage Reserve and a Bushfire Buffer Lot	22/04/2021	Approved	Development Assessment West Manager
8736/2017/MAPDA/C	Goldfields Northern Pty Ltd	7001 Trigona Drive, Ripley	Amendment Application - Reconfiguring a Lot - 1 Lot into 273 Lots including 271 Residential Lots, with Plan of Development, 1 Child Care Centre Lot, 1 Balance Lot plus Parks and new Roads	07/04/2021	Approved	Manager, Development Planning
5195/2020/MCU	The Minister For Economic Development Queensland	80 Bergmans Road, Ebenezer	Material Change of Use - Major Utility (Two Water Reservoirs)	20/04/2021	Approved	Development Assessment West Manager
5602/2021/MCU	GJ Gardner Springfield	25 Kirton Street, Redbank Plains	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Flooding)	15/04/2021	Approved	Senior Planner (Development)
9262/2019/NAME/A	Satterley Property Group Pty Ltd	459-489 Ripley Road, Ripley	Road Naming - Ripley Valley Stages 6-8	31/03/2021	Approved	Senior Development Planning Compliance Officer
6898/2019/NAME/A	Peet No 119 Pty Ltd	7003 Mount Juillerat Drive, Redbank Plains	Road Naming - Edens Crossing Stage 24-26	31/03/2021	Approved	Senior Development Planning Compliance Officer
5447/2021/OD	Cellar Door Hotel Group Pty Ltd	14 Sunbird Drive, Redbank Plains	Advertising Devices	20/04/2021	Approved	Development Assessment East Manager
10629/2020/OW	CV Energy Services	Lot 89 Unnamed Road, Redbank Plains	Rate 3 Streetlighting - Eden's Crossing Stage 9B	30/03/2021	Approved	Engineering Delivery East Manager
10632/2020/OW	Robin Russell & Associates Pty Ltd	107-137 Abrahams Road, South Ripley	Rate 3 Streetlighting - Providence North Stage 2	08/04/2021	Approved	Engineering Delivery West Manager
4369/2021/OW	KN Group Pty Ltd	7003 Mount Juillerat Drive, Redbank Plains	Road work, Stormwater and Earthworks	22/04/2021	Approved	Engineering Delivery East Manager
5129/2021/OW	Mr Wesley Allen	205 Kruger Parade, Redbank Plains	Stormwater and Earthworks	16/04/2021	Approved	Engineering Delivery East Manager
5135/2021/OW	KN Group Pty Ltd	7003 Mount Juillerat Drive, Redbank Plains	Road Work, Stormwater & Earthworks - Eden's Crossing Stage 20	22/04/2021	Approved	Engineering Delivery East Manager
5342/2021/OW	Peet No. 119 Pty Ltd	Lot 89 Unnamed Road, Redbank Plains	Landscaping - Edens Crossing Stage 24	15/04/2021	Approved	Engineering Delivery East Manager
5392/2021/PDA	Satterley Property Group Pty Ltd	7-103 Binnies Road, Ripley	Operational Works 7-103 Binnies Road, Ripley - Preliminary Bulk Earthworks	21/04/2021	Approved	Senior Development Engineer
8289/2020/PDAEE	CUSP Landscape Architecture	7006 Barrams Road, South Ripley	Compliance Assessment Providence Stage 48 – Condition 16(a) Open Space Landscape Works and Condition 17(a) Streetscape Works	29/03/2021	Approved	Engineering Delivery West Manager
5551/2021/PDAEE	Satterley Property Group Pty Ltd	459-489 Ripley Road, Ripley	Compliance Assessment – Ripley Valley Stages 6-8 Condition 17(a)(i)(ii) and 17(b) Roadworks	14/04/2021	Approved	Senior Development Engineer
6776/2021/PDAEE	CUSP Landscape Architecture	16 Finke Street, South Ripley	Compliance Assessment – Providence North Stage N2 Condition 15(a) Streetscape Works and Condition 16(a) Landscaping and Fencing	15/04/2021	Approved	Engineering Delivery West Manager
12344/2020/PFT	Hallmark Homes Pty Ltd	90 Rawlings Road, Deebling Heights	Single Dwelling	26/03/2021	Approved	Plumbing Inspector
6391/2021/PFT	Sandsky Developments	10 Mia Street, Flinders View	Single Dwelling	07/04/2021	Approved	Plumbing Inspector
6408/2021/PFT	G Developments Pty Ltd	44 Tetra Crescent, Ripley	Single Dwelling	30/03/2021	Approved	Plumbing Inspector

DIVISION 1						
Delegated Authority: 114 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
6566/2021/PFT	Bella QLD Properties Pty Ltd	46 Sunbird Drive, Redbank Plains	Single Dwelling	26/03/2021	Approved	Plumbing Inspector
6518/2021/PFT	O'Briens Dream Property Nominee Pty Ltd	8 Carbeen Circuit, Springfield	Single Dwelling	26/03/2021	Approved	Plumbing Inspector
6567/2021/PFT	Ausmar Homes	64 Carbeen Circuit, Springfield	Single Dwelling	26/03/2021	Approved	Plumbing Inspector
6564/2021/PFT	Privium Homes	49 Tempo Drive, Ripley	Single Dwelling	26/03/2021	Approved	Plumbing Inspector
6562/2021/PFT	Coral Homes	72 Caladenia Street, Deebling Heights	Single Dwelling	26/03/2021	Approved	Plumbing Inspector
6695/2021/PFT	Pivotal Homes	40 Cressbrook Circuit, Deebling Heights	Single Dwelling	30/03/2021	Approved	Plumbing Inspector
6691/2021/PFT	G & P Builders Pty Ltd	5 Millstream Place, Deebling Heights	Single Dwelling	30/03/2021	Approved	Plumbing Inspector
6712/2021/PFT	Av Jennings Developments	1 Beat Street, Ripley	Single Dwelling	30/03/2021	Approved	Plumbing Inspector
6693/2021/PFT	JKW Constructions	4 Darwinia Street, Springfield	Single Dwelling	30/03/2021	Approved	Plumbing Inspector
6696/2021/PFT	Platinum Building Approvals	14 Darwinia Street, Springfield	Single Dwelling	30/03/2021	Approved	Plumbing Inspector
6706/2021/PFT	JKW Constructions	13 Simpatico Street, Ripley	Single Dwelling	30/03/2021	Approved	Plumbing Inspector
6777/2021/PFT	Pacific Approvals	88 Baird Circuit, Redbank Plains	Single Dwelling	30/03/2021	Approved	Plumbing Inspector
6779/2021/PFT	Apex Certification & Consulting Pty Ltd	18 Sable Street, Ripley	Single Dwelling	30/03/2021	Approved	Plumbing Inspector
6896/2021/PFT	Platinum Building Approvals	103 Lamington Drive, Redbank Plains	Single Dwelling	31/03/2021	Approved	Plumbing Inspector
6899/2021/PFT	Australian Building Approvals	34 Rosemary Street, Deebling Heights	Single Dwelling	31/03/2021	Approved	Plumbing Inspector
6893/2021/PFT	Hallmark Homes	77 Caladenia Street, Deebling Heights	Single Dwelling	31/03/2021	Approved	Plumbing Inspector
6984/2021/PFT	Pacific Approvals Pty Ltd	56 Carbeen Circuit, Springfield	Single Dwelling	14/04/2021	Approved	Plumbing Inspector
6992/2021/PFT	Modish Homes Pty Ltd	16 Macadamia Street, Redbank Plains	Single Dwelling	01/04/2021	Approved	Plumbing Inspector
7111/2021/PFT	Gallery Homes Pty Ltd	5 Darwinia Street, Springfield	Single Dwelling	07/04/2021	Approved	Plumbing Inspector
7009/2021/PFT	Bold Properties	29 Caladenia Street, Deebling Heights	Single Dwelling	06/04/2021	Approved	Plumbing Inspector
7106/2021/PFT	Fortitude Homes Pty Ltd	86 Blackberry Way, Ripley	Single Dwelling	07/04/2021	Approved	Plumbing Inspector
7103/2021/PFT	Fortitude Homes Pty Ltd	84 Blackberry Way, Ripley	Single Dwelling	07/04/2021	Approved	Plumbing Inspector
7071/2021/PFT	Maybach QLD Pty Ltd	53 Boyland Way, Ripley	Single Dwelling	06/04/2021	Approved	Plumbing Inspector
7112/2021/PFT	Fortitude Homes Pty Ltd	5 Saffron Court, Ripley	Single Dwelling	07/04/2021	Approved	Plumbing Inspector
7118/2021/PFT	Platinum Building Approvals Pty Ltd	69 Sunbird Drive, Redbank Plains	Single Dwelling	07/04/2021	Approved	Plumbing Inspector
7131/2021/PFT	Henley Properties	2 Nerang Road, South Ripley	Single Dwelling	07/04/2021	Approved	Plumbing Inspector
7233/2021/PFT	Pacific Approvals Pty Ltd	43 Wright Crescent, Flinders View	Single Dwelling	08/04/2021	Approved	Plumbing Inspector
7299/2021/PFT	Fluid Building Approvals	3 Carraba Street, Deebling Heights	Single Dwelling	08/04/2021	Approved	Plumbing Inspector
7301/2021/PFT	Homes By CMA	4 Mooloolah Street, Deebling Heights	Single Dwelling	08/04/2021	Approved	Plumbing Inspector
7240/2021/PFT	Fortitude Homes Pty Ltd	45 Blackberry Way, Ripley	Single Dwelling	13/04/2021	Approved	Plumbing Inspector
7304/2021/PFT	Privium Homes	42 Lomandra Street, Deebling Heights	Single Dwelling	09/04/2021	Approved	Plumbing Inspector
7277/2021/PFT	Visual Diversity Homes	68 Carpenter Drive, Ripley	Single Dwelling	08/04/2021	Approved	Plumbing Inspector
7366/2021/PFT	Hello Homes (Qld) Pty Ltd	87 Carbeen Circuit, Springfield	Single Dwelling	13/04/2021	Approved	Plumbing Inspector
7313/2021/PFT	Privium Homes	11 Darwinia Street, Springfield	Single Dwelling	09/04/2021	Approved	Plumbing Inspector
7483/2021/PFT	G & P Builders Pty Ltd	31 Trigona Drive, Ripley	Single Dwelling	12/04/2021	Approved	Plumbing Inspector
7479/2021/PFT	Pacific Approvals Pty Ltd	63 Locke Crescent, Redbank Plains	Single Dwelling	12/04/2021	Approved	Plumbing Inspector
7542/2021/PFT	Sandsky Developments Pty Ltd	3 Derwent Street, South Ripley	Single Dwelling	13/04/2021	Approved	Plumbing Inspector
7511/2021/PFT	Checkpoint Building Surveyors	7 Southwood Street, South Ripley	Single Dwelling	13/04/2021	Approved	Plumbing Inspector
7601/2021/PFT	Tribeca Homes Pty Ltd	15 Carlos Street, Ripley	Single Dwelling	13/04/2021	Approved	Plumbing Inspector
7600/2021/PFT	Pacific Approvals Pty Ltd	39 Kevin Mulroney Drive, Flinders View	Single Dwelling	13/04/2021	Approved	Plumbing Inspector
7637/2021/PFT	Pivotal Homes	33 Rosemary Street, Deebling Heights	Single Dwelling	14/04/2021	Approved	Plumbing Inspector
7765/2021/PFT	Sandsky Developments Pty Ltd	18 Georgia Street, Flinders View	Single Dwelling	15/04/2021	Approved	Plumbing Inspector
7760/2021/PFT	Homes By CMA	15B Wilkie Avenue, Redbank Plains	Single Dwelling	15/04/2021	Approved	Plumbing Inspector

