

IPSWICH CITY COUNCIL

AGENDA

of the

COUNCIL ORDINARY MEETING

Held in the Council Chambers 8th floor – 1 Nicholas Street IPSWICH QLD 4305

On Thursday, 27 January 2022 At 9.00 am

BUSINESS

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3.	OPENING PRAYER:							
4.	APOLOGIES AND LEAVE OF ABSENCE:							
5.	CONDOLENCES:							
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UNCONFIRMED MINUTES OF COUNCIL ORDINARY MEETING

9 DECEMBER 2021

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

The meeting commenced at 9.00 am

ATTENDANCE AT COMMENCEMENT

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

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY Councillor Kate Kunzelmann

OPENING PRAYER

Councillor Paul Tully

APOLOGIES AND LEAVE OF ABSENCE

Nil

5. CONDOLENCE MOTION

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

That Council convey condolences, on behalf of the citizens of the City of Ipswich, to the family of the late Matthew Bowden who passed away on 24 November 2021.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen
Ireland
Tully
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

Attachments

1. Condolence Motion for Matthew Bowden

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6. TRIBUTES

Nil

7. PRESENTATION OF PETITION – DOG OFF LEASH PARK, CAMIRA

Petition received from residents of Camira requesting Council consider shade trees and other structures for the dog off leash park at Camira.

Moved by Deputy Mayor Nicole Jonic: Seconded by Councillor Paul Tully:

That the petition be received and referred to the Growth, Infrastructure and Waste Committee for a report back to the February 2022 Growth, Infrastructure and Waste Committee.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen
Ireland
Tully
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

Attachments

1. Petition

8. PRESENTATIONS AND DEPUTATIONS

Nil

9. PUBLIC PARTICIPATION

Nil

10. DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

COUNCILLOR ANDREW FECHNER In accordance with section 150EQ of the *Local Government Act* 2009, Councillor Andrew Fechner informed the meeting that he has a declarable conflict of interest in the following items:

- Item 14.6 titled Ipswich Central Redevelopment Committee's Report
- Item 14.7 titled Special Ipswich Central Redevelopment Committee's Report
- Item 15.6 titled Development Application
 Recommendation 15770/2021/MCU Material Change of
 Use 11, 19-25 & 27 Nicholas Street, Ipswich
- Item 15.7 titled Development Application
 Recommendation 16204/2021/MCU Material Change of
 Use 5 Union Place & 8 Bell Street, Ipswich

The nature of the interest is that Councillor Fechner stands to gain a benefit or suffer a loss due to his business interest in both A1A Events Pty Ltd and Bar Heisenberg Pty Ltd which is located in the top of town at 164 Brisbane Street, Ipswich.

Councillor Andrew Fechner advised that he will leave the meeting room (including any area set aside for the public) while these matters are being discussed and voted on.

COUNCILLOR JACOB MADSEN

In accordance with section 150EQ of the *Local Government Act* 2009, Councillor Jacob Madsen informed the meeting that he has a declarable conflict of interest in the following items:

- Item 14.6 titled Ipswich Central Redevelopment Committee's Report
- Item 14.7 titled Special Ipswich Central Redevelopment Committee's Report
- Item 15.6 titled Development Application
 Recommendation 15770/2021/MCU Material Change of
 Use 11, 19-25 & 27 Nicholas Street, Ipswich
- Item 15.7 titled Development Application
 Recommendation 16204/2021/MCU Material Change of
 Use 5 Union Place & 8 Bell Street, Ipswich

The nature of the interest is that Councillor Madsen is a member of the Ipswich Trades Hall and Labour Day Committee Executive which manages the Ipswich Trades Hall which is adjacent to the CBD redevelopment works that Council is undergoing.

Councillor Jacob Madsen advised that he will leave the meeting room (including any area set aside for the public) while these matters are being discussed and voted on.

11. CONFIRMATION OF MINUTES

11.1 CONFIRMATION OF MINUTES OF

ORDINARY MEETING

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

That the Minutes of the Ordinary Meeting held on 18 November 2021 be confirmed.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen Ireland Tully Doyle Fechner Kunzelmann Milligan Jonic

The motion was put and carried.

12. MAYORAL MINUTE - D-NAMING OF PISASLE LANDMARKS

Moved by Mayor Teresa Harding:

- A. That Council de-name the Paul Pisasale Bridge, Springfield Central, and conduct community consultation on re-naming in line with Council's Naming Procedure.
- B. That Council de-name Pisasale Drive, Yamanto, and conduct landholder and community consultation on re-naming in line with Council's Naming Procedure.
- C. That a report be prepared for a Council meeting, no later than May 2022, that outlines community sentiment on the renaming, costs associated, and options for the potential renaming of these assets in line with Council's Naming Procedure.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Ireland (abstain)
Madsen Tully (abstain)
Doyle Jonic (abstain)

Fechner Kunzelmann Milligan

The motion was put and carried.

COUNCIL 27 JANUARY MEETING AGENDA 2022

Attachments

1. Mayoral Minute

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

Nil

14. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS

14.1 GROWTH INFRASTRUCTURE AND WASTE COMMITTEE Moved by Mayor Teresa Harding: Seconded by Councillor Kate Kunzelmann:

That the Growth Infrastructure and Waste Committee Report No. 2021(11) of 1 December 2021 be noted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen
Ireland
Tully
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

14.2 GOVERNANCE AND TRANSPARENCY COMMITTEE Moved by Councillor Jacob Madsen: Seconded by Councillor Russell Milligan:

That Council adopt the recommendations of the Governance and Transparency Committee No. 2021(11) of 1 December 2021.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen Ireland Tully Doyle Fechner Kunzelmann Milligan Jonic

The motion was put and carried.

This block motion adopts all items of the Governance and Transparency Committee No. 2021(11) of 1 December 2021 as listed below as resolutions of Council:

GOVERNANCE AND TRANSPARENCY COMMITTEE – ITEM 1

CONFIRMATION OF MINUTES OF THE GOVERNANCE AND TRANSPARENCY COMMITTEE NO. 2021(10) OF 4 NOVEMBER 2021 That the minutes of the Governance and Transparency Committee No. 2021(10) held on 4 November 2021 be confirmed.

GOVERNANCE AND TRANSPARENCY COMMITTEE – ITEM 2

REVIEW OF CEO ANNUAL PERFORMANCE APPRAISAL POLICY

- A. That Council note that a review of the CEO Annual Performance Appraisal Policy has been completed.
- B. That Council resolve to adopt the amended CEO Annual Performance Appraisal Policy.

GOVERNANCE AND TRANSPARENCY COMMITTEE – ITEM 3

PROCUREMENT: RECOLLECT PICTURE LIBRARY SUBSCRIPTIONS

- A. That pursuant to Section 235(b) of the Local Government Regulation 2012 (Regulation), Council resolve that the exception applies because of the specialised nature of the services that are sought and it would be impractical AND/OR disadvantageous to invite quotes for the provision of the annual hosting and support subscription for the Recollect Platform (Picture Ipswich).
- B. That Council enter into a contractual arrangement (Council file reference number 17092) with Micrographics Services Ltd, at an approximate purchase price of \$49,500.00 excluding GST over the entire term, being an initial term of one (1) year, with options for extension at the discretion of Council (as purchaser), of an additional two (2) X one (1) year terms.

GOVERNANCE AND TRANSPARENCY COMMITTEE – ITEM 4

Α.

PROCUREMENT -2022 CIVIC CENTRE COMEDY PROGRAM

- That pursuant to Section 235(b) of the Local Government Regulation 2012 (Regulation), Council resolve that the exception applies because of the specialised nature of the services that are sought and that it would be impractical and disadvantageous to invite quotes for the provision of the delivery of a 2022 Comedy Program for the Ipswich Civic Centre.
- B. That Council enter into a contractual arrangement (Contract number 17740) with Anthony Lamond (ABN 71 776 903 442), at an approximate purchase price of \$25,000.00 excluding GST over the entire term, being a term of one (1) year, with no options for extension.

GOVERNANCE AND TRANSPARENCY COMMITTEE – ITEM 5

ACQUISITION OF LAND FOR DRAINAGE PURPOSES FOR INF03780 ALICE AND SHORT STREET KERB AND CHANNEL PROJECT

- A. That Council resolve to purchase the whole of the land located at 24 Alice Street, Blackstone, described as Lot 35 on RP22445 ("Land"), for drainage purposes.
- B. That in the first instance, the method of acquisition will be by agreement with the affected person/s pursuant to the *Property Law Act 1974* and the *Land Title Act 1994*.
- C. That should Council fail to purchase the land by agreement with the affected person/s, Council, as "constructing authority" pursuant to Section 5(1)(b)(i) of the Acquisition of Land Act 1967, will proceed to acquire the whole land located at 24 Alice Street, Blackstone, described as Lot 35 on RP22445.

GOVERNANCE AND TRANSPARENCY COMMITTEE – ITEM 6

RATES RELIEF IN RESPONSE TO THE COVID-19 PANDEMIC

- A. That Ipswich City Council note the summary update, as outlined in the report by the Treasury Accounting Manager dated 15 November 2021, on rate payers who have identified as being financially impacted by the COVID-19 pandemic.
- B. That in response to the COVID-19 pandemic, Ipswich City Council approve the continued use of payment arrangements, granting of discounts and waiving of interest until 30 June 2022, generally in line with the report by the Treasury Accounting Manager dated 15 November 2021, for rate payers who have identified as being financially impacted by the COVID-19 pandemic and who are continuing to proactively engage with Council to address their rate arrears.

GOVERNANCE AND TRANSPARENCY COMMITTEE – ITEM 7

That the progress report on Council's iVolve Project be received and the contents noted

IVOLVE PROJECT QUARTERLY STATUS UPDATE

14.3 COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE

Moved by Councillor Andrew Fechner: Seconded by Councillor Kate Kunzelmann:

That Council adopt the recommendations of the Community, Culture, Arts and Sport Committee No. 2021(11) of 1 December 2021.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen
Ireland
Tully
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

This block motion adopts all items of the Community, Culture, Arts and Sport Committee No. 2021(11) of 1 December 2021 as listed below as resolutions of Council:

COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE – ITEM 1

That the Councillor Local Office Space Update be received and the contents noted

COUNCILLOR LOCAL OFFICE SPACE UPDATE

COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE – ITEM 2

CONFIRMATION OF MINUTES OF THE

That the minutes of the Community, Culture, Arts and Sport Committee No. 2021(10) held on 4 November 2021 be confirmed

COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE NO. 2021(10) OF 4 NOVEMBER 2021

COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE – ITEM 3 That Council endorse the proposed changes to opening hours at Rosewood Library to be effective from 4 January 2022.

CHANGE TO ROSEWOOD LIBRARY OPENING HOURS

COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE – ITEM 4

SPARK IPSWICH FESTIVAL 2021 - POST EVENT REPORT

COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE – ITEM 5

KIDS OUTDOOR RECREATION PROGRAM EVALUATION

COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE – ITEM 6

COMMUNITY
FUNDING AND
SUPPORT
ALLOCATIONS STATUS
REPORT - 1 JULY 2021
TO 30 SEPTEMBER
2021

That the report providing post event reporting of the inaugural SPARK Ipswich Festival 2021 be received and the contents noted.

That the Kids Outdoor Recreation Program Evaluation report be received and the contents noted.

That the report concerning the first quarter allocation of Council's Community Funding and Support Programs from 1 July 2021 to 30 September 2021 be received and the contents noted

14.4
ECONOMIC AND
INDUSTRY
DEVELOPMENT
COMMITTEE

Moved by Deputy Mayor Nicole Jonic: Seconded by Councillor Jacob Madsen: That Council adopt the recommendations of the Economic and Industry Development Committee No. 2021(11) of 1 December 2021.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen
Ireland
Tully
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

This block motion adopts all items of the Economic and Industry Development Committee No. 2021(11) of 1 December 2021 as listed below as resolutions of Council:

ECONOMIC AND
INDUSTRY
DEVELOPMENT
COMMITTEE – ITEM 1

That the minutes of the Economic and Industry Development Committee No. 2021(10) held on 4 November 2021 be confirmed.