Item 5 / Attachment 1.

DIVISION 1						
Delegated Authority: 114 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
7766/2021/PFT	Oracle Builcorporation Pty Ltd	5 Beat Street, Ripley	Single Dwelling	16/04/2021	Approved	Plumbing Inspector
7761/2021/PFT	Privium Homes	8 Honey Street, Redbank Plains	Single Dwelling	15/04/2021	Approved	Plumbing Inspector
7763/2021/PFT	Escape Homes And Developments Pty Ltc	15 Pitt Way, Redbank Plains	Single Dwelling	15/04/2021	Approved	Plumbing Inspector
7905/2021/PFT	Creation Homes (QLD) Pty Ltd	17 Daniell Close, Ripley	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
7839/2021/PFT	Tribeca Homes Pty Ltd	17 Carlos Street, Ripley	Single Dwelling	16/04/2021	Approved	Plumbing Inspector
7876/2021/PFT	Belix Constructions	6 William Street, Blackstone	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
7914/2021/PFT	Oracle Building Corporation Pty Ltd	63 Aulds Road, Ripley	Single Dwelling	19/04/2021	Approved	Plumbing Inspector
7849/2021/PFT	Coral Homes QLD Pty Ltd	14 Carraba Street, Deebing Heights	Single Dwelling	19/04/2021	Approved	Plumbing Inspector
7900/2021/PFT	Hallmark Homes Pty Ltd	75 Caladenia Street, Deebing Heights	Single Dwelling	16/04/2021	Approved	Plumbing Inspector
7920/2021/PFT	Hallmark Homes Pty Ltd	71 Carbeen Circuit, Springfield	Single Dwelling	19/04/2021	Approved	Plumbing Inspector
8042/2021/PFT	Sandsky Developments Pty Ltd	152 Barrams Road, South Ripley	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
8027/2021/PFT	FRD Homes	35 Caladenia Street, Deebing Heights	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
8060/2021/PFT	Fortitude Homes Pty Ltd	98 Blackberry Way, Ripley	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
8151/2021/PFT	Privium Homes	50 Stormbird Street, Redbank Plains	Single Dwelling	21/04/2021	Approved	Plumbing Inspector
8253/2021/PFT	Pacific Approvals Pty Ltd	43 Baird Circuit, Redbank Plains	Single Dwelling	22/04/2021	Approved	Plumbing Inspector
8258/2021/PFT	Sandsky Developments Pty Ltd	3 Mia Street, Flinders View	Single Dwelling	22/04/2021	Approved	Plumbing Inspector
8249/2021/PFT	Ingenious Homes	107 Nectar Circuit, Redbank Plains	Single Dwelling	22/04/2021	Approved	Plumbing Inspector
8245/2021/PFT	Ingenious Homes Pty Ltd	8 Macadamia Street, Redbank Plains	Single Dwelling	22/04/2021	Approved	Plumbing Inspector
8251/2021/PFT	Ingenious Homes	26 Macadamia Street, Redbank Plains	Single Dwelling	22/04/2021	Approved	Plumbing Inspector
4880/2021/PID	Department Of State Development, Manufacturing,	8 Regents Drive, Redbank Plains	Proposed Infrastructure Designation - Fernbrooke State School	29/03/2021	Approved	Development Assessment East Manager
5308/2021/PPC	Aqualogical Pty Ltd	314 Ellison Road, Goolman	Community Centre - On-site	26/03/2021	Approved	Plumbing Inspector
6293/2021/PPC	Aqualogical Pty Ltd	676-722 Ripley Road, Ripley	Tenancy Fitout - (T20C) Dental Prosthesis Clinic	30/03/2021	Approved	Plumbing Inspector
7866/2021/PPC	Hage Hydraulic Design Consultants	205 Kruger Parade, Redbank Plains	Self Storage Facility	20/04/2021	Approved	Plumbing Inspector
6680/2021/PPR	Australasian Homes	24 Edinburgh Street, Ripley	Single Dwelling and Secondary Dwelling	31/03/2021	Approved	Plumbing Inspector
6708/2021/PPR	Australasian Homes Pty Ltd	16 Aason Way, Ripley	Single Dwelling and Secondary Dwelling	31/03/2021	Approved	Plumbing Inspector
6915/2021/PPR	Mr Rodney James Auld	67 Aulds Road, Ripley	Single Dwelling - Disconnect old septic tank and grey water and connect to sewerage connection - connect town water	01/04/2021	Approved	Plumbing Inspector
6947/2021/PPR	Tiny House Group Pty Ltd	33 Cudjee Street, Redbank Plains	Secondary Dwelling	06/04/2021	Approved	Plumbing Inspector
7361/2021/PPR	TJB Building Certifiers	147-171 Harrison Road, Calvert	Non-Sewered Single Dwelling	20/04/2021	Approved	Plumbing Inspector
7481/2021/PPR	Pacific Approvals Pty Ltd	55 Wright Crescent, Flinders View	Single Dwelling and Secondary Dwelling	13/04/2021	Approved	Plumbing Inspector
7599/2021/PPR	Pacific Approvals Pty Ltd	56 Kevin Mulroney Drive, Flinders View	Single Dwelling and Secondary Dwelling	13/04/2021	Approved	Plumbing Inspector
8064/2021/PPR	Craig Litzow Constructions	200 Mary Street, Blackstone	Single Dwelling - Site 57	21/04/2021	Approved	Plumbing Inspector
8065/2021/PPR	Craig Litzow Constructions	200 Mary Street, Blackstone	Single Dwelling - Site 48	21/04/2021	Approved	Plumbing Inspector
8339/2020/RAL	Baird & Hayes Surveyors And Town Planners	375 Ipswich Boonah Road, Purga	Boundary Realignment Two (2) lots into Two (2) lots	14/04/2021	Approved	Development Assessment West Manager
2098/2015/SSP/A	Mr Harrison Robinson	Lot 89 Unnamed Road, Redbank Plains	Lots 7000, 7001 & 9001 on SP317662	26/03/2021	Approved	Senior Development Planning Compliance Officer
2098/2015/SSP/B	Mr Harrison Robinson	Lot 89 Unnamed Road, Redbank Plains	Lots 622, 765-772, 819-827, 832-836 & 7001 on SP317663	16/04/2021	Approved	Senior Development Planning Compliance Officer
9140/2016/SSPRV/R	Ripley Town Holdings	7002 Ripley Road, Ripley	Lots 806-822, 869-884, 1014, 1400, 1500 & 2004 on SP322432 & Plan of Easement Z in Lot 800 on SP307781 on SP322372 Sekisui Estate Stage 15	29/03/2021	Approved	Senior Development Planning Compliance Officer
40/2015/SSPRV/AE	AW Bidco 6 Pty Limited	7006 Barrams Road, South Ripley	Lots 1954-1959, 1969-1973, 1991-1995, 1998-2003 & 7051 on SP292801 - Providence Stage 49	09/04/2021	Approved	Senior Development Planning Compliance Officer
40/2015/SSPRV/AF	AW Bidco 6 Pty Limited	7006 Barrams Road, South Ripley	Lots 1985-1990, 2004-2007, 2047, 2048, 2062-2066, 2335-2344 & 7050 on SP313696 - Providence 47B	09/04/2021	Approved	Senior Development Planning Compliance Officer

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DIVISION 2						
Delegated Authority: 56 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
11670/2020/ADP	Fsac Ltd	25-45 Springfield College Drive, Springfield	Area Development Plan (Extension to an Educational Establishment) and Springfield Anglican College (Primary Campus) Precinct Plan	01/04/2021	Approved	Engineering Delivery East Manager
2679/2019/ADP/A	Stockland Development Pty Ltd	7012 Panorama Drive, Springfield	Area Development Plan to amend a Previous Area Development Plan Approval to: Reconfigure the land into 433 residential lots, 3 open space lots, park, bushfire access lot and utilities lot plus Material Change of Use for 433 Detached Houses not compliant with the Planning Scheme provisions	21/04/2021	Approved	Development Assessment East Manager
2232/2021/BORIST	Meticon Homes	103 Conte Circuit, Augustine Heights	Building Over or Near a Stormwater Drain - Dwelling	01/04/2021	Approved	Engineering Delivery East Manager
3180/2021/BR	Mr Peter Lee Priest	6 High Peak Crescent, Springfield	Siting Variation - Carport & Shed	07/04/2021	Approved	Building Regulatory Officer
5077/2021/BR	BelCo Constructions	63 Dale Road, Camira	Amenity and Aesthetics - Shed	29/03/2021	Approved	Building Regulatory Officer
5435/2021/BR	Fastrack Building Certification	39 Odra Street, Camira	Siting Variation - Patio	29/03/2021	Approved	Building Regulatory Officer
5989/2021/BR	Integrated Building Certification	7 Cone Court, Camira	Siting Variation - Carport	06/04/2021	Approved	Building Regulatory Officer
6678/2021/BR	Privium Group	228-230 Jones Road, Bellbird Park	Amenity and Aesthetics Demolition of Dwelling & Ancillary Structures	19/04/2021	Approved	Building Regulatory Officer
4107/2014/MAEXT/B	McVeigh Consultants Pty Ltd	107-113 Mica Street, Carole Park	Extension Application - Service/Trades Use (Outdoor Storage)	31/03/2021	Approved	Senior Planner (Development)
6597/2018/MAMC/A	Springfield City Group Pty Ltd	Lot 715 Springfield Greenbank Arterial, Springfield Central	Minor Change - Advertising Device - Billboard (Major Entry Community Sign - Double Sided Digital Billboard)	07/04/2021	Approved	Development Assessment East Manager
4429/2018/NAME/A	Powerex Group Pty Ltd	228-230 Jones Road, Bellbird Park	Road Naming	13/04/2021	Approved	Senior Development Planning Compliance Officer
11883/2020/OW	AVID Property Group Pty Ltd	7000 Jones Road, Bellbird Park	Road Work, Drainage Work and Stormwater - Brentwood Forest Estate Stage 8	08/04/2021	Approved	Engineering Delivery East Manager
12036/2020/OW	AVID Property Group Pty Ltd	7000 Jones Road, Bellbird Park	Road Work, Stormwater & Drainage Work - Brentwood Forest Estate Stage 9	08/04/2021	Approved	Engineering Delivery East Manager
2759/2021/OW	Sandsky Developments	12 Knot Place, Augustine Heights	Stormwater and Earthworks	31/03/2021	Approved	Engineering Delivery East Manager
4142/2021/OW	Mr Steven Altawil	31 Church Street, Goodna	Landscaping	31/03/2021	Approved	Engineering Delivery East Manager
4164/2021/OW	Sandsky Developments Pty Ltd	12 Knot Place, Augustine Heights	Landscaping	06/04/2021	Approved	Engineering Delivery East Manager
4346/2021/PFT	GW Enterprises Pty Ltd	11 Bathgate Close, Spring Mountain	Single Dwelling	01/04/2021	Approved	Plumbing Inspector
6472/2021/PFT	Invision Homes Pty Ltd	10 Bearsden Street, Spring Mountain	Single Dwelling	07/04/2021	Approved	Plumbing Inspector
6510/2021/PFT	Hallmark Homes Pty Ltd	29 Jersey Crescent, Springfield Lakes	Single Dwelling	26/03/2021	Approved	Plumbing Inspector
6575/2021/PFT	CJ Homes Pty Ltd	11 Shaw Street, Bellbird Park	Single Dwelling	29/03/2021	Approved	Plumbing Inspector
6576/2021/PFT	CJ Homes Pty Ltd	2 Bearsden Street, Spring Mountain	Single Dwelling	29/03/2021	Approved	Plumbing Inspector
6503/2021/PFT	Pacific Approvals Pty Ltd	17 Champions Crescent, Brookwater	Single Dwelling	26/03/2021	Approved	Plumbing Inspector
6690/2021/PFT	REll Building Certification	2 Deeside Court, Spring Mountain	Single Dwelling	31/03/2021	Approved	Plumbing Inspector
6682/2021/PFT	TJB Building Certifiers	8 Champions Crescent, Brookwater	Single Dwelling	29/03/2021	Approved	Plumbing Inspector
6895/2021/PFT	Ultra Lifestyle Homes	10 Telopea Way, Springfield	Single Dwelling	31/03/2021	Approved	Plumbing Inspector
6902/2021/PFT	Silkwood Homes Pty Ltd	34 Aiken Street, Bellbird Park	Single Dwelling	31/03/2021	Approved	Plumbing Inspector
7097/2021/PFT	TJB Building Certifiers	56 Eric Street, Goodna	Single Dwelling	06/04/2021	Approved	Plumbing Inspector
7120/2021/PFT	Checkpoint Building Surveyors	2 Highfield Drive, Bellbird Park	Single Dwelling	12/04/2021	Approved	Plumbing Inspector
7207/2021/PFT	Cj Homes Pty Ltd	41 Camden Crescent, Spring Mountain	Single Dwelling	08/04/2021	Approved	Plumbing Inspector
7290/2021/PFT	Cj Homes Pty Ltd	36 Aurora Street, Spring Mountain	Single Dwelling	08/04/2021	Approved	Plumbing Inspector
7343/2021/PFT	Clarendon Homes	14 Songlark Crescent, Springfield	Single Dwelling	12/04/2021	Approved	Plumbing Inspector
7323/2021/PFT	Valcon Homes	14 Telopea Way, Springfield	Single Dwelling	09/04/2021	Approved	Plumbing Inspector
7491/2021/PFT	Lateral Certification Group	28 Rodeo Street, Spring Mountain	Single Dwelling	16/04/2021	Approved	Plumbing Inspector
7518/2021/PFT	TJB Building Certifiers	94 Lunar Circuit, Spring Mountain	Single Dwelling	13/04/2021	Approved	Plumbing Inspector
7603/2021/PFT	Approveit Building Certification Pl	78 Fiona Street, Bellbird Park	Single Dwelling	13/04/2021	Approved	Plumbing Inspector
7632/2021/PFT	Checkpoint Building Surveyors	82 Kenneth Drive, Augustine Heights	Single Dwelling	14/04/2021	Approved	Plumbing Inspector
7634/2021/PFT	Pivotal Homes	36 Aiken Street, Bellbird Park	Single Dwelling	14/04/2021	Approved	Plumbing Inspector
7791/2021/PFT	TJB Building Certifiers Pty Ltd	52 Inigo Way, Augustine Heights	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
7782/2021/PFT	TJB Building Certifiers	49 Hoist Court, Augustine Heights	Single Dwelling	16/04/2021	Approved	Plumbing Inspector
7759/2021/PFT	MJR Building Approvals Pty Ltd	9 Wick Lane, Spring Mountain	Single Dwelling	15/04/2021	Approved	Plumbing Inspector
7856/2021/PFT	Mm Construction QLD Pty Ltd	21 Bathgate Close, Spring Mountain	Single Dwelling	16/04/2021	Approved	Plumbing Inspector