CONFIRMATION OF MINUTES OF THE ECONOMIC AND INDUSTRY DEVELOPMENT COMMITTEE NO. 2021(10) OF 4

NOVEMBER 2021

ECONOMIC AND
INDUSTRY
DEVELOPMENT
COMMITTEE – ITEM 2

That Council nominate Councillor Nicole Jonic as the Regional Development Australia, Ipswich & West Moreton Committee Member.

REGIONAL
DEVELOPMENT
AUSTRALIA IPSWICH
& WEST MORETON
COMMITTEE
MEMBERSHIP

That Council endorse the proposed small business growth program to increase the resilience and scale

ECONOMIC AND INDUSTRY

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DEVELOPMENT
COMMITTEE – ITEM 3

growth of local businesses through subsidised professional development.

SMALL BUSINESS GROWTH PROGRAM

ECONOMIC AND INDUSTRY DEVELOPMENT COMMITTEE – ITEM 4

That the report be received and the contents noted.

ECONOMIC DEVELOPMENT UPDATE

14.5 ENVIRONMENT AND SUSTAINABILITY COMMITTEE Moved by Councillor Russell Milligan: Seconded by Councillor Andrew Fechner:

That Council adopt the recommendations of the Environment and Sustainability Committee No. 2021(11) of 1 December 2021.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen
Ireland
Tully
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

This block motion adopts all items of the Environment and Sustainability Committee No. 2021(11) of 1 December 2021 as listed below as resolutions of Council:

ENVIRONMENT AND SUSTAINABILITY COMMITTEE – ITEM 1

That the minutes of the Environment and Sustainability Committee No. 2021(10) on 4 November 2021 be confirmed

CONFIRMATION OF MINUTES OF THE ENVIRONMENT AND SUSTAINABILITY COMMITTEE NO. 2021(10) OF 4 NOVEMBER 2021

ENVIRONMENT AND SUSTAINABILITY COMMITTEE – ITEM 2

That the Sustainability Strategy be received and adopted.

SUSTAINABILITY STRATEGY

ENVIRONMENT AND SUSTAINABILITY COMMITTEE – ITEM 3

That Council receive and note the outcomes of the Youth Sustainability Summit.

OUTCOMES - YOUTH SUSTAINABILITY SUMMIT

ENVIRONMENT AND SUSTAINABILITY COMMITTEE – MATTERS ARISING

UPDATE ON TRADITIONAL OWNER REFERENCE GROUP

The Manager Environment and Sustainability outlined the progress of the Traditional Owner Reference Group which was discussed at the 16 September 2021 Council meeting where it was referred to the November Environment and Sustainability Committee for further consideration. The committee noted that a report is scheduled to be submitted to the February 2022 Environment and Sustainability Committee.

At 9.27 am Councillors Andrew Fechner and Jacob Madsen left the meeting room due to a previously declared interest in Items 14.6 and 14.7.

14.6 IPSWICH CENTRAL REDEVELOPMENT COMMITTEE

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

That Council adopt the recommendations of the Ipswich Central Redevelopment Committee No. 2021(11) of 1 December 2021.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Tully Doyle Kunzel

Ireland

Kunzelmann Milligan Jonic

All Councillors except Councillor Jacob Madsen and Councillor Andrew Fechner were present when the vote was taken.

The motion was put and carried.

This block motion adopts all items of the Ipswich Central Redevelopment Committee No. 2021(11) of 1 December 2021 as listed below as resolutions of Council:

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE – ITEM 1

IPSWICH CENTRAL -STATE OWNED ASSETS

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE – ITEM

1.1

MATTER TAKEN ON NOTICE - IPSWICH TRANSIT CENTRE

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE – ITEM 2

CONFIRMATION OF MINUTES OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2021(10) OF 4 NOVEMBER 2021

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE – ITEM 3

PROCUREMENT - RE-IMAGINING BOTTLE ALLEY EXPRESSION OF INTEREST That the report on State Owned Assets within the Ipswich Central Precinct (in the vicinity of Bell Street) be received and the contents noted.

That the Chief Executive Officer investigate whether the State Government is progressing with the selling of the Ipswich Transit Centre and provide a response to members of the Ipswich Central Redevelopment Committee.

That the minutes of the Ipswich Central Redevelopment Committee No. 2021(10) held on 4 November 2021 be confirmed subject to an amendment to Item 2 titled Ipswich Central Revitalisation – Positioning Framework and Place Plans as follows:

That Attachments 1, 2 and 3 of Item 2 titled Ipswich Central Revitalisation – Positioning Framework and Place Plans of the Ipswich Central Redevelopment Committee No. 2021(10) held on 4 November 2021 be replaced with updated maps that more closely align with the iGO Active Transport Action Plan.

- A. That pursuant to Section 228(3)(a) of the *Local Government Regulation 2012* (Regulation), Council resolve that it would be in the public interest to invite expressions of interest before inviting written tenders for the provision of the design and creation of the public art concept within Bottle Alley.
- B. That pursuant to Section 228(3)(b) of the Regulation, Council's reasons for making such resolution are that:
 - (i) it will allow artists to develop their own design concept for the public artwork;
 - (ii) it will allow Council to shortlist an artist or group of artists and design concepts suitable for Bottle

Alley, without putting all parties to the expense of submitting full tender responses for the creation of the Artwork at this early stage of the project;

(iii) it will save Council the expense of running a request for tender and evaluating it at this early stage of the project.

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE – ITEM 3.1

MATTER TAKEN ON NOTICE - BOTTLE ALLEY SUBMISSION

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE – ITEM 4

IPSWICH CENTRAL -FACADE IMPROVEMENT PROGRAM 2021

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE – ITEM 5

NICHOLAS STREET PRECINCT -COMMUNICATIONS, ENGAGEMENT AND EVENTS REPORT NOVEMBER 2021

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE – ITEM 6

NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE NOVEMBER 2021 That the Manager, Economic and Community
Development review the Expression of Interest
documentation for Bottle Alley to possibly include a
statement about the permanence of the artwork.

That the Ipswich Central Façade Improvement Program 2021 report be received and the contents noted.

That the Nicholas Street Precinct Communications, Engagement and Events Monthly Report be received and the contents noted.

That the November 2021 Retail Sub-Project Steering Committee Report be received, and the contents noted.

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14.7 SPECIAL IPSWICH CENTRAL REDEVELOPMENT COMMITTEE

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

That Council adopt the recommendations of the Special Ipswich Central Redevelopment Committee Report No. 2021(12) of 9 December 2021.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Ireland Tully Doyle Kunzelmann Milligan

Jonic

All Councillors except Councillor Jacob Madsen and Councillor

Andrew Fechner were present when the vote was taken.

The motion was put and carried.

This block motion adopts all items of the Special Ipswich Central Redevelopment Committee No. 2021(12) of 9 December 2021 as listed below as resolutions of Council:

SPECIAL IPSWICH CENTRAL REDEVELOPMENT COMMITTEE – ITEM 1

NICHOLAS STREET
PRECINCT APPROVAL OF AN
AGREEMENT FOR
LEASE FOR METRO B
TENANCY 2BK1

- A. That Council enter into an Agreement for Lease with the proposed lessee for Tenancy 2BK1 in the Metro B Building (impacting part of lot RP157021) ("Tenancy 2BK1") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 30 November 2021).
- B. That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed sub-lessee, (contained in recommendation A of this report), Council enter into a sub-lease for Tenancy 2BK1 with the proposed sub-lessee (as detailed in the confidential report and attachments by the Project Manager dated 30 November 2021).
- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2BK1 to the proposed lessee, that the Ministerial exemption under s236 (f) of the *Local Government Regulation 2012* applies to the disposal of Council's interest in Tenancy 2BK1. (Ministerial exemption contained in Attachment 1 of this report).

D. That pursuant to Section 257(1)(b) of the *Local Government Act 2009,* Council resolve to delegate to the Chief Executive Officer the power to take "contractual action" pursuant to section 238 of the Regulation, in order to implement Council's decision at Recommendation B.

E. That Council be kept informed as to the progress and outcome of the execution and publication of details.

SPECIAL IPSWICH CENTRAL REDEVELOPMENT COMMITTEE – ITEM 2

PROCUREMENT -NICHOLAS STREET PRECINCT CINEMA OPERATIONS

- A. That pursuant to Section 228 of the Local Government Regulation 2012 (Regulation), Council award Tender number 16041 for the disposal of interest in land at 163 Brisbane Street, Ipswich QLD 4305 more particularly described as part of Lot 1 and Plan RP209886, to Tenderer A (Lessee), for the permitted use of a Cinema.
- B. That Council enter into an agreement for lease with the Lessee:
 - (i) For the purposes of the tenancy fit-out, and
 - (ii) for a term commencing on execution of agreement and ending on the commencement of the lease agreement, with no options for extension.
- C. That Council enter into a lease with the Lessee:
 - (iii) at an annual rent detailed in Confidential Attachment 1, and
 - (iv) for an initial term with extension options as detailed in Confidential Attachment 1.
- D. That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take "contractual action" pursuant to section 238 of the Regulation, in order to implement Council's decision.

At 9.31 am Councillors Andrew Fechner and Jacob Madsen returned to the meeting room.

15. OFFICERS' REPORTS

15.1
DEVELOPMENT
APPLICATION

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

RECOMMENDATION - That Council approve Development Application **5636/2021/MCU** - No. 5636/2021/MCU being a Material Change of Use -

COMMUNITY USE (CHILD CARE CENTRE) - 54-56 ARTHUR SUMMERVILLES ROAD, KARALEE Community Use (Child Care Centre) subject to conditions as contained in Attachment 1 of this report.

AFFIRMATIVE
Councillors:
Fechner

Harding
Madsen
Ireland
Tully
Doyle
Kunzelmann
Milligan
Jonic

The motion was put and lost.

FORESHADOWED MOTION

Councillor Paul Tully foreshadowed that he would move an alternate motion in the event that Councillor Fechner's motion was lost.

That Council refuse Development Application No. 5636/2021/MCU being a Material Change of Use - Community Use (Child Care Centre) having regard to the 280 properly made submissions and a petition with 858 signatures objecting to the proposed development, for the following reasons:

- A. The proposed use does not conform with the Large Lot Residential Zone as it will have a significant detrimental effect on the amenity of nearby residents in relation to, inter alia, noise, traffic and community safety.
- B. The proposed use does not fulfil a community need insofar as the proposed number of places is excessive given that the projected places based on population forecasts will not be required until 2041.
- C. The proposed use is not readily-accessible to the population it is intended to serve as it will exacerbate existing vehicular conflicts in peak hours with the nearby Karalee State School.
- D. The proposed use does not comply with the scale and appearance provisions of the Community Use Code insofar as the proposed 2.46 metre landscape buffer does

- not comply with the minimum width of ten (10) metres under the Code, with such requirement being an essential buffer between adjoining residential uses.
- E. The proposed use provides insufficient car parking spaces as required under the Parking Code taking into account all required parking for parents, director, administration staff, support staff and frontline child care workers.
- F. Noise generated from the site will have an unacceptable impact on the adjoining and nearby residential community.
- G. The hours of operation proposed by the applicant are 6.00am to 7.00pm, with refuse and on-site effluent collection between 7.00am and 7.00pm, 7 days a week including public holidays, would seriously affect the amenity of the immediate area. The proposed hours of refuse and effluent collection conflict substantially with the main arrival and departure times at the site, adding to unacceptable amenity, safety and odour issues for staff, parents and children.
- H. As there is no on-site sewer available to the site and the proposed alternative on-site effluent tanks are not suitable for such large-scale development in a residential area, potential health and odour issues are likely to affect the amenity of the surrounding area.
- I. The operation of the proposed waste storage and collection partially obstructs pedestrian sight lines and is non-compliant with the Australian standard.
- J. The safety and security of users, pedestrians and adjacent vehicular traffic is compromised by the intensity and layout of the proposed development which creates more-substantial conflict with the nearby Karalee State School.

ADJOURN MEETING

Moved by Councillor Jacob Madsen

That the meeting be adjourned at 10.01 am to reconvene at 10.30 am.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen

Ireland
Tully
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

The meeting reconvened at 10.30 am.

Moved by Councillor Paul Tully: Seconded by Councillor Russell Milligan:

That Council refuse Development Application
No. 5636/2021/MCU being a Material Change of Use Community Use (Child Care Centre) having regard to the
280 properly made submissions and a petition with 858
signatures objecting to the proposed development, for
the following reasons:

- A. The proposed use does not conform with the Large Lot Residential Zone as it will have a significant detrimental effect on the amenity of nearby residents in relation to, inter alia, noise, traffic and community safety.
- B. The proposed use does not fulfil a community need insofar as the proposed number of places is excessive given that the projected places based on population forecasts will not be required until 2041.
- C. The proposed use is not readily-accessible to the population it is intended to serve as it will exacerbate existing vehicular conflicts in peak hours with the nearby Karalee State School.
- D. The proposed use does not comply with the scale and appearance provisions of the Community Use Code insofar as the proposed 2.46 metre landscape buffer does not comply with the minimum width of ten (10) metres under the Code, with such requirement being an essential buffer between adjoining residential uses.
- E. The proposed use provides insufficient car parking spaces as required under the Parking Code taking into account all required parking for parents, director,

- administration staff, support staff and frontline child care workers.
- F. Noise generated from the site will have an unacceptable impact on the adjoining and nearby residential community.
- G. The hours of operation proposed by the applicant are 6.00am to 7.00pm, with refuse and on-site effluent collection between 7.00am and 7.00pm, 7 days a week including public holidays, would seriously affect the amenity of the immediate area. The proposed hours of refuse and effluent collection conflict substantially with the main arrival and departure times at the site, adding to unacceptable amenity, safety and odour issues for staff, parents and children.
- H. As there is no on-site sewer available to the site and the proposed alternative on-site effluent tanks are not suitable for such large-scale development in a residential area, potential health and odour issues are likely to affect the amenity of the surrounding area.
- I. The operation of the proposed waste storage and collection partially obstructs pedestrian sight lines and is non-compliant with the Australian standard.
- J. The safety and security of users, pedestrians and adjacent vehicular traffic is compromised by the intensity and layout of the proposed development which creates more-substantial conflict with the nearby Karalee State School.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Fechner

Madsen Ireland Tully Doyle Kunzelmann Milligan Jonic

The motion was put and carried.

COUNCIL 27 JANUARY MEETING AGENDA 2022

15.2 PROCUREMENT: TENDER 16830 - CIVIL CONSTRUCTION WORKS SPRINGFIELD PARKWAY AND SPRINGFIELD GREENBANK ARTERIAL - STAGE 1

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

- A. That pursuant to Section 228 of the *Local Government Regulation 2012* (Regulation), Council award Tender
 No. 16830 for the provision of Civil Construction Works
 Greenbank Parkway and Greenbank Arterial Stage 1.
- B. That Council enter into a contractual arrangement with the Supplier at an approximate lump sum amount listed in confidential attachment 1.
- C. That pursuant to Section 257(1)(b) of the Local Government Act 2009, Council resolve to delegate to the Chief Executive Officer the power to take "contractual action" pursuant to section 238 of the Regulation, in order to implement Council's decision.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil
Madsen

Ireland Tully Doyle Fechner Kunzelmann Milligan

Jonic

The motion was put and carried.

15.3 PROCUREMENT: CONSTRUCTION OF YOUTH SKATE PARK AT REDBANK PLAINS RECREATION RESERVE

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

- A. That pursuant to Section 228 of the *Local Government Regulation 2012* (Regulation), Council award Tender
 No. 17141 for the provision of construction works for
 Youth Skate Park at Redbank Plains Recreation Reserve.
- B. That Council enter into a contractual arrangement with the Supplier at an approximate lump sum amount listed in confidential Attachment 1.
- C. That pursuant to Section 257(1)(b) of the *Local*Government Act 2009, Council resolves to delegate to the Chief Executive Officer the power to take

COUNCIL 27 JANUARY MEETING AGENDA 2022

"contractual action" pursuant to section 238 of the Regulation, in order to implement Council's decision.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen
Ireland
Tully
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

Mayor Teresa Harding confirmed that Epoca Constructions Pty Ltd was the successful supplier for construction of the youth skate park at Redbank Plains Recreation Reserve for the total sum of two million eight hundred and fifty-three thousand, nine hundred and twenty five dollars and sixty-one cents (\$2,853,925.61) excluding GST.

15.4 TERMS OF REFERENCE REVIEW -STANDING COMMITTEES

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

- A. That the revised Standing Committee Terms of Reference as detailed in Attachment 1 be adopted.
- B. That the revised Meeting Procedures Policy as detailed in Attachment 3 be adopted.
- C. That the Executive Leadership Team ensure all business presented to council passes through its relevant committee in accordance with the revised Standing Committee Terms of Reference as detailed in Attachment 1.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil
Madsen

Ireland Tully Doyle Fechner Kunzelmann Milligan Jonic

The motion was put and carried.

15.5 REPORT - AUDIT AND RISK MANAGEMENT COMMITTEE NO. 2021(06) OF 24 NOVEMBER 2021 Moved by Mayor Teresa Harding: Seconded by Councillor Kate Kunzelmann:

That the report of the Audit and Risk Management Committee No. 2021(06) of 24 November 2021 be received, the contents noted and the recommendations contained therein be adopted.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil
Madsen

Madsen Ireland Tully Doyle Fechner Kunzelmann Milligan Jonic

The motion was put and carried.

At 11.01 am Councillors Andrew Fechner and Jacob Madsen left the meeting room due to a previously declared interest in Items 15.6 and 15.7.

15.6
DEVELOPMENT
APPLICATION
RECOMMENDATION 15770/2021/MCU
MATERIAL CHANGE
OF USE - 11, 19-25 &
27 NICHOLAS STREET,
IPSWICH

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

That Council approve Development Application
No. 15770/2021/MCU being a Material Change of Use Recreation Use (Indoor Recreation-gymnasium) subject
to conditions as contained in Attachment 1 of this
report.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Ireland Tully Doyle Kunzelmann Milligan Jonic

All Councillors except Councillor Jacob Madsen and Councillor Andrew Fechner were present when the vote was taken.

The motion was put and carried.

15.7
DEVELOPMENT
APPLICATION
RECOMMENDATION 16204/2021/MCU
MATERIAL CHANGE
OF USE - 5 UNION
PLACE & 8 BELL
STREET, IPSWICH

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

That Council approve Development Application
No. 16204/2021/MCU being a Material Change of Use
(extension to business use – hotel) subject to conditions
as contained in Attachment 1 of this report.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Ireland Tully Doyle

Kunzelmann Milligan Jonic

All Councillors except Councillor Jacob Madsen and Councillor Andrew Fechner were present when the vote was taken.

The motion was put and carried.

At 11.03 am Councillors Andrew Fechner and Jacob Madsen returned to the meeting room.

15.8 PROPOSED MINISTERIAL CALL IN

RESPONSE - WANLESS

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

That the Chief Executive Officer provide a response to the notice of proposed call in dated 29 November 2021. The response is to include, at minimum, a summary of the matters the subject of this report.

Councillor Andrew Fechner proposed the following additional recommendation:

That the response be shared and approved by the Mayor and councillors prior to being sent.

The mover and seconder of the original motion agreed to the proposed additional recommendation.

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

- A. That the Chief Executive Officer provide a response to the notice of proposed call in dated 29 November 2021. The response is to include, at minimum, a summary of the matters the subject of this report.
- B. That the response be shared and approved by the Mayor and councillors prior to being sent.

The Chief Executive Officer queried the use of the word approved in Recommendation B and Councillor Paul Tully proposed the following amendment:

B. That consultation occur with the Mayor and councillors on the response prior to being sent.

The mover and seconder of the original motion agreed to the proposed amendment.

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

- A. That the Chief Executive Officer provide a response to the notice of proposed call in dated 29 November 2021. The response is to include, at minimum, a summary of the matters the subject of this report.
- B. That consultation occur with the Mayor and councillors on the response prior to being sent.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Harding
Madsen
Ireland
Tully
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

16. NOTICES OF MOTION

Nil

17. QUESTIONS ON NOTICE

Nil

SUSPENSION OF MEETING PROCEDURES Moved by Mayor Teresa Harding: Seconded by Councillor Marnie Doyle:

That the provision of these meeting procedures be suspended, as is necessary, for the purpose of providing an outline of the year in review.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen
Ireland
Tully
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

RESUMPTION OF MEETING PROCEDURES

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

That provision of these meeting procedures be resumed to continue with the order of business.

AFFIRMATIVE NEGATIVE
Councillors: Councillors:
Harding Nil

Madsen
Ireland
Tully
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

MEETING CLOSED The meeting closed at 11.26 am.

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

Doc ID No: A7798940

ITEM: 14.1

SUBJECT: GEORGIE CONWAY LEICHHARDT COMMUNITY SWIM CENTRE

AUTHOR: EXECUTIVE COORDINATOR

DATE: 10 DECEMBER 2021

EXECUTIVE SUMMARY

This report considers the operation of the Georgie Conway Leichhardt Community Swim Centre, with particular focus on water heating policy options, attendance trends and forecast cost impacts in changes to current water temperature settings.

RECOMMENDATION/S

That Council endorse the current policy of maintaining a water temperature of approximately 29 degrees during the winter season at the Georgie Conway Leichhardt Community Swim Centre 25-metre pool.

RELATED PARTIES

Related parties:

 Lessee at Georgie Conway Leichhardt Community Swim Centre – Australian Crawl (Goodna) Pty Ltd

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

At the Growth, Infrastructure and Waste Committee meeting held on the 1 December 2021 this report was Laid on the table to allow the community member who originally requested this information at the Council meeting on 19 August 2021 an opportunity to fully read through and understand the data and information provided.

The purpose of this report is to respond to the 19 August 2021 Council request for a report to be submitted to the Growth, Infrastructure and Waste Committee addressing the operation of the Georgie Conway Leichhardt Community Swim Centre.

Temperature settings

One of the questions which has been asked is if the Leichhardt swimming pool water temperature can be heated above the current practice of maintaining a water temperature of approximately 29 degrees during the winter season.

The current temperature practice is based on pool design (uncovered 25-metre pool), cost to provide heating, maintenance cost of heaters (including wear and tear), cost of gas heating and environmental sustainability including generation of greenhouse gases.

It should be noted that pool temperatures are affected by a variety of factors, including:

- Ambient temperature
- · Speed and direction of wind
- Cloud cover
- Rain and storm events
- Number of pool users
- Available heating from solar heating
- Chemical dosage

The current practice of maintaining a water temperature of approximately 29 degrees during the winter season is in line with other uncovered public pools which are open for use during the winter months, both within the Ipswich City Council local government area and other Southeast Queensland public pools.

The winter pool heating practice (approx. 29 degrees) is clearly stated on the Ipswich City Council Leichhardt Swim Centre website.

Prior to December 2020 the pool had on occasion been heated above the stated temperature level during winter, which was desirable to a number of pool users. In December 2020 the then four pool heaters failed and required replacement (end of asset life).