DIVISION 2						
Delegated Authority: 56 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
8073/2021/PFT	Privium Homes	20 Mark Dillon Circuit, Spring Mountain	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
8068/2021/PFT	Privium Homes	1 Peter Harbeck Street, Spring Mountain	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
8044/2021/PFT	Fluid Building Approvals	14 Broadford Street, Spring Mountain	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
8067/2021/PFT	Privium Homes	20 Harris Street, Bellbird Park	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
8062/2021/PFT	TJB Building Certifiers	12 Aiken Street, Bellbird Park	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
8256/2021/PFT	TJB Building Certifiers	18 Falcon Circuit, Springfield Lakes	Single Dwelling	22/04/2021	Approved	Plumbing Inspector
8266/2021/PFT	REll Building Certification	13 Catherine Street, Augustine Heights	Single Dwelling	23/04/2021	Approved	Plumbing Inspector
8295/2021/PFT	Insignia Homes	23 Aquinas Street, Augustine Heights	Single Dwelling	23/04/2021	Approved	Plumbing Inspector
11082/2020/PPC	East Coast Hydraulics Pty Ltd	16-30 Springfield Parkway, Springfield	Sushi HYO Fitout	01/04/2021	Approved	Plumbing Inspector
7850/2021/PPC	Aqualogical	43 Antimony Street, Carole Park	Wash Bay	20/04/2021	Approved	Plumbing Inspector
8126/2021/PPC	BRW Hydraulics Pty Ltd	95 Southern Cross Circuit, Springfield Central	Builders Amenities	22/04/2021	Approved	Plumbing Inspector
6627/2021/PPR	Fluid Building Approvals	228-230 Jones Road, Bellbird Park	Disconnection of Existing Septic Facility	01/04/2021	Approved	Plumbing Inspector
7640/2021/PPR	Sandsky Developments Pty Ltd	2 Peter Harbeck Street, Spring Mountain	Duplex	19/04/2021	Approved	Plumbing Inspector
4554/2021/SSP	Arnold Development Consultants	21 Peter Harbeck Street, Spring Mountain	Lot 1 & 2 on SP313823	08/04/2021	Approved	Senior Development Planning Compliance Officer
8400/2018/SSP/A	Lendlease Communities (Springfield) Pty Ltd	7003 Dublin Avenue, Spring Mountain	Lots 3471-3547, 905 & 9029 on SP303734	21/04/2021	Approved	Senior Development Planning Compliance Officer

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DIVISION 3						
Delegated Authority: 72 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
2543/2021/BORIST	Greystone Homes	32 Lusitania Street, Newtown	Building over or near a stormwater drain - Dwelling	19/04/2021	Approved	Engineering Delivery West Manager
5852/2021/BORIST	Homecorp Constructions	5 Jones Street, Bundamba	Building Over or Near a Stormwater Drain - Dwelling & Auxiliary Unit	01/04/2021	Approved	Engineering Delivery East Manager
5041/2021/BR	Ms Georgia Cowton	18 Larsen Street, Leichhardt	Siting Variation - Dwelling	31/03/2021	Approved	Building Regulatory Officer
5384/2021/BR	Mrs Vanessa Rhodes and Mr Warren Bruce Rhodes	58A Chubb Street, One Mile	Amenity and Aesthetics - Fence Extension	29/03/2021	Approved	Building Regulatory Officer
5603/2021/BR	Mr Graham Charles Anthony Gough	112 Blackall Street, Basin Pocket	Siting Variation - Shed/Garage	29/03/2021	Approved	Building Regulatory Officer
5677/2021/BR	Aushomes Pty Ltd	20 Larsen Street, Leichhardt	Siting Variation - Dwelling	07/04/2021	Approved	Building Regulatory Officer
5815/2021/BR	Aushomes Pty Ltd	16 Larsen Street, Leichhardt	Siting Variation - Dwelling	07/04/2021	Approved	Building Regulatory Officer
6386/2021/BR	Integrated Building Certification	13 Bennett Street, East Ipswich	Siting Variation - Carport	09/04/2021	Approved	Building Regulatory Officer
7089/2021/BR	Project Ba (Consultant)	5A Kendall Street, East Ipswich	Siting Variation/Amenities and Aesthetics - Shed with Garaport & Carport	21/04/2021	Approved	Building Regulatory Officer
11081/2020/BW	Mr Francis David Compton	14 Hayne Street, Woodend	Addition to Dwelling - Roofed Deck	29/03/2021	Approved	Building Certifier
361/2021/BW	Mr John Allan Robert Martyn	6 Johnstone Place, Riverview	Detached Shed	31/03/2021	Approved	Building Certifier
2313/2021/BW	Mr/Ms W K R D Wickramasinghe	81 Tone Drive, Collingwood Park	Detached Dwelling Addition	20/04/2021	Approved	Building Certifier
4343/2021/BW	Mr Michael Alexander Matley and Mrs Judith Matley	35 Brisbane Road, Riverview	Carport	09/04/2021	Approved	Building Certifier
10367/2020/CA	Pristine Homes & Property Pty Ltd	43 Law Street, Bundamba	Reconfiguring A Lot - Boundary Realignment - Two (2) lots into Two (2) Lots Building works not associated with a material change of use (Demolition of greater than 20% of pre 1946 Fabric of the Building)	06/04/2021	Approved	Development Assessment Central Manager
3098/2017/MAEXT/A	Morton Sheehan Investments Pty Ltd	25 Idolwood Street, Eastern Heights	Extension to Currency Period Application - One (1) Lot into Two (2) Lots	09/04/2021	Approved	Senior Planner (Development)
2652/2017/MAEXT/A	Mrs Paula Rae Morton	7 Cramb Street, Eastern Heights	Extension Application - Boundary Realignment - Two (2) lots into two (2) lots	09/04/2021	Approved	Senior Planner (Development)
77/2008/MAMC/A	Sindrella Vestments Pty Ltd	211 Brisbane Road, Booval	Minor Change - Business Use (Extension to Fast Food Premises)	12/04/2021	Approved	Development Assessment Central Manager
3321/2014/MAMC/D	Hemant Investments Pty Ltd	7002 Woodlinks Way, Collingwood Park	Minor Change - RAL - Two (2) Lots into Three (3) Management Lots RAL - Three (3) Lots into Three Hundred and One (301) Lots plus Park and Drainage Reserve MCU - Single Residential within a Development Constraints Overlay (Mining - All Lots) & (Difficult Topography - 58 Lots)	13/04/2021	Approved	Development Assessment East Manager
4669/2017/MAMC/B	Sunnygold International Pty Ltd	7 Juxgold Avenue, Collingwood Park	Minor Change - Material Change of Use - Multiple Residential (52 Townhouses)	13/04/2021	Approved	Development Assessment East Manager
3769/2019/MAMC/A	HB QLD Pty Ltd	186 Collingwood Drive, Collingwood Park	Minor Change Application - Reconfiguring a Lot - Three (3) Lots into Three Hundred and Twenty Three (323) Residential Lots plus Three (3) drainage reserve Lots and One (1) park Lot Material Change of Use - Single Residential (Building Location Envelope Plan) Operational Works - Vegetation Clearing	07/04/2021	Approved	Development Assessment West Manager
10103/2019/MAMC/B	Walker Corporation Pty Ltd	40 Masterpanel Lane, Bundamba	Minor Change - Reconfiguring a Lot (Four (4) Lots into Fifteen (15) Lots, Drainage Reserve, Open Space Buffer and New Road)	15/04/2021	Approved	Development Assessment Central Manager
7546/2020/MCU	Royal Bayside Unit Trust No. 2	45 Monash Road, Redbank	Material Change of Use - Service/Trades Use (Warehouse)	07/04/2021	Approved	Development Assessment East Manager
11480/2020/MCU	Newground Ipswich Hotel Pty Ltd	59 East Street, Ipswich	Material Change of Use - Temporary Accommodation (Motel - 147 rooms) with ancillary restaurant	30/03/2021	Approved	Development Assessment Central Manager
4386/2021/MCU	Mr Vinay Kumar Nataraj	18 River Road, Bundamba	Material Change of Use - Single Residential in a Character Zone	29/03/2021	Approved	Senior Planner (Development)
5907/2021/MCU	Ms Reina Kobayashi and Mr Amitesh Shivam Naidu	19 Parsons Street, Collingwood Park	Material Change of Use - Dual Occupancy	31/03/2021	Approved	Development Assessment East Manager
5760/2015/NAME/C	LandPartners	7002 Bognuda Street, Bundamba	Unnaming of Road	19/04/2021	Approved	Senior Development Planning Compliance Officer
12550/2020/OD	Approvals Made Easy Pty Ltd	8 Darling Street East, Ipswich	Carrying out building work not associated with a material change of use - Demolition of 20% or Less Pre 1946 Fabric of the Building (Rear Deck and Stairs) and Extension to a Single Residential in a Character Zone (Extension and Double Carport)	09/04/2021	Approved	Senior Planner (Development)
2715/2021/OD	Mrs Kirsty May Louise North and Mr James Nicholas North	50 Glebe Road, Newtown	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (Additional Dwelling Attached to Side of Existing House)	30/03/2021	Approved	Senior Planner (Development)
4623/2021/OD	Walker Corporation Pty Ltd	18 Ashburn Road, Bundamba	Advertising Device - One (1) Temporary Mesh Signage	15/04/2021	Approved	Senior Planner (Development)
4636/2021/OD	Tarrol Designs	39 Rowland Terrace, Coalfalls	Building Work not Associated with an MCU - Extension to Character Dwelling and New Carport	20/04/2021	Approved	Senior Planner (Development)