During the tendering process for the procurement of replacement pumps it was found that the four faulty heaters could be replaced with two new modern heaters (new models with greater efficiency) and achieve the stated current practice of maintaining a water temperature of approximately 29 degrees during the winter season. The swim centre also has solar heating which helps buffer the heating costs and requirements when the weather/climate permits.

Water temperature testing records outlined in Table 1 shows the average monthly water temperatures from January 2021 to September 2021 (the average monthly water temperature over sample period was 31.2°).

Leichhardt Community Swim Centre Average monthly water temperature							
Month	AVG water temp (degrees)						
Jan-20	31.5						

Feb-20	31.6
Mar-20	31.4
May-20	29.0
Jun-20	32.4
Jul-20	32.6
Aug-20	32.2
Sep-20	32.0
Oct-20	31.7
Nov-20	31.5
Dec-20	31.3
Jan-21	31.1
Feb-21	31.1
Mar-21	30.8
Apr-21	31.0
May-21	32.0
Jun-21	30.1
Jul-21	29.9
Aug-21	30.5
Sep-21	29.8
Average	31.2

Table 1 - Leichhardt Community Swim Centre - Average monthly water temperature

It should be noted that the average water temperature in most months of the year is in excess of the stated 29 degree target which has been achieved by running the new heaters near their capacity and through additional heating from solar options (weather conditions permitting). There is no need to increase capital or operational funding to maintain the current water temperature setting.

Cost of increasing heating levels

To achieve heating above the current practice of maintaining a water temperature of approximately 29 degrees during the winter season will require additional heaters (capital investment), increases in operating costs and potentially a reduction in the effectiveness of pool chemicals.

A winter temperature of 33 degrees has been proposed as a possible target. The current two heater installation configuration is not capable of achieving such a temperature, therefore additional heaters would need to be installed.

It has been forecast that heating the pool to 33 degrees would result in an increase in operating costs of 30%. The 2020/2021 FY operating cost for Ipswich City Council was \$98,800 (including \$24,225 for chemicals and \$56,274 for gas). A 30% increase would result in additional costs of approx. \$24,000, for a forecast cost annual operating cost of \$123,000.

Increasing the water temperature will also affect the water balance. The water quality guidelines for public aquatic facilities states in section 6.1.5 (Queensland Health, 2019):

"The temperature of the water will affect its balance, although it is the least important of the water balance factors. Higher water temperatures can increase bacterial growth in the water, increase scaling and also affect the comfort of bathers. The temperature of any swimming or spa pool should not exceed 40°C"

Leichhardt Swim Centre patronage

The Leichhardt Swim Centre patronage accounts for 7% of Ipswich local government pool attendees in the 2020/2021 Financial Year, as shown in Figure 1 (Leichhardt swim centre's weighted average attendance highlighted in yellow).

Ipswich aquatic asset - Weighted attendance by month 2020-2021													
Site	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Average
Bundamba	22%	27%	20%	19%	18%	15%	17%	21%	17%	16%	20%	24%	20%
Goodna	39%	41%	25%	23%	21%	13%	15%	24%	31%	27%	40%	48%	29%
Leichardt	6%	9%	7%	7%	6%	6%	6%	7%	7%	8%	10%	5%	7%
Orion Lagoon	10%	12%	40%	40%	44%	58%	53%	36%	29%	35%	18%	13%	32%
Riverheart	23%	11%	7%	5%	4%	5%	6%	5%	6%	12%	11%	10%	9%
Rosewood	0%	0%	1%	7%	6%	4%	4%	7%	9%	2%	0%	0%	3%

Figure 1 - Ipswich aquatic assets - Weighted attendance by month 2020 – 2021

The ambient daily temperature is found to be a strong indicator of public pool usage, as evidenced in Figure 2.

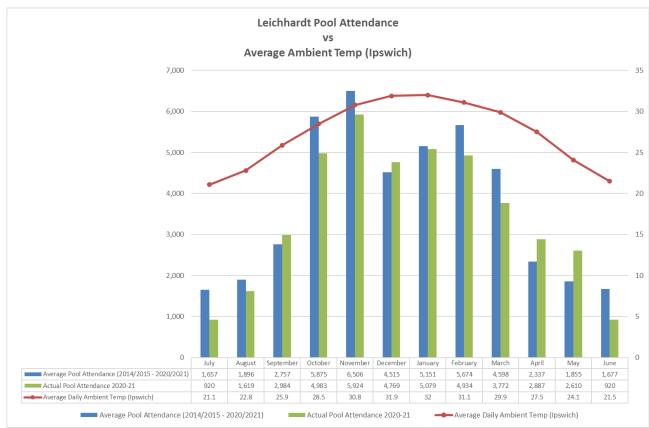


Figure 2 - Leichhardt pool attendance vs average ambient temperature (Ipswich)

This evidence suggests that most users are more influenced by the ambient daily temperature than by the water temperature of the public pool when choosing to visit a pool.

The average water temperature appears to have little correlation with number of pool attendees as shown in Figure 3, suggesting that allocation of additional capital and operational funds to increasing the average water temperature will result in a minimal increase in usage over winter.

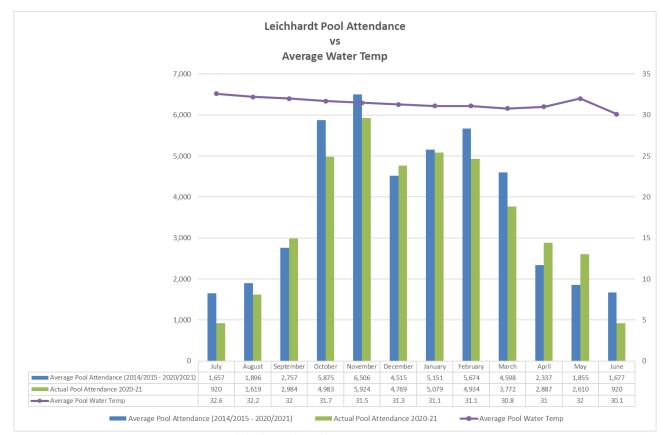


Figure 3 - Leichhardt pool attendance vs average water temp

Given the evidence regarding Leichhardt swim centre weighted average attendance (7%), and that there is little correlation shown between water temperature and pool attendance, the allocation of additional capital and operational funds to increasing the average water temperature is not recommended.

It is therefore recommended that Council endorse the current practice of maintaining a water temperature of approximately 29 degrees during the winter season.

CAPITAL IMPROVEMENT WORKS

Under the lease, the Lessee (Australian Crawl) must complete the below capital improvements during the term of the lease.

- A 12m undercover heated pool
- Equipment used in pool operations
- Shed over the pool
- Concrete pathway

The required capital works are estimated to cost \$241,000+GST.

The proposed undercover heated pool will be of a design which will be able to more readily retain heat, leading to more efficient winter heating and may result in greater comfort for winter pool users.

LEGAL/POLICY BASIS

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

- Queensland Health, Water quality guidelines for public aquatic facilities, September 2019
- Lease/Sub Lease Form 7 between Ipswich City Council (Lessor) and Australian Crawl (Goodna) Pty Ltd (Lessee)

RISK MANAGEMENT IMPLICATIONS

The risks associated with increasing the winter temperature to above the recommended 29 degrees includes:

- Increased operating costs to council for the installation of additional gas heaters
- Increased operating costs to council due to higher gas usage, to achieve higher temperatures
- Increased operating costs to council due to wear and tear on heaters (higher temperatures requires increased heater utilisation)
- Increased greenhouse gas production due to wasteful practices of heating an uncovered pool significantly above the ambient daytime temperature
- Damage to Council brand and reputation due to high levels of gas and energy usage (and greenhouse gases) to heat a pool not designed for this purpose and beyond it's intended design parameters
- Failure of Council to adhere to 2021-2026 City of Ipswich Sustainability Strategy which includes the focus areas of:
 - Energy and carbon reduction Our Goal Ipswich City Council will reduce carbon emissions and is recognised as a low carbon organisation.
- Failure to achieve the statements made within the Ipswich City Council Sustainability Policy Council is committed to balancing the protection of the environment and the pursuit of prosperity to ensure quality of life for the people of Ipswich from generation to generation

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION –	
(a) What is the	Endorse the current practice of maintaining a water
Act/Decision being	temperature of approximately 29 degrees during the winter
made?	season

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

FINANCIAL/RESOURCE IMPLICATIONS

There are no financial implications if the committee accept the recommendation to endorse the current policy of maintaining a water temperature of approximately 29 degrees during the winter season (as this this is the current service standard and has full divisional funding).

If the decision is taken to increase the winter temperature to a higher level, the costs are forecast to be (assuming a 33 degree average temperature requirement) \$54,000 in the first year, and \$24,000 in increased operational costs in each subsequent year and a ten-year cumulative cost of \$294,000.

Item	Capital cost*	Operation cost	Totals
Additional heater 1	15,000		
Additional heater 2	15,000		
Additional operating costs		24,000	
Year 1 cost (assuming 2 x heaters)	30,000	24,000	54,000

Figure 4 - Forecast cost to increase heaters

The cost over a 10 year period of maintaining an average 33 degree winter temperature on an open air pool (not designed for such warm winter temperatures) in Ipswich is forecast to be at least \$294,000 (not factoring in chemical and gas price increases), as shown in Figure 5.

Annual costs	Capital investment	Operational costs *	Total costs
Year 1	54,000	24,000	78,000
Year 2		24,000	24,000
Year 3		24,000	24,000
Year 4		24,000	24,000
Year 5		24,000	24,000
Year 6		24,000	24,000
Year 7		24,000	24,000
Year 8		24,000	24,000
Year 9		24,000	24,000

^{*}Note: The number of heaters required to achieve an average of 33 degrees has not been determined but may require 2 x additional heaters.

Year 10	24,000	24,000
Ten year cumulative		294,000
costs		

Figure 5 - Forecast 10 year cumulative costs of heating to 33 degrees

COMMUNITY AND OTHER CONSULTATION

The following stakeholders have been consulted in the development of the report.

Name	Position
Lessee	Australian Crawl (Goodna) Pty Ltd

CONCLUSION

This comprehensive report has analysed the operation of the Georgie Conway Leichhardt Community Swim Centre, with particular focus on water heating policy options, attendance trends and forecast cost impacts in changes to current water temperature policy settings.

The current policy of maintaining a water temperature of approximately 29 degrees during the winter season was found to be in line with other uncovered public pools which are open for use during the winter months, both within the Ipswich City Council local government area and other Southeast Queensland public pools.

The water quality guidelines for public aquatic facilities advises that the temperature of the water will affect its balance. Higher water temperatures can increase bacterial growth in the water, increase scaling and also affect the comfort of bathers.

The ambient daily temperature is found to be a strong indicator of public pool usage, with the average water temperature found to have a low impact on number of pool users annually.

There are no financial implications if the committee accept the recommendation to endorse the current practice of maintaining a water temperature of approximately 29 degrees during the winter season (as this this is the current service standard and has full funding).

If the decision is taken to increase the winter temperature to a higher level, the costs are forecast to be (assuming a 33 degree average temperature requirement) \$54,000 in the first year, and \$24,000 in increased operational costs in each subsequent year and a ten-year cumulative cost of \$294,000.

It is therefore recommended that Council endorse the current practice of maintaining a water temperature at the Leichhardt 25 metre pool of approximately 29 degrees during the winter season.

References

^{*}Note: Operational costs do not include increase in chemical and gas prices

COUNCIL 27 JANUARY MEETING AGENDA 2022

Queensland Health, 2019, Water quality guidelines for public aquatic facilities, Queensland Government

Rennae Rowland

EXECUTIVE COORDINATOR

I concur with the recommendations contained in this report.

James Hilyard

MANAGER, WORKS AND FIELD SERVICES

I concur with the recommendations contained in this report.

Sean Madigan

GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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

Doc ID No: A7539859

ITEM: 16.1

SUBJECT: CEO ORGANISATIONAL PERFORMANCE REPORT FOR NOVEMBER AND

DECEMBER 2021

AUTHOR: CHIEF EXECUTIVE OFFICER

DATE: 19 JANUARY 2022

EXECUTIVE SUMMARY

This report is for the months of November and December 2021 and represents the completion of the Quarter 2 period (October-December 2021).

Significant progress continues to be made in the delivery of the Annual Plan for 2021-2022. The Council workforce remains focussed on the delivery of an array of catalyst projects and our core services to the community while continuing to meet our legislative obligations.

The report for this period highlights current significant matters and progress on key performance indicators for the months of November and December 2021.

RECOMMENDATION/S

That the Chief Executive Officer Organisational Performance Report for November and December 2021 be received and the contents noted.

BACKGROUND

1. Current Significant Matters

COVID-19 Response

In November 2021, the Queensland Government announced new COVID-19 measures relating to unvaccinated people, including restricting entry into some public places. The new measures commenced on 17 December 2021. Under the new Chief Health Officer Public Direction this meant implementing vaccination requirements for staff and visitors at the following council locations:

- Civic Centre
- North Ipswich Corporate Centre (function centre)
- Studio 188 (function centre/indoor entertainment venue)
- Level 1 Nicholas Street (function centre)
- Ipswich Art Gallery
- Ipswich Nature Centre (located in Queens Park)
- Cultural/art/music festivals, where ticketed* entry applies (indoor and outdoor)

Additionally, council commenced consultation with staff for roles that would be impacted by the new measures, for example, a council employee performing their duties and entering a café to consult with the owner. The owner or operator of the business, activity or undertaking must sight evidence of their COVID-19 vaccination. Outcomes of the consultation process will be provided in the January CEO Organisational Performance Report.

Council, like many other many businesses and organisations are experiencing a range of impacts arising from the COVID-19 Pandemic. With the spread of Omicron through Ipswich and Queensland and with many people having to isolate, this is impacting on the workforce being able to do their work and is also having a flow on effect to supply chains. Council is providing regular updates on its social media channels where delays may be experienced and seeking understanding during these unprecedented times.

Waste and Circular Economy

There was significant activity by council in November and December 2021 in working on a new Temporary Local Planning Instrument and responding to a letter from the Deputy Premier and Minister for Local Government on his consideration being given to calling in the application by Wanless for a Resource Recovery and Landfill project in Ipswich.

Sutton Park Skate Facility Upgrade

The final design for the new fahcility has been completed, incorporating feedback received from the community. The final design will include: the new skate facility; shelters; seating; new pathways; new amenities block; additional Safe City cameras; and associated landscaping. Construction commenced in late November 2021. The final design images can be found on Shape Your Ipswich at https://www.shapeyouripswich.com.au/sutton-park-skate-facility-upgrade

Memorabilia Project

Council made notable progress in the delivery of the Memorabilia Project with hundreds of items auctioned and returned to the community during November and December 2021. A special community funding program will be designed and delivered in the first half of 2022.

Bremer River Fish Release

After 12 months of planning over 200 Mary River cod have been released into the Bremer River catchment to enhance native fish populations and improve the river's ecological diversity.

Christmas in Ipswich

Our Christmas in Ipswich program delivered in December 2021 was very successful with north pole installations, suburban light wonderlands, letters to Santa, fleets of merry performers, and spectacular community carols pop-up across the city as part of this year's celebrations.

Festivities included the magical lighting of the city's Christmas tree in d'Arcy Doyle Place, Santa On Tour and New Year's Eve fireworks lighting up the skies in several locations. This year a spectacular immersive display and larger-than-life installations transformed the Nicholas Street Precinct into the St Nicholas Precinct as the centrepiece of Christmas in Ipswich celebrations. The free event included a dazzling array of lights and colour, live entertainment, movies on the Tulmur Place big screen and festive food with positive feedback from those who attended from near and far.

2. Workplace Health and Safety

NOVEMBER:

Council is continuing to focus heavily on workforce health, safety and wellbeing. There was generally an excellent safety performance across council for November, with the injury rate being 50% less than this time last year.

The **Lost Time Injury Frequency Rate (LTIFR)** is 7.50 which is lower than the month of October (8.02). This equates to 7.50 lost time injuries every 6 months. The State average LTIFR is 15.10.

Lost time severity rate is 24.8 which is slightly higher than the month of October (23.3). The state average is 34.95 (Total days lost for each LTI).

DECEMBER:

There was an excellent safety performance across council for December, with the injury and incident rates well below the same time last year and tracking down consistently.

The Lost Time Injury Frequency Rate (LTIFR) is 6.94 which is lower than the month of November (7.50). This equates to 6.94 lost time injuries every six (6) months. The state average is 15.49.

Lost time severity rate is 28.7 which is slightly higher than the month of November (24.7). The state average is 35.94 (Total days lost for each LTI).

3. Update on Corporate/Operational Plans

The Quarterly Performance Report for October – December 2021 (Quarter 2 period) on the 2021-2022 Operational Plan will be presented at the February 2022 Governance and Transparency Committee.

Plans and the last quarterly report are available for public viewing on council's website. The link is:

https://www.ipswich.qld.gov.au/about council/media/corporate publications/operational plan

4. Major Key Performance Indicators

People and Culture

NOVEMBER:

- Council's workforce 'head count' has decreased slightly and as of 30 November 2021 is 1,405 with 1,079 full-time (1,071 in October), 131 part-time (138 in October); 117 casual (109 in October); and 78 contingency (101 in October) staff.
- Turnover rate for November 2021 is currently tracking at 14.24% and has increased slightly from the month of October (13.92% in October).

DECEMBER:

- Council's workforce 'head count' has increased as of 31 December 2021 at 1,440 and is shown with 1,097 full-time (1,079 in November), 135 part-time (131 in November); 122 casual (117 in November); and 86 contingency (78 in November) staff.
- Turnover rate for December 2021 is currently tracking at 14.27% and has remained steady from the month of November (14.24% in November).

Finance

The financial performance reports for both November and December are tabled via a separate report on the agenda for Council's information.

The financial results for November and December have followed similar trends to previous months, where overall Council's financial operating result is ahead of budget year-to-date (YTD).

Council's overall YTD net result as at the end of December 2021 is above budget, with a net surplus (including capital revenues) of \$41.6 million compared to the YTD budget of \$40.8 million. This result is mainly due to increased donated assets revenue received during November and December than budgeted.

The operating position of Council is ahead of budget with a YTD deficit of \$3.3 million compared to a YTD budget deficit of \$10.2 million. Primarily this is as a result of increased revenue which has continued ahead of budget by approximately \$4.9 million YTD, due to fees and charges, grant and other revenue. Materials and services expenditure is below budget in the month of December which in part will relate to timing differences and is slightly offset by YTD employee expenses being above budget.

Capital expenditure YTD (including the Nicholas Street Precinct) was \$60.8 million, which is \$18.3 million below budget. Approximately \$10 million in under-expenditure is primarily related to the timing of the delivery of Nicholas Street redevelopment and there are also timing delays on a landfill rehabilitation project at Whitwood Road.

Capital Delivery Program 2020-2021

The Infrastructure and Environment Department (IED) is responsible for the constructed and natural assets of the city and manages Council's roads, traffic systems, building, parks, drains and natural areas.

Management of council's environmental and sustainability responsibilities include conservation, waste, stormwater, cultural heritage and emergency events.

At the end of December, the Capital Program delivery remains largely on track with a YTD spend of \$35.35 million against a YTD budget of \$41.23 million. The underspend is predominantly a result of the timing of the landfill rehabilitation works being conducted at the Whitwood Road site. This accounts for approx. \$5.6 million of the underspend year to date. This project is not considered at risk and is expected to be completed this financial year.

5. Risk and Compliance Update

Corporate Risk Register

Council's corporate risk register is reported through Council's Audit and Risk Management Committee which is held approximately every quarter (the next meeting is in February 2022). Council's corporate risk register is reviewed and updated every two months at the Executive Leadership Team (ELT) Risk Committee Meeting.

Exceptions/Issues to report: Council is currently closely monitoring the COVID-19 pandemic response for safety and business continuity risk management.

Legal Matters

An overview of all current active court proceedings and all significant legal matters that are not the subject of court proceedings is provided at Confidential Attachment 2 to this report.

Matters that are not the subject of court proceedings will be considered significant where:

- they concern subject matter of significant public interest/concern; and/or
- where their outcome may present significant financial value/impact for Council; and/or
- where their outcome may set an important precedent for Council.

Generally significant non-court matters will only be reported where they are the subject of dispute and management of that dispute is being administered by Legal Services (as opposed to where Legal Services' involvement is ad-hoc or limited to the provision of internal advice), or where they concern a significant project for Council.

The detail reported in respect of each matter listed has been provided with privacy, confidentiality and legal professional privilege (and the requirement to maintain same) in mind.

6. Current Consultation Matters

Shape your Ipswich is Ipswich City Council's digital engagement platform where Council uses a range of digital techniques to connect with the community and promote any events associated with the consultation project. https://shapeyouripswich.com.au/

Projects currently open on Shape Your Ipswich (November and December 2021):

Project Name	Project Lead (Council Department)	Purpose of engagement
Ipswich Central	Community, Cultural and Economic Development Department	Inform community on the project and its progress to date. Consultation on CBD planning and development.
Strengthening Ipswich Communities Plan	Planning and Regulatory Services Department	Seek community sentiment/feedback regarding the needs and aspirations of social infrastructure across the city, for the next 20 years.
Urban Heat	Infrastructure and Environment Department	Consultation on community experiences of the urban heat environment. Partnership with Griffith University and University of the Sunshine Coast.
Cameron Park Playground Design	Infrastructure and Environment Department	To seek community input on the concept design for the Cameron Park Playground Upgrade, and associated works.
Physical Activity in Ipswich	Community, Cultural and Economic Development Department	To seek feedback on the effectiveness of Active and Healthy Program and associated activities.
Ipswich Arts Advisory Group	Community, Cultural and Economic Development Department	To seek Expressions of Interest from community to join the Ipswich Arts Advisory Group.
Food Organics and Garden Organics (FOGO) Trial	Infrastructure and Environment Department	Feedback and information page for participating residents in Bellbird Park and Raceview for the FOGO trial.
Community Panels	Coordination and Performance	Council's new community engagement program for future focussed policies, strategies and projects and plans. The program will launch in February 2022.

Projects scheduled to open next month:

1 Tojecto seriedarea te ope	TI TICKE IIIOTIEIII	
Project Name	Project Lead (Council	Purpose of engagement
	Department)	
CBD Speed Limits	Infrastructure and	To seek community feedback on
	Environment	the proposed 40km/h speed limit
	Department	in the CBD area, as part of the
		Vulnerable Road User Program.

Richardson Park	Infrastructure and	To seek community input for the
Playground Upgrade	Environment	design of the playground and
	Department	park upgrade.
FOGO Trial – Quarterly	Infrastructure and	Quarterly survey for trial suburb
Survey	Environment	participants to monitor progress
	Department	and efficacy of the FOGO trial.