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DIVISION 3						
Delegated Authority: 72 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
4886/2021/OD	Mr Nigel David Springall	6 Montauban Street, Newtown	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (Extensions to a Dwelling House)	07/04/2021	Approved	Senior Planner (Development)
5087/2021/OD	Cyber Drafting & Design	22 Roderick Street, Ipswich	Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (Partial Demolition Works and Extensions to a Character Dwelling House)	22/04/2021	Approved	Senior Planner (Development)
6403/2021/OD	Landhaven Pty Ltd	71 Glebe Road, Silkstone	Building Work not Associated with an MCU - Carport & Deck Addition in a Character Zone	30/03/2021	Approved	Senior Planner (Development)
6686/2021/OD	Musters Building Design	2 Omar Street, Ipswich	Carrying out Building Work not Associated with a MCU - Alterations/Additions to a Single Dwelling in a Character Zone	09/04/2021	Approved	Senior Planner (Development)
7083/2021/OD	Ipswich City Council	124A Warwick Road, Ipswich	Carrying out Building Works not Associated with a Material Change of Use of Premises (Memorial Walls)	12/04/2021	Approved	Senior Planner (Development)
7220/2021/OD	Sindrella Vestments Pty Ltd	211 Brisbane Road, Booval	Operational Works – Advertising Devices (Three (3) Ground Signs, Two (2) Pole Signs, One (1) Wall Sign, and One (1) Extension to Pylon Sign)	20/04/2021	Approved	Senior Planner (Development)
8009/2021/OD	Mr Bradley Paul Caesar	1 Church Street North, Redbank	Carrying out building work not associated with a material change of use - Carport in a Character Zone	23/04/2021	Approved	Development Assessment East Manager
8012/2021/OD	Mr Bradley Paul Caesar	2 Church Street North, Redbank	Carrying out building work not associated with a material change of use - Carport in a Character Zone	23/04/2021	Approved	Development Assessment East Manager
7442/2020/OW	WSP Australia Pty Limited	1 Kallara Avenue, Ipswich	Road work, Stormwater, Drainage work, Earthworks and Landscaping - Ipswich Hospital Mental Health Unit Stage 1A	01/04/2021	Approved	Engineering Delivery West Manager
10069/2020/OW	Walker Corporation Pty Ltd	35-53 Bognuda Street, Bundamba	Road work, Stormwater and Drainage work - Citiswich Stage 3D	19/04/2021	Approved	Senior Development Engineer
10517/2020/OW	Spaceframe Buildings Pty Ltd	2 Webb Street, Bundamba	Stormwater and Earthworks	13/04/2021	Approved	Engineering Delivery East Manager
4011/2021/OW	Walker Corporation Pty Ltd	150 Hume Drive, Bundamba	Stormwater, Drainage Works & Earthworks - Citiswich Stage 4 Phase 1	14/04/2021	Approved	Engineering Delivery East Manager
4901/2021/OW	Walker Corporation Pty Ltd	7001 Bognuda Street, Bundamba	Landscaping	21/04/2021	Approved	Engineering Delivery East Manager
6571/2021/PFT	Homes By CMA	39 Quartz Crescent, Collingwood Park	Single Dwelling	29/03/2021	Approved	Plumbing Inspector
6704/2021/PFT	Pathway Homes	49 Alfred Rose Crescent, Collingwood Park	Single Dwelling	01/04/2021	Approved	Plumbing Inspector
6989/2021/PFT	Brighton Homes Queensland	34 Quartz Crescent, Collingwood Park	Single Dwelling	06/04/2021	Approved	Plumbing Inspector
6988/2021/PFT	Pacific Approvals Pty Ltd	24 Andreas Way, Ripley	Single Dwelling	01/04/2021	Approved	Plumbing Inspector
7133/2021/PFT	Argyle Building (Qld) Pty Ltd	44 Quartz Crescent, Collingwood Park	Single Dwelling	07/04/2021	Approved	Plumbing Inspector
7162/2021/PFT	Henley Properties (Qld) Pty Ltd	14 Andreas Way, Ripley	Single Dwelling	07/04/2021	Approved	Plumbing Inspector
7206/2021/PFT	Meticon Homes C/- Suncoast Building Approvals	3 Heather Street, Silkstone	Single Dwelling	08/04/2021	Approved	Plumbing Inspector
7321/2021/PFT	DTZ Building Designs Pty Ltd	19 Gloria Street, Collingwood Park	Single Dwelling	09/04/2021	Approved	Plumbing Inspector
7536/2021/PFT	Resi Design Homes	31 Gloria Street, Collingwood Park	Single Dwelling	14/04/2021	Approved	Plumbing Inspector
7700/2021/PFT	Sekisui House Services QLD Pty Ltd	75 Honeysuckle Drive, Ripley	Single Dwelling	14/04/2021	Approved	Plumbing Inspector
7705/2021/PFT	Sekisui House Services QLD Pty Ltd	73 Honeysuckle Drive, Ripley	Single Dwelling	14/04/2021	Approved	Plumbing Inspector
7780/2021/PFT	Village Housing Pty Ltd	54 Quartz Crescent, Collingwood Park	Single Dwelling	19/04/2021	Approved	Plumbing Inspector
7887/2021/PFT	Brighton Homes Queensland	37 Andrew Street, Bundamba	Single Dwelling	16/04/2021	Approved	Plumbing Inspector
7860/2021/PFT	Sekisui House Services QLD Pty Ltd	3 Andreas Way, Ripley	Single Dwelling	16/04/2021	Approved	Plumbing Inspector
7862/2021/PFT	Sekisui House Services QLD Pty Ltd	5 Andreas Way, Ripley	Single Dwelling	16/04/2021	Approved	Plumbing Inspector
7869/2021/PFT	Sekisui House Services QLD Pty Ltd	13 Andreas Way, Ripley	Single Dwelling	16/04/2021	Approved	Plumbing Inspector
8053/2021/PFT	TJB Building Certifiers	8 Forbes Court, Collingwood Park	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
8056/2021/PFT	TJB Building Certifiers	89 Sunnygold Street, Collingwood Park	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
8261/2021/PFT	Pacific Approvals Pty Ltd	5 Kearnton Lane, Ripley	Single Dwelling	23/04/2021	Approved	Plumbing Inspector
6310/2021/PPC	Hydraulic Design Solutions	36 Masterpanel Lane, Bundamba	Proposed New Warehouse to Existing Site	30/03/2021	Approved	Plumbing Inspector
6911/2021/PPC	MRP Hydralic & Fire Services Consultants Pty Ltd	139 Brisbane Road, Booval	Refurbishment Works - Woolworths Booval Fair	06/04/2021	Approved	Plumbing Inspector
7004/2021/PPC	East Coast Hydraulics Pty Ltd	211 Brisbane Road, Booval	Hungry Jacks - Coffee Upgrade	07/04/2021	Approved	Plumbing Inspector
5718/2021/PPR	Aushomes Pty Ltd	20 Larsen Street, Leichhardt	Community Dwelling - NDIS	09/04/2021	Approved	Plumbing Inspector