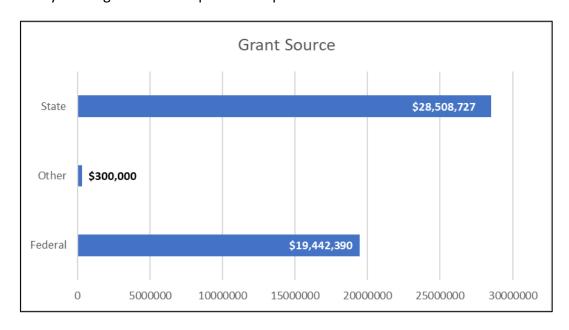
Project updates for November and December – closing the loop:

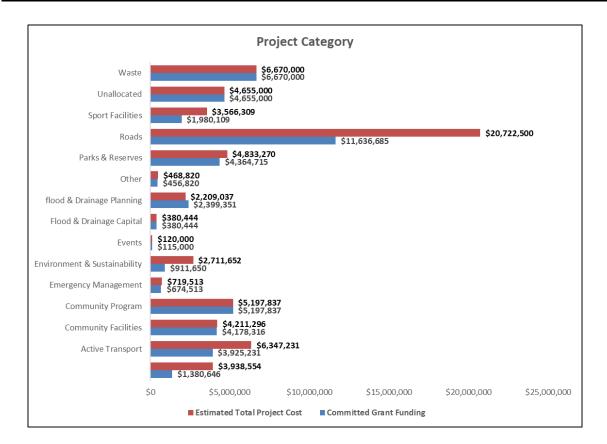
Project Name	Project Lead (Council Department)	Purpose of engagement
Redbank Plains Recreational Youth Precinct (Skate & Active Recreation)	Infrastructure and Environment Department	 Page was updated to reflect: Summary of feedback from community Final design concepts for the youth precinct Next steps
Sutton Park skate facility upgrade	Infrastructure and Environment Department	 Page was updated to reflect: Final design for new skate facility Next steps and construction update

7. External Funding

Councils in Queensland may receive funding (Grants) from the Federal and State Governments. Council currently has 108 active grant projects with funding commitments of \$48.2 million.

A summary of the grant revenue portfolio is provided below:





8. Council Resolutions

NOVEMBER/DECEMBER:

Number of resolutions finalised during the months of November and December: 51.

Number of resolutions in progress as at 18 January 2022: 86.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS

RECEIVE AND NOTE REPORT

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

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1. Actions report as at 18 January 2022 🗓 🖼

CONFIDENTIAL

2. Legal Services Confidential Attachment for CEO Organisation Performance Report for November and December 2021

2022

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COMMUNITY, CULTURE, ARTS AND SPORT COMMITTEE

Actions in progress: 5

Meeting	Dept	Item	Title	Expected Completion Date	Status
Community, Culture, Arts and Sport Committee 17/09/2020	Community, Cultural and Economic Development Department	5	Rosewood Community Centre	TBA	In progress
Community, Culture, Arts and Sport Committee 2/09/2021	Community, Cultural and Economic Development Department	2	Indigenous Accord 2020 - 2025 Milestone Report	TBA	In progress
Community, Culture, Arts and Sport Committee 7/10/2021	Community, Cultural and Economic Development Department	2	Draft Active Ipswich Strategy 2031	TBA	In progress
Community, Culture, Arts and Sport Committee 4/11/2021	Community, Cultural and Economic Development Department	2	Ipswich Arts Advisory Group	TBA	In progress
Community, Culture, Arts and Sport Committee 1/12/2021	Community, Cultural and Economic Development Department	3	Change to Rosewood Library Opening Hours	TBA	In progress

COUNCIL

Actions in progress: 32

Meeting	Dept	Item	Title	Expected Completion Date	Status
Council 28/01/2021	Planning and Regulatory Services Department	15.1	Review of Footpath Dining	31/01/2022	In progress
Council 25/02/2021	Corporate Services Department	16.1	Notice of Motion - Property Valuations	TBA	In progress
Council 25/02/2021	Infrastructure and Environment Department	15.5	Naming of Your Places and Spaces - Community Engagement Report	TBA	In progress
Council 25/03/2021	Coordination and Performance Department	15.4	Memorabilia Items	TBA	In progress
Council 25/03/2021	Infrastructure and Environment Department	15.1	Naming of Your Places and Spaces - Community Engagement Report	TBA	In progress
Council 29/04/2021	Coordination and Performance Department	15.1	Appointment of Deputy Mayor until April 2022	1/03/2022	In progress
Council 29/04/2021	Corporate Services Department	15.7	Proposed Renewal of Lease over 116 Brisbane Street, Ipswich to Rajesh Sharma	ТВА	In progress
Council 29/04/2021	Infrastructure and Environment Department	15.7	Proposed Renewal of Lease over 116 Brisbane Street, Ipswich to Rajesh Sharma	ТВА	In progress
Council 27/05/2021	Infrastructure and Environment Department	16.1	Notice of Motion - Emergency Works to Unformed Damaged Roads	TBA	In progress
Council 24/06/2021	Planning and Regulatory Services Department	16.2	Notice of Motion - Council support for federal funding request by Springfield City Group - Stage 3 Robelle Domain	31/03/2022	In progress
Council 22/07/2021	Community, Cultural and Economic Development Department	16.1	Notice of Motion - Local Offices at Springfield Central Library, Redbank Plains Library and Rosewood Library	ТВА	In progress
Council 22/07/2021	Community, Cultural and Economic Development Department	8.1	Hack for Community Impact	ТВА	In progress
Council 22/07/2021	Coordination and Performance Department	16.1	Notice of Motion - Local Offices at Springfield Central Library, Redbank Plains Library and Rosewood Library	30/01/2022	In progress
Council 22/07/2021	Infrastructure and Environment Department	15.2	Provisional Projects	ТВА	In progress

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Council 22/07/2021	Infrastructure and Environment Department	16.1	Notice of Motion - Local Offices at Springfield Central Library, Redbank Plains Library and Rosewood Library	TBA	In progress
Council 19/08/2021	Coordination and Performance Department	15.7	Notice of Motion Response - Councillor Local Office Space	30/01/2022	In progress
Council 19/08/2021	Infrastructure and Environment Department		Public Participation – Public Swimming Pools	TBA	In progress
Council 19/08/2021	Infrastructure and Environment Department	15.11	Sub-Regional Waste Alliance - Recycling Modernisation Fund	TBA	In progress
Council 16/09/2021	Infrastructure and Environment Department		14.5. Committee Report - Environment and Sustainability Committee - 2 September 2021	ТВА	In progress
Council 16/09/2021	Infrastructure and Environment Department	15.4	Provisional Projects	TBA	In progress
Council 21/10/2021	Community, Cultural and Economic Development Department	15.5	Event Sponsorship - A-League Friendly Football Match	TBA	In progress
Council 21/10/2021	Coordination and Performance Department	5	Condolences	TBA	In progress
Council 21/10/2021	Infrastructure and Environment Department	15.4	Disaster Management Policy Review	TBA	In progress
Council 18/11/2021	Coordination and Performance Department	15.9	Reappointment of Urban Utilities Board Members	TBA	In progress
Council 18/11/2021	Corporate Services Department	15.7	Procurement: Preferred Supplier Arrangement 17209 - Provision of Resource Recovery and Disposal of Non-Putrescible Waste	ТВА	In progress
Council 18/11/2021	Corporate Services Department	15.8	Procurement: Tender 16829 - Civil Construction Works Redbank Plains Road - Stage 3	ТВА	In progress
Council 18/11/2021	Infrastructure and Environment Department	15.5	Sub Regional Waste Alliance - MRF Budget Allocation	TBA	In progress
Council 18/11/2021	Infrastructure and Environment Department	15.6	Variation to Waste Transport Services Contract No. 16251 to include additional services for the consolidation and transport of kerbside recycling content	ТВА	In progress
Council 18/11/2021	Infrastructure and Environment Department	16.1	Notice of Motion - Seeking Dedication of White Rock - Spring Mountain Estate as a National Park	ТВА	In progress
Council 9/12/2021	Coordination and Performance Department	5	Condolences	ТВА	In progress
Council 9/12/2021	Corporate Services Department	15.2	Procurement: Tender 16830 - Civil Construction Works - Springfield Parkway and Springfield Greenbank Arterial - Stage 1	ТВА	In progress
Council 9/12/2021	Infrastructure and Environment Department	7	Presentation of Petitions – Dog Off Leash Park - Camira	TBA	In progress

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COUNCIL

Meeting	Dept	Item	Title	Status
Council 27/04/2020	Corporate Services Department	G.9	Cherish the Environment Foundation Limited - 2018- 2019 Financial Statements and Final Management Report	Completed
Council 27/08/2020	Corporate Services Department		Monthly Finance Performance Report - July 2020	Completed
Council 27/08/2020	Infrastructure and Environment Department		Notice of Motion - Food Truck Friendly Council	Completed
Council 25/02/2021	Coordination and Performance Department	15.4	Local Roads and Community Infrastructure Program (Round 2) Funding Allocation	Completed
Council 25/03/2021	Coordination and Performance Department		Mayoral Minute - Recruitment of Chief Executive Officer	Completed
Council 24/06/2021	Corporate Services Department	15.5	Planning and Environment Court Landfill/Waste Appeals 3473/19, 4101/19 and 912/20 - Legal Expenditure	Completed
Council 19/08/2021	Community, Cultural and Economic Development Department	15.7	Notice of Motion Response - Councillor Local Office Space	Completed
Council 19/08/2021	Infrastructure and Environment Department	7	Presentation of Petition - Siedofsky Street, Redbank Plains	Completed
Council 16/09/2021	Corporate Services Department	15.4	Provisional Projects	Completed
Council 2/11/2021	Coordination and Performance Department	6.1	Appointment of Chief Executive Officer	Completed
Council 18/11/2021	Coordination and Performance Department	15.11	Report - Audit and Risk Management Committee No. 2021(05) of 6 October 2021	Completed
Council 18/11/2021	Coordination and Performance Department	15.9	Reappointment of Urban Utilities Board Members	Completed
Council 18/11/2021	Corporate Services Department	15.12	CEO Contract of Employment	Completed
Council 18/11/2021	Corporate Services Department	15.6	Variation to Waste Transport Services Contract No. 16251 to include additional services for the consolidation and transport of kerbside recycling content	Completed
Council 18/11/2021	Corporate Services Department	15.7	Procurement: Preferred Supplier Arrangement 17209 - Provision of Resource Recovery and Disposal of Non-Putrescible Waste	Completed
Council 18/11/2021	Corporate Services Department	15.8	Procurement: Tender 16829 - Civil Construction Works Redbank Plains Road - Stage 3	Completed
Council 18/11/2021	Planning and Regulatory Services Department	15.4	Temporary Local Planning Instrument 1 of 2022	Completed
Council 9/12/2021	Coordination and Performance Department	15.4	Terms of Reference review - Standing committees	Completed
Council 9/12/2021	Coordination and Performance Department	15.4	Terms of Reference review - Standing committees	Completed
Council 9/12/2021	Corporate Services Department	15.3	Procurement: Construction of Youth Skate Park at Redbank Plains Recreation Reserve	Completed
Council 9/12/2021	Corporate Services Department	15.4	Terms of Reference review - Standing committees	Completed
Council 9/12/2021	Planning and Regulatory Services Department	15.1	Development Application Recommendation - 5636/2021/MCU - Community Use (Child Care Centre) - 54-56 Arthur Summervilles Road, Karalee	Completed
Council 9/12/2021	Planning and Regulatory Services Department	15.1	Development Application Recommendation - 5636/2021/MCU - Community Use (Child Care Centre) - 54-56 Arthur Summervilles Road, Karalee	Completed
Council 9/12/2021	Planning and Regulatory Services Department	15.6	Development Application Recommendation - 15770/2021/MCU Material Change of Use - 11, 19-25 & 27 Nicholas Street, Ipswich	Completed
Council 9/12/2021	Planning and Regulatory Services Department	15.7	Development Application Recommendation - 16204/2021/MCU Material Change of Use - 5 Union Place & 8 Bell Street, Ipswich	Completed

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ECONOMIC AND INDUSTRY DEVELOPMENT COMMITTEE

Actions in progress: 4

Meeting	Dept	Item	Title	Expected Completion Date	Status
Economic and Industry Development Committee 8/07/2021	Community, Cultural and Economic Development Department	2	Small Business Funding Program	TBA	In progress
Economic and Industry Development Committee 1/12/2021	Community, Cultural and Economic Development Department	2	Regional Development Australia Ipswich & West Moreton Committee Membership	TBA	In progress
Economic and Industry Development Committee 1/12/2021	Community, Cultural and Economic Development Department	3	Small Business Growth Program	TBA	In progress
Economic and Industry Development Committee 1/12/2021	Coordination and Performance Department	2	Regional Development Australia Ipswich & West Moreton Committee Membership	ТВА	In progress

ECONOMIC AND INDUSTRY DEVELOPMENT COMMITTEE

Meeting	Dept	Item	Title	Status
Economic and Industry Development Committee 2/09/2021	Community, Cultural and Economic Development Department	3	Chambers of Commerce - 2021-2022 Partnership Agreements	Completed

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ENVIRONMENT AND SUSTAINABILITY COMMITTEE

Actions in progress: 7

Meeting	Dept	Item	Title	Expected Completion Date	Status
Environment and Sustainability Committee 15/10/2020	Infrastructure and Environment Department	2	Stormwater Quality Offsets Program Capital Works Portfolio Sub Program - List of Projects 2021-2022	30/06/2022	In progress
Environment and Sustainability Committee 11/03/2021	Corporate Services Department	4	Cherish the Environment Foundation	30/06/2022	In progress
Environment and Sustainability Committee 11/03/2021	Infrastructure and Environment Department	3	Assessment of 12-26 Eugene Street Bellbird Park for Enviroplan acquisition	TBA	In progress
Environment and Sustainability Committee 11/03/2021	Infrastructure and Environment Department	4	Cherish the Environment Foundation	TBA	In progress
Environment and Sustainability Committee 2/09/2021	Infrastructure and Environment Department	2	Traditional Owner Reference Group	TBA	In progress
Environment and Sustainability Committee 7/10/2021	Infrastructure and Environment Department	3	Review and Update of the Local Disaster Management Sub Plan - Public Information and Warnings	TBA	In progress
Environment and Sustainability Committee 1/12/2021	Infrastructure and Environment Department	2	Sustainability Strategy	ТВА	In progress

ENVIRONMENT AND SUSTAINABILITY COMMITTEE

Meeting	Dept	Item	Title	Status
Environment and Sustainability Committee 4/11/2021	Coordination and Performance Department	3	Matters Arising	Completed
Environment and Sustainability Committee 1/12/2021	Corporate Services Department	2	Sustainability Strategy	Completed

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GOVERNANCE AND TRANSPARENCY COMMITTEE

Actions in progress: 16

Meeting	Dept	Item	Title	Expected Completion Date	Status
Governance and Transparency Committee 15/10/2020	Infrastructure and Environment Department	1	Acquisition of Leasehold Land - Champions Way Truncation	ТВА	In progress
Governance and Transparency Committee 11/02/2021	Corporate Services Department	4	Acquisition of Land for INF02414 Road Purposes Redbank Plains Road Stage 3	ТВА	In progress
Governance and Transparency Committee 11/02/2021	Corporate Services Department	5	Acquisition of Land and Drainage Easement for INF03206 Mary and William Streets Blackstone Traffic Signalisation Project	1/03/2022	In progress
Governance and Transparency Committee 11/02/2021	Corporate Services Department	6	Acquisition of Drainage Easements for INF04089 Local Drainage Rehabilitation Project Pryde and Hume Street, Woodend	1/03/2022	In progress
Governance and Transparency Committee 10/06/2021	Corporate Services Department	5	New Trustee Lease over Reserve for Recreation Purposes to Australian Crawl (Goodna) Pty Ltd over 256 Brisbane Road, Bundamba	ТВА	In progress
Governance and Transparency Committee 2/09/2021	Corporate Services Department	2	New Trustee Lease over Reserve for Recreation Purposes to Rosewood RSL Sub Branch Inc. over 1 Mill Street, Rosewood	ТВА	In progress
Governance and Transparency Committee 7/10/2021	Corporate Services Department	2	Trustee Lease Renewal to Axicom Pty Ltd over 22 Chelmsford Avenue, Ipswich	31/01/2022	In progress
Governance and Transparency Committee 4/11/2021	Coordination and Performance Department	5	Community Panels	ТВА	In progress
Governance and Transparency Committee 4/11/2021	Coordination and Performance Department	6	Council, Committee Meetings and Briefings/Workshop dates for 2022 and January 2023	31/01/2022	In progress
Governance and Transparency Committee 4/11/2021	Coordination and Performance Department	7	Drug and Alcohol (Councillors) Policy	28/02/2022	In progress
Governance and Transparency Committee 4/11/2021	Corporate Services Department	3	New Trustee Lease over Reserve for Recreation Purposes - Australian Crawl (Goodna) Pty Ltd - 19A Toongarra Road Leichhardt	ТВА	In progress
Governance and Transparency Committee 4/11/2021	Infrastructure and Environment Department	3.1	Matter on Notice - Operating Hours of the Georgie Conway Leichhardt Swim Centre	TBA	In progress
Governance and Transparency Committee 4/11/2021	Planning and Regulatory Services Department	5	Community Panels	31/01/2022	In progress
Governance and Transparency Committee 4/11/2021	Planning and Regulatory Services Department	5	Community Panels	ТВА	In progress
Governance and Transparency Committee 1/12/2021	Corporate Services Department	5	Acquisition of Land for Drainage Purposes for INF03780 Alice and Short St KC Project	ТВА	In progress
Governance and Transparency Committee 1/12/2021	Corporate Services Department	6	Rates relief in response to the COVID- 19 pandemic	TBA	In progress

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GOVERNANCE AND TRANSPARENCY COMMITTEE

Meeting	Dept	Item	Title	Status
Governance and Transparency Committee 10/06/2021	Corporate Services Department	4	Procurement - Overdrive subscription for eResources	Completed
Governance and Transparency Committee 7/10/2021	Corporate Services Department	3	Procurement - Mobile Data Anywhere Subscription	Completed
Governance and Transparency Committee 7/10/2021	Corporate Services Department	4	Procurement – VelocityEHS Workplace Health and Safety Management Software Subscription	Completed
Governance and Transparency Committee 7/10/2021	Corporate Services Department	5	Procurement - Professional Development Mayor and Councillors	Completed
Governance and Transparency Committee 4/11/2021	Coordination and Performance Department	2	Quarterly Reports to the Department of State Development, Infrastructure, Local Government and Planning	Completed
Governance and Transparency Committee 4/11/2021	Coordination and Performance Department	6	Council, Committee Meetings and Briefings/Workshop dates for 2022 and January 2023	Completed
Governance and Transparency Committee 4/11/2021	Corporate Services Department	4	Procurement: TCP - 10590 Supply and Delivery of Light Vehicles	Completed
Governance and Transparency Committee 4/11/2021	Corporate Services Department	7	Drug and Alcohol (Councillors) Policy	Completed
Governance and Transparency Committee 1/12/2021	Corporate Services Department	2	Review of CEO Annual Performance Appraisal Policy	Completed
Governance and Transparency Committee 1/12/2021	Corporate Services Department	2	Review of CEO Annual Performance Appraisal Policy	Completed
Governance and Transparency Committee 1/12/2021	Corporate Services Department	3	Procurement: Recollect Picture Library Subscriptions	Completed
Governance and Transparency Committee 1/12/2021	Corporate Services Department	4	Procurement - 2022 Civic Centre Comedy Program	Completed

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GROWTH, INFRASTRUCTURE AND WASTE COMMITTEE

Actions in progress: 17

Meeting	Dept	Item	Title	Expected Completion Date	Status
Growth Infrastructure and Waste Committee 12/11/2020	Infrastructure and Environment Department	7	Notice of Motion - Load Limits placed on heavy-traffic bridges	TBA	In progress
Growth Infrastructure and Waste Committee 11/03/2021	Corporate Services Department	4	Acquisition of Land for Road Purposes - Springfield Parkway Shared Path Upgrade Project	TBA	In progress
Growth Infrastructure and Waste Committee 15/04/2021	Corporate Services Department	3	Acquisition of Volumetric Title from Springfield Anglican College - (Lot 1 SP151191)	ТВА	In progress
Growth Infrastructure and Waste Committee 15/04/2021	Infrastructure and Environment Department	5	Notice of Motion Response - Riding the Revolution Report	TBA	In progress
Growth Infrastructure and Waste Committee 10/06/2021	Corporate Services Department	13	Amendment to Acquisition of INF02725 Drainage Easement for Local Drainage Rehabilitation at Arthur Summervilles Road, Karalee	ТВА	In progress
Growth Infrastructure and Waste Committee 5/08/2021	Corporate Services Department	2	Disposal of Subterranean Land Located at Lots 21 and 22 Ipswich-Rosewood Road, Amberley	15/02/2022	In progress
Growth Infrastructure and Waste Committee 2/09/2021	Corporate Services Department	5	Acquisition of Land for INF03144 Eastern Ipswich Bikeway Link	1/02/2022	In progress
Growth Infrastructure and Waste Committee 2/09/2021	Corporate Services Department	6	Acquisition of Drainage Easement - INF04082 - 97 Moores Pocket Road, Moores Pocket	30/06/2022	In progress
Growth Infrastructure and Waste Committee 7/10/2021	Corporate Services Department	2	Procurement: Delegation to CEO to enter into contract for supply of electricity for large contestable sites	TBA	In progress
Growth Infrastructure and Waste Committee 7/10/2021	Corporate Services Department	3	Proposed Disposal of Council Asset: 'Marburg Sulky'	ТВА	In progress
Growth Infrastructure and Waste Committee 7/10/2021	Infrastructure and Environment Department	3	Proposed Disposal of Council Asset: 'Marburg Sulky'	ТВА	In progress
Growth Infrastructure and Waste Committee 4/11/2021	Corporate Services Department	5	Acquisition of Drainage Easement INF04249 - 11 Panton Street, Woodend	1/07/2022	In progress
Growth Infrastructure and Waste Committee 4/11/2021	Corporate Services Department	6	Acquisition of Drainage Easement INF04251 - 50 Blackall Street, East Ipswich	1/07/2022	In progress
Growth Infrastructure and Waste Committee 4/11/2021	Infrastructure and Environment Department	2	E-Scooters in Ipswich	TBA	In progress
Growth Infrastructure and Waste Committee 4/11/2021	Infrastructure and Environment Department	3.1	MATTER ON NOTICE - STATUS OF TREES - ROUNDABOUT AT TOURNAMENT DRIVE/AUGUST PARKWAY	TBA	In progress
Growth Infrastructure and Waste Committee 4/11/2021	Infrastructure and Environment Department	4	Cameron Park - Swifts Leagues Club	TBA	In progress
Growth Infrastructure and Waste Committee 4/11/2021	Planning and Regulatory Services Department	13	Notice of Motion - Assistance for Agritourism Industry in Ipswich	21/02/2022	In progress

IPSWICH CITY COUNCIL ACTIONS REPORT	Printed: Tuesday, 18 January 2022		
Total actions in progress: 86 Total actions completed since last report: 51	8:45:10 AM Date From:	27/04/2020	
Total actions completed since last report. 31	Date To:	18/01/2022	