DIVISION 3						
Delegated Authority: 72 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
6679/2021/PPR	Australasian Homes Pty Ltd	4 Andreas Way, Ripley	Duplex	31/03/2021	Approved	Plumbing Inspector
6994/2021/PPR	SandSky Developments Pty Ltd	22 Soe Street, Redbank	Community Residence - NDIS	19/04/2021	Approved	Plumbing Inspector
7152/2021/PPR	Aushomes Pty Ltd	16 Larsen Street, Leichhardt	Community Residence	12/04/2021	Approved	Plumbing Inspector
7507/2021/PPR	Mr Chevy Paul Sukkar	3 Devon Street, Eastern Heights	Bathroom Renovation	19/04/2021	Approved	Plumbing Inspector
3795/2020/RAL	Mr Stuart Lord and Mrs Venessa Lord	22 George Rant Court, Goodna	Reconfiguring a Lot One (1) into Two (2) Lots	07/04/2021	Approved	Development Assessment East Manager
12050/2020/SSP/A	Walker Corporation Pty Ltd	7001 Bognuda Street, Bundamba	Lots 302 & 301 on SP322294 (Citiswich Estate - Stages 3/5)	16/04/2021	Approved	Senior Development Planning Compliance Officer

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DIVISION 4						
No Authority Assigned: 1 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
7219/2021/PFT	Australian Building Approvals	60 Caribou Drive, Brassall	Single Dwelling	08/04/2021	Approved	
Delegated Authority: 61 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
12640/2020/BORIST	Homecorp Constructions	55 Holt Street, Brassall	Building over or near a stormwater drain - Dwelling	07/04/2021	Approved	Engineering Delivery West Manager
11072/2020/BR	DBR Certification	54 Elm Road, Walloon	Amenity and Aesthetics - Oversized Shed	20/04/2021	Approved	Building Regulatory Officer
5792/2021/BR	Till Family Builders Pty Ltd T/A Stroud Homes	16 Plew Court, Brassall	Siting Variation - Dwelling	31/03/2021	Approved	Building Regulatory Officer
5843/2021/BR	Mr Peter Leslie James Parker	15 Hines Street, Walloon	Siting Variation - Pool Cover	21/04/2021	Approved	Building Regulatory Officer
6231/2021/BR	Deano's Restumping & House Raising Pty Ltd	9 Flint Street, North Ipswich	Siting Variation - Dwelling	06/04/2021	Approved	Building Regulatory Officer
6197/2021/BR	Capital Building Approvals	22 Equestrian Drive, Yamanto	Siting Variation - Carport	07/04/2021	Approved	Building Regulatory Officer
6282/2021/BR	Silkwood Homes Pty Ltd	13A Carron Court, Brassall	Siting Variation - Dwelling	09/04/2021	Approved	Building Regulatory Officer
6264/2021/BR	Mr Bradley Neuendorf	5 Amanda Court, Tivoli	Siting Variation - Carport	23/04/2021	Approved	Building Regulatory Officer
6243/2021/BR	Woodstock Demolition Pty Ltd	24 John Street, Rosewood	Amenities and Aesthetics Demolition of Existing Beer Garden	07/04/2021	Approved	Building Regulatory Officer
6985/2021/BR	Project Ba (Consultant)	23-25 Kipara Road, Thagoona	Amenity and Aesthetics & Siting Variation - Shed	21/04/2021	Approved	Building Regulatory Officer
5971/2019/BW	Rock Solid Building Services Pty Ltd	110-112 Queen Street, Marburg	Proposed Community Centre	31/03/2021	Approved	Building Certifier
4793/2016/MAEXT/A	Benchmark Group	7001 Rohl Road, Walloon	Extension to Currency Period Application - Display Housing - 12 Display Houses	14/04/2021	Approved	Senior Planner (Development)
713/2019/MAMC/A	Austrans Group (Qld) Pty Ltd	143 Toongarra Road, Wulkuraka	Minor Change - Material Change of Use - General Industry (Truck Depot) Reconfiguring a Lot - Boundary Realignment Two (2) lots into Two (2) Lots	23/04/2021	Approved	Development Assessment East Manager
6410/2016/MAMC/C	Kelly Consolidated Pty Ltd	492 Warwick Road, Yamanto	Minor Change - Shopping Centre and Recreation Uses (Gymnasium)	01/04/2021	Approved	Acting Development Assessment West Manager
4830/2021/MCU	Platinum Building Approvals Pty Ltd	113 Dan Street, Karalee	Material Change of Use - Single Residential affected by a Development Constraints Overlay (High Voltage Electrical Transmission Lines)	13/04/2021	Approved	Senior Planner (Development)
5863/2021/MCU	Mrs Allison Margaret Davies	46-88 Tallegalla Two Tree Hill Road, Tallegalla	Material Change of Use - Single Residential Dwelling (including ancillary shed) in a Rural A Zone affected by a Development Constraints Overlay (Difficult Topography)	22/04/2021	Approved	Senior Planner (Development)
7081/2021/MCU	Mr David John Trewin and Mrs Patricia May Trewin and Mr Angus Charles Trewin	53-75 Turnbull Road, Thagoona	Material Change of Use - Single Residential (Creation of Development Location Envelope)	23/04/2021	Approved	Senior Planner (Development)
7101/2021/MCU	Mr David John Trewin and Mrs Patricia May Trewin and Mr Angus Charles Trewin	77-99 Turnbull Road, Thagoona	Material Change of Use - Single Residential (Creation of Development Location Envelope)	23/04/2021	Approved	Senior Planner (Development)
4700/2021/OW	Residev QLD Pty Ltd	7001 Swallowtail Street, Rosewood	Landscaping - Rosehaven Estate Stage 8	09/04/2021	Approved	Engineering Delivery West Manager
4913/2021/OW	Zurvas Earthmoving Pty Ltd	136 Chalk Street, Wulkuraka	Landscaping	19/04/2021	Approved	Engineering Delivery West Manager
6666/2021/PFT	Oracle Building Corporation Pty Ltd	35 Rowning Court, Karalee	Single Dwelling	29/03/2021	Approved	Plumbing Inspector
6746/2021/PFT	Hallmark Homes Pty Ltd	100 Langland Circuit, Walloon	Single Dwelling	30/03/2021	Approved	Plumbing Inspector
6901/2021/PFT	Hotondo Homes Jimboomba	4 Hines Street, Walloon	Single Dwelling	01/04/2021	Approved	Plumbing Inspector
7008/2021/PFT	Pacific Approvals Pty Ltd	49 Parkland Drive, Walloon	Single Dwelling	06/04/2021	Approved	Plumbing Inspector
7242/2021/PFT	Althaus Enterprises Pty Ltd	36 Fernvale Road, Brassall	Single Dwelling	12/04/2021	Approved	Plumbing Inspector
7225/2021/PFT	Althaus Enterprises Pty Ltd	34 Fernvale Road, Brassall	Single Dwelling	12/04/2021	Approved	Plumbing Inspector
7223/2021/PFT	Meticon Homes QLD Pty Ltd	27 Muller Street, Walloon	Single Dwelling	16/04/2021	Approved	Plumbing Inspector
7213/2021/PFT	Bella QLD Properties Pty Ltd	4 Mckellar Street, Rosewood	Single Dwelling	08/04/2021	Approved	Plumbing Inspector
7339/2021/PFT	TJB Building Certifiers	25 Mary Crescent, Rosewood	Single Dwelling	09/04/2021	Approved	Plumbing Inspector
7605/2021/PFT	Oracle Building Corporation Pty Ltd	29 Muller Street, Walloon	Single Dwelling	14/04/2021	Approved	Plumbing Inspector
7597/2021/PFT	Total Building Consult	17 Sprite Way, Brassall	Single Dwelling	16/04/2021	Approved	Plumbing Inspector
7624/2021/PFT	Silkwood Homes Pty Ltd	40 Philip Street, Rosewood	Single Dwelling	14/04/2021	Approved	Plumbing Inspector
7706/2021/PFT	Tribeca Homes Pty Ltd	13 Rogers Street, Brassall	Single Dwelling	14/04/2021	Approved	Plumbing Inspector

DIVISION 4						
Delegated Authority: 61 Application/s						
Application No.	Applicant	Address	Description	Decision Date	Decision	Determining Authority
7861/2021/PFT	G & P Builders Pty Ltd	27 Rowning Court, Karalee	Single Dwelling	16/04/2021	Approved	Plumbing Inspector
8004/2021/PFT	Escape Homes And Developments Pty Ltd	23 Sprite Way, Brassall	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
8039/2021/PFT	Bartley Burns	70 Kunkala Court, Rosewood	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
8075/2021/PFT	Hotondo Homes Jimboomba	17 Otto Street, Walloon	Single Dwelling	21/04/2021	Approved	Plumbing Inspector
8077/2021/PFT	Hotondo Homes Jimboomba	87 Langland Circuit, Walloon	Single Dwelling	20/04/2021	Approved	Plumbing Inspector
8218/2021/PFT	Oracle Building Corporation Pty Ltd	50 Sprite Way, Brassall	Single Dwelling	22/04/2021	Approved	Plumbing Inspector
6306/2021/PPC	Hewitts Plumbing	59 Lobb Street, Churchill	Cold Room Warehouse	30/03/2021	Approved	Plumbing Inspector
6370/2021/PPC	Arkeda Consulting Group	488 Warwick Road, Yamanto	Tenancy T03 Fitout (Sandwich Bar 79)	31/03/2021	Approved	Plumbing Inspector
6823/2021/PPC	BRW Hydraulics Pty Ltd	39 Junction Road, Chuwar	Subway Tenancy Fitout - 11B	12/04/2021	Approved	Plumbing Inspector
6925/2021/PPC	Aqualogical	2 The Terrace, North Ipswich	Tenancy Fitout (K3) - Gongcha Riverlink	14/04/2021	Approved	Plumbing Inspector
7772/2021/PPC	Aqualogical Pty Ltd	760 Thagoona Haigslea Road, Haigslea	Replacement Toilet Block	22/04/2021	Approved	Plumbing Inspector
5857/2021/PPR	Headline Plumbing	92-94 Oxley Drive, Karalee	On-Site Sewerage Facility Upgrade	20/04/2021	Approved	Plumbing Inspector
5898/2021/PPR	Mr Kevin Hugh Graham	94-96 Dampier Street, Barellan Point	Secondary Dwelling - Onsite	22/04/2021	Approved	Plumbing Inspector
5844/2021/PPR	Campbell Constructions	2075 Warrego Highway, Haigslea	Non-Sewered Secondary Dwelling	29/03/2021	Approved	Plumbing Inspector
6449/2021/PPR	Portable Buildings Brisbane	21 Farrell Drive, Walloon	Secondary Dwelling - Onsite	06/04/2021	Approved	Plumbing Inspector
6661/2021/PPR	G & P Builders Pty Ltd	86 Riverside Drive, Muirlea	Non-Sewered Single Dwelling	14/04/2021	Approved	Plumbing Inspector
6713/2021/PPR	Platinum Building Approvals Pty Ltd	29 Aspect Way, Karalee	Single Dwelling - On Site	06/04/2021	Approved	Plumbing Inspector
6811/2021/PPR	Cadso Constructions	76 Larsens Road, Blacksoil	Conversion from Septic to HSTP	12/04/2021	Approved	Plumbing Inspector
7070/2021/PPR	Total Building Consult	19 Sprite Way, Brassall	Community Residence Dwelling	12/04/2021	Approved	Plumbing Inspector
7247/2021/PPR	Australian Building Approvals	29 Paluma Place, Karalee	Non-Sewered Single Dwelling	14/04/2021	Approved	Plumbing Inspector
7285/2021/PPR	Pacific Approvals Pty Ltd	66 Caribou Drive, Brassall	Single Dwelling and Secondary Dwelling	13/04/2021	Approved	Plumbing Inspector
7274/2021/PPR	Stroud Homes (Brisbane West)	9 Sanctuary Place, Karalee	Non-Sewered Single Dwelling	15/04/2021	Approved	Plumbing Inspector
7340/2021/PPR	Pacific Approvals Pty Ltd	25 Mirage Street, Brassall	Single Dwelling	12/04/2021	Approved	Plumbing Inspector
7522/2021/PPR	Ms Diane Wahry	48-50 Adelong Avenue, Thagoona	Non-Sewered Secondary Dwelling	20/04/2021	Approved	Plumbing Inspector
6521/2021/RAL	Mr Robert James Burton and Mrs Vicki Lorraine Burton	12 Waight Street, Rosewood	Reconfiguring a Lot - Boundary Realignment (two (2) lots into two (2) lots)	01/04/2021	Approved	Senior Planner (Development)
7640/2003/SSP/C	Gobbo Holdings Pty Ltd	7001 Thagoona Haigslea Road, Haigslea	Lots 17- 25& 902 on SP320362	20/04/2021	Approved	Senior Development Planning Compliance Officer
5274/2019/SSP/A	Mr Andrew John Stanley Marler	3 Velvet Street, Pine Mountain	Lots 1 - 3 on SP324318	23/04/2021	Approved	Senior Planner (Development)
2841/2018/SSP/A	Mr James Mackay Appleyard	34-36 Elanora Way, Karalee	Lots 10 & 20 on SP320350	12/04/2021	Approved	Senior Development Planning Compliance Officer

Doc ID No: A7218765

ITEM: 6

SUBJECT: PLANNING AND ENVIRONMENT COURT ACTION STATUS REPORT

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 27 APRIL 2021

EXECUTIVE SUMMARY

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

RECOMMENDATION/S

That the report be received and the contents noted.

RELATED PARTIES

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

ADVANCE IPSWICH THEME

Strengthening our local economy and building prosperity
Managing growth and delivering key infrastructure
Caring for our community
Caring for the environment
Listening, leading and financial management

PURPOSE OF REPORT/BACKGROUND

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 and Infrastructure Committee using this report from time to time.

Other Matters

In relation to Appeals:

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

- 912 of 2020 (Austin BMI Pty Ltd v Ipswich City Council),

The appeals are all in various phases of joint expert witness report preparation. Reviews undertaken by the court are focussed on the progress of these and the preparation for necessary material for the six week trial, commencing 10 May 2021 and a further two (2) weeks commencing 19 July 2021. It is worth noting that the preparation of the reports includes the collection of data which is considered commercial in confidence. This data has been the subject of specific orders dealing with its protection (i.e. non-disclosure) and limitation of its use to particular parties.

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.

FINANCIAL/RESOURCE IMPLICATIONS

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



COMMUNITY AND OTHER CONSULTATION

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

CONCLUSION

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

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Planning and Environment Court Action Status Report  
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Anthony Bowles

MANAGER, DEVELOPMENT PLANNING

I concur with the recommendations contained in this report.

Peter Tabulo

GENERAL MANAGER, PLANNING AND REGULATORY SERVICES

“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 - 12

(as at 26 April 2021)

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	Property:	460-482 Ipswich Rosewood Road, Jeebropilly	Received Date:	25/9/2019
Applicant:	Lantrak Property Holdings (QLD) Pty Ltd				
Appeal Summary:	This is an applicant initiated deemed refusal appeal. The development application was for a new construction and demolition (non-putrescible) landfill facility. The due date for Council to make a decision was 13 September 2019 and the due date to issue the decision notice to the applicant was 20 September 2019. On 13 September 2019 the applicant refused Council's request for an extension of time for the decision period and subsequently lodged the deemed refusal appeal before Council was in a position to issue a decision.				
Status:	Next Court review is on 6 May 2021. Hearing set down to commence on 10 May 2021				

Fabcot Pty Ltd v Ipswich City Council

Register No:	157	Appeal Type:	Applicant Appeal	Appeal No:	4301 of 2019
Application No:	2269/2019/MCU	Property:	91 Raceview Street, Raceview	Received Date:	28/11/2019
Applicant:	Fabcot Pty Ltd				
Appeal Summary:	This is an applicant appeal against Council's decision to refuse an application for a Material Change of Use – Shopping Centre.				
Status:	Without prejudice discussions occurring. The next Court review is 31 May 2021				

R.J. Lang Nominees Pty Ltd v/s Ipswich City Council

Register No:	175	Appeal Type:	Applicant Appeal	Appeal No:	529/2021
Application No:	3749/2019/MCU	Property:	189 Briggs Road, Flinders View	Received Date:	8/3/2021
Applicant:	RJ Lang Nominees Pty Ltd				
Appeal Summary:	This is an applicant appeal against two (2) conditions included in Council's approval given by negotiated decision notice dated 8 February 2021.				
	The conditions being appealed relate to:				
	Condition 11(b) - restriction on retail sales as part of Business Use (Trade Supplies Shop) to be limited to Trades people only and no retail sales to the general public.				
	Condition 27 - the requirement to construct and upgrade the intersection of Briggs Road and Edwards Street.				
Status:	Awaiting directions				

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DIVISION 1

R.J. Lang Nominees Pty Ltd v/s Ipswich City Council

Register No:	176	Appeal Type:	Applicant Appeal	Appeal No:	530 of 2021
Application No:	3749/2019/MCU	Property:	189 Briggs Road, Flinders View	Received Date:	8/3/2021
Applicant:	RJ Lang Nominees Pty Ltd				
Appeal Summary:	This is an applicant appeal against Infrastructure Charges Notice (ICN) issued by Council as part of negotiated decision notice dated 8 February 2021.				
	The appellant claims that the ICN: contains an error relating to the application of the relevant adopted charge and an offset or refund; has no decision about an offset or refund; and charges are unreasonable				
Status:	Awaiting directions				

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	Property:	100 Chum Street, New Chum	Received Date:	14/11/2019
Applicant:	Cleanaway Solid Waste Pty Ltd				
Appeal Summary:	This is an applicant appeal against Council's decision to refuse a development application which sought to extend the life of an existing landfill facility by increasing the landfill height from the approved RL72 to RL85.				
Status:	Next Court review is on 6 May 2021. Hearing set down to commence 10 May 2021.				

Austin BMI Ltd CAN 164 204 308 v Ipswich City Council

Register No:	160	Appeal Type:	Applicant Appeal	Appeal No:	912 of 2020
Application No:	1149/2018/CA	Property:	191 Whitwood Road, New Chum	Received Date:	23/3/2020
Applicant:	Austin BMI Pty Ltd				
Appeal Summary:	This is an applicant initiated deemed refusal appeal. The development application was for a new construction and demolition (non-putrescible) landfill facility. The due date for Council to make a decision was 11 February 2020 and the due date to issue the decision notice to the applicant was 18 February 2020. On 4 February 2020 the applicant refused Council's request to extend the decision making period until 25 February 2020 and subsequently lodged the deemed refusal appeal before Council was in a position to issue a decision.				
Status:	Next Court review is on 6 May 2021. Hearing set down to commence 10 May 2021.				

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DIVISION 3

Nguyen v Ipswich City Council

Register No:	164	Appeal Type:	Notice of Appeal	Appeal No:	1293 of 2020
Application No:	9945/2018/CA	Property:	40 Queen Street, Dinmore	Received Date:	1/5/2020
Applicant:	Mr Binh Nguyen				
Appeal Summary:	This is an appeal against a refusal issued by Council for reconfiguring a lot (Boundary realignment – six (6) lots into six (6) lots) and material change of use (building envelopes on proposed Lot 1 and 2). The application was refused, as the submitted mining reports did not adequately address the potential subsidence on the site and how the development can minimise risk to property, health and safety in relation to possible subsidence from past mining activities on the site. External Legal Contact: N/A at this time				
Status:	Without prejudice discussions occurring. The next Court review is on 13 May 2021.				

Edge Early Learning Holdings Pty Ltd vs Ipswich City Council

Register No:	173	Appeal Type:	Notice of Appeal	Appeal No:	239 of 2021
Application No:	2488/2020/CA	Property:	99 Blackstone Road, Silkstone	Received Date:	29/1/2021
Applicant:	Edge Early Learning Pty Ltd				
Appeal Summary:	This is an applicant appeal against Council's decision to approve, subject to conditions, a material change of use for community use (child care centre) and reconfiguring a lot (four (4) into two (2) lots), specifically relating to Condition 20: Acoustic Design Management. The reasons for the Disputed Condition are an unreasonable imposition on the development or use of the Land and are not reasonably required by the development or use of the Land in relation to complying with the Acoustic Quality Objectives of the Environmental Protection (Noise) Policy 2019 by constructing a 3m high acoustic barrier which would be in direct conflict with the 2m height limit required in Condition 20(c) of the approval. The appellants believe that the Environmental Protection (Noise) Policy 2019 is an inappropriate standard by which the proposed development should be conditioned to comply with, particularly with reference to road noise.				
Status:	Final Orders obtained on 24 March 2021. Matter Finalised.				

DIVISION 4

L&P Bachmann Nominees Pty Ltd v Ipswich City Council

Register No:	167	Appeal Type:	Applicant Appeal	Appeal No:	2550 of 2020
Application No:	9579/2019/MCU	Property:	72-76 Junction Road, Karalee	Received Date:	8/9/2020
Applicant:	Plan A Town Planning Pty Ltd				
Appeal Summary:	This is an applicant appeal against Council's decision to refuse a development application for Business Use (Excluding Bulky Goods Sales, Hotel, Produce/Craft Market, Service Station, Shop and predominate use of premises for a skin penetrating activity other than acupuncture) at 72-76 Junction Road, Karalee. The application was refused primarily on the basis of traffic/access and noise related matters.				
Status:	Without prejudice discussions ongoing. The matter is listed for review on 3 June 2021.				

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DIVISION 4

Fabcot Pty Ltd

Register No:	172	Appeal Type:	Applicant Appeal – Originating Application	Appeal No:	3618 of 2020
Application No:	3394/2012/CA	Property:	19 Diamantina Boulevard, Brassall	Received Date:	18/12/2020
Applicant:	Fabcot Pty Ltd				
Appeal Summary:	<p>On 18 December 2020, the applicant lodged an originating application to the Planning and Environment Court Appeal seeking a 'minor change' to the development approval to adopt a revised roundabout design to access the development site which results in the removal of the properties located at 25 and 27 Diamantina Boulevard, Brassall from the approval. Notably, the development permit included 25 and 27 Diamantina Boulevard, Brassall (which are presently two (2) residential properties improved by a single residential dwelling on each site) to require a small portion of the sites frontages to facilitate part of the roundabout to access the centre. Upon further examination by the applicant, it was suggested that no road resumption requirements are necessary to facilitate for the roundabout to access the development site.</p> <p>The technical material to substantiate this determination is being reviewed by Council officers; however in the event that the traffic management and safety are not compromised, there is likely to be no objection to this change. It is further anticipated that the appellant will seek a further extension to the relevant period (beyond May 2021) following resolution of this design change to permit construction of the facility. Fabcot have indicated that they intend to proceed with construction once these matters are resolved.</p>				
Status:	Judgement obtained. Matter resolved.				

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

Register No:	177	Appeal Type:	Notice of Appeal	Appeal No:	652 of 2021
Application No:	2992/2008/MAEXT/B	Property:	198-238 Fernvale Road, Brassall	Received Date:	22/3/2021
Applicant:	Fabcot Pty Ltd				
Appeal Summary:	<p>: This is an appeal against a refusal to an extension to the currency period application based on the aspects of the development are in conflict with the current legislative framework that would apply to the development, if it were a new development. Specifically the State Planning Policy 2017 in relation to MSES – Wildlife Habitat for Koala classed as high value bushland and Schedule 10, Part 10, division 3 of the Planning Regulation 2017 (core koala habitat areas mapped on the site).</p>				
Status:	Matter listed for directions on 7 May 2021.				

DIVISION 8

Baycrown Pty Ltd v Ipswich City Council

Register No:	174	Appeal Type:	Originating Application	Appeal No:	293/2021
Application No:	249/2007/CA	Property:	187 Grampian Drive, Deebing Heights	Received Date:	5/2/2021
Applicant:	Mr David William Hilzinger and Malu Sands Pty Ltd				
Appeal Summary:	<p>This is an Originating Application to make a change (Change Application) to the development approval granted via Consent Order (Court Appeal No. BD2016 of 2009) by the Planning and Environment on 13 May 2011.</p>				
Status:	Applicants are negotiating with State Government regarding conditions. Next review date not yet determined.				