GROWTH, INFRASTRUCTURE AND WASTE COMMITTEE

Meeting	Dept	Item	Title	Status
Growth Infrastructure and Waste Committee 10/06/2021	Coordination and Performance Department	3	North Ipswich Sport and Entertainment Precinct Business Cases and National Sporting Expansion into Ipswich	Completed
Growth Infrastructure and Waste Committee 7/10/2021	Infrastructure and Environment Department	4	Kerb and Channel Sub-Program - Project Prioritisation Methodology	Completed
Growth Infrastructure and Waste Committee 4/11/2021	Corporate Services Department	7	Procurement: Supply and Delivery of Waste Collection / Compaction Trucks	Completed
Growth Infrastructure and Waste Committee 4/11/2021	Corporate Services Department	8	Procurement: Residential Glass and Kerbside Recycling	Completed
Growth Infrastructure and Waste Committee 4/11/2021	Corporate Services Department	9	Procurement: Paintback Paint Product Stewardship Scheme Extension	Completed
Growth Infrastructure and Waste Committee 4/11/2021	Planning and Regulatory Services Department	3	Augusta Parkway Urban Street Tree Lighting Trial	Completed
Growth Infrastructure and Waste Committee 4/11/2021	Planning and Regulatory Services Department	3.1	MATTER ON NOTICE - STATUS OF TREES - ROUNDABOUT AT TOURNAMENT DRIVE/AUGUST PARKWAY	Completed
Growth Infrastructure and Waste Committee 1/12/2021	Infrastructure and Environment Department	1	Georgie Conway Leichhardt Community Swim Centre	Completed
Growth Infrastructure and Waste Committee 1/12/2021	Infrastructure and Environment Department	3	PETITION - Request for Removal of Bollards on Siedofsky Street, Redbank Plains	Completed

IPSWICH CITY COUNCIL ACTIONS REPORT	Printed: Tuesday, 18 January 2022		
Total actions in progress: 86 Total actions completed since last report: 51	8:45:10 AM Date From: 27/04/2020		
Total actions completed since last report. 31	Date To: 18/01/2022		

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE

Actions in progress: 5

Meeting	Dept	Item	Title	Expected Completion Date	Status
Ipswich Central Redevelopment Committee 4/11/2021	Coordination and Performance Department	4	Nicholas Street Precinct - Retail Sub- Project Steering Committee October 2021	ТВА	In Progress
Ipswich Central Redevelopment Committee 1/12/2021	Community, Cultural and Economic Development Department	3.1	Matter Taken on Notice - Bottle Alley Submission	ТВА	In Progress
Ipswich Central Redevelopment Committee 1/12/2021	Corporate Services Department	3	Procurement - Re-Imagining Bottle Alley Expression of Interest	8/02/2022	In Progress
Ipswich Central Redevelopment Committee 9/12/2021	Coordination and Performance Department	1	Nicholas Street Precinct - Approval of an Agreement for Lease for Metro B Tenancy 2BK1	ТВА	In Progress
Ipswich Central Redevelopment Committee 9/12/2021	Corporate Services Department	2	Procurement - Nicholas Street Precinct Cinema Operations	28/03/2022	In Progress

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE

Meeting	Dept	Item	Title	Status
Ipswich Central Redevelopment Committee 4/11/2021	Community, Cultural and Economic Development Department	2	Ipswich Central Revitalisation - Positioning Framework and Place Plans	Completed
Ipswich Central Redevelopment Committee 1/12/2021	Coordination and Performance Department	1.01	Matter Arising - Ipswich Transit Centre	Completed

Doc ID No: A7850671

ITEM: 16.2

SUBJECT: MEDIA AND CORPORATE COMMUNICATIONS POLICY

AUTHOR: ACTING GENERAL MANAGER COORDINATION AND PERFORMANCE

DATE: 19 JANUARY 2022

EXECUTIVE SUMMARY

This is a report concerning the adoption of an amended media and corporate communications policy for council, to provide greater clarity on roles and responsibilities in delivering quality media and corporate communication activities with consistent messaging and a stakeholder and audience centric approach.

Council has an existing Media Policy (**Attachment 1**) that was adopted in December 2019 by the Interim Administrator. Since that time council and the city have undergone significant change including the return of our elected representatives, the Mayor and Councillors, a growing local media industry and an organisational maturity in how we communicate and promote the programs, services and initiatives of our work from iFuture (our five-year corporate plan) and the yearly Annual Plan and Budget.

The purpose of a new Media and Corporate Communications Policy (**Attachment 2**) is to provide the organisation, Mayor, Councillors and council staff with greater clarity on roles and responsibilities in delivering communication activities including who, how, when, why and where we communicate. The recommended amended policy will provide greater clarity and opportunity for improved outcomes in representing the work of the council to the community.

RECOMMENDATION/S

- A. That the policy titled "Media Policy as outlined in Attachment 1, be repealed.
- B. That the draft policy titled "Media and Corporate Communications Policy" as outlined in Attachment 2, be adopted.

RELATED PARTIES

There are no known or declared conflicts of interest in relation to this matter.

IFUTURE THEME

A Trusted and Leading Organisation

PURPOSE OF REPORT/BACKGROUND

Council has an existing Media Policy (**Attachment 1**) that was adopted in December 2019 by the Interim Administrator. Since that time council and the city have undergone significant change including the return of our elected representatives, the Mayor and Councillors, a growing local media industry and an organisational maturity in how we communicate and promote the programs, services and initiatives of our work from iFuture (our five-year corporate plan) and the yearly Annual Plan and Budget.

The purpose of a new Media and Corporate Communications Policy (**Attachment 2**) is to provide the organisation, Mayor, Councillors and council staff with greater clarity on roles and responsibilities in delivering communication activities including who, how, when, why and where we communicate.

This is achieved by following several principles:

- Retaining an audience first focus
- Adhering to communication best practice
- Ensuring positive contribution to our corporate reputation
- Prioritising activities that are aligned to the corporate plan
- Providing most appropriate spokespeople and subject matter experts
- Ensuring official comments are consistent, well informed, timely, accurate and appropriate
- Ensure that media and corporate communications are sources are utilised effectively and efficiently
- Being consistent with the local government principles under the *Local Government Act 2009*.

The new policy also provides clarity and definitions of media (statements, releases and responses) and corporate communications.

The implementation of the policy will have limited, if any, impact for the current resourcing of Media, Communications and Engagement Branch. In fact, this new policy will be the catalyst for new streamlined processes and a new media style guide that will provide greater efficiencies for drafting and approval processes. Clearly defined processes will provide a stronger understanding and cultivate more opportunities for the Mayor, Councillors, CEO and staff to highlight media and communication opportunities related to their relevant areas; and assist with providing timely responses to media outlets.

Forward planning for media and communication will be key to the success of the policy and is closely linked to the implementation of Council's yearly Annual Plan for our capital program delivery, catalyst projects and programs, and the important services we provide every day for the city.

The draft policy highlights the measures that will be used for monitoring and evaluating its overall success and effectiveness.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions: Local Government Act 2009 Local Government Regulation 2012 Council's Code of Conduct Code of Conduct for Councillors in Queensland

RISK MANAGEMENT IMPLICATIONS

If this draft policy (Attachment 2) was not adopted reduced clarity of roles and responsibilities related to media and communications would continue which will impact our effectiveness and timeliness.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS

NON-DISCRETIONARY DECISION

Recommendation B. states that Council adopt the draft policy titled "Media and Corporate Communications Policy" in Attachment 2. Council has no ability to act differently because of an existing *Public Sector Ethics Act 1994* that requires certain conduct when contacted by or talking to media. Therefore, while the proposed decision may not be compatible with human rights Council's decision will not be unlawful under the *Human Rights Act 2019*.

FINANCIAL/RESOURCE IMPLICATIONS

There are no additional financial or resourcing implications as a result of adopting this policy. As with most service and support functions of Council, due to work programs and projects being delivered across council there may be times throughout the year where additional contingent support is required. This is standard and would not be a result of implementing this policy.

COMMUNITY AND OTHER CONSULTATION

Consultation has been undertaken with the Mayor, all Councillors, Chief Executive Officer and key staff through a Councillor workshop and opportunities to provide feedback on the draft policy.

CONCLUSION

Council has an existing Media Policy that was adopted in December 2019 by the Interim Administrator. Since that time council and the city have undergone significant change necessitating a review of the Media and Corporate Communications Policy. An amended policy has been prepared with significant amendments when compared to the current published policy. The implementation of the policy will have limited, if any, impact for current resourcing but will provide greater clarity and opportunity for improved outcomes in representing the work of the council to the community.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Media Policy 🗸	Afohe
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2. Draft Media and Corporate Communications Policy 🗓 🖺

Barbara Dart

ACTING GENERAL MANAGER COORDINATION AND PERFORMANCE

I concur with the recommendations contained in this report.

Sonia Cooper

CHIEF EXECUTIVE OFFICER

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



Version Control and Objective ID	Version No: 1	Objective ID: A5966773
Approved by Council on	10 December 2019	
Date of Review	10 December 2023	

1. Statement

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

It is the responsibility of the Mayor to ensure that strategic priorities and policies of the organisation are effectively communicated to the community. It is the responsibility of the Chief Executive Officer to ensure that operational priorities and achievements of the organisation are effectively communicated to the community.

Our communication mission as an organisation is to use high impact storytelling techniques to engage our community, and to develop an informed and connected city. We will turn ideas into influence, creating positive social impact.

We will provide capacity for our community to build. This will be done fairly, in a publicly responsible manner, and avoid undue advantage to any party in our media endeavour.

2. Purpose and Principles

The purpose of this policy in relation to official Council business and information is to:

- Indicate clearly Council's authorised spokespersons;
- Provide clear direction on the responsibilities of Councillors and staff in relation to official media comment;
- Support fair and equitable opportunity for the Mayor and Councillors to inform the public on strategic directions and policies of Council;
- Ensure that official comments made to the public are consistent, well informed, timely, accurate and appropriate;
- Provide a coordinated, professional and consistent approach to media liaison and community engagement through Council media channels; and
- Be consistent with the local government principles under the *Local Government Act* 2009.

"The following principles underpin Council's commitment to access, equity and inclusion:

- Access the right of residents and/or visitors to have ready and equitable access to council facilities, open space, programs, services, resources and information;
- Inclusion working in partnership to address the needs of residents and/or visitors and build an inclusive and cohesive community;

IPSWICH CITY COUNCIL | Name of Policy

- Equity equity and opportunities for all; and
- Respect recognise and value the contribution of the city's diverse population and respect the right of people to an inclusive community. "

3. Strategic Plan Links

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

• Safe, Inclusive and Creative

4. Regulatory Authority

- Local Government Act 2009
- Local Government Regulation 2012
- Council's Code of Conduct
- Councillor Code of Conduct
- Media and Communications Procedure

5. Scope

This policy applies to all Council officers, committee members and elected officials.

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

This policy does not limit or attempt to restrict relationships between Councillors and the media.

The policy acknowledges the rights and responsibilities of Councillors as elected representatives as outlined in the *Local Government Act 2009*.

This policy acknowledges that any information which has been made public through official channels, including committee papers and briefings, is open to media scrutiny.

As a matter of transparency, Council should be in a position to explain all publicly-available background, commentary, decisions or other publicly-available material to the community, including through Council's media channels, or third-party media organisations.

6. Roles and Responsibilities

Under guidance of the Mayor and Chief Executive Officer, Council's Media and Communications Section will share news and information within the scope of this policy via publication in a combination of traditional and new media channels inclusive but not limited to third-party media, social media and owned media.

The Mayor and the Chief Executive Officer are the official spokespersons on Council business, and may choose to delegate others to act as spokespersons when appropriate.

The Mayor may delegate Councillors to act as spokespersons on Council business in a fair and equitable manner so as not to promote some councillors over others.

The Chief Executive Officer is responsible for managing any media engagement regarding the city's day-to-day operations.

IPSWICH CITY COUNCIL | Name of Policy

If Councillors choose to provide comment to the media, statements must be identified as that Councillor's personal opinion, and not the position of Council.

The Chief Executive Officer may nominate Council officers to act as spokespersons in line with the Communications and Media Procedure.

Any Council officer, unless nominated by the chief executive officer as a nominated spokesperson, who is contacted by the media must not provide any comment and refer the enquiry to the Media and Communications Section.

Council's Media and Communications Section will inform all Councillors and the city's Chief Executive Officer in a timely manner of any media engagement the mayor performs on Council's behalf.

Media representatives attending a city-organised media engagement will make their own editorial decisions as to which Councillors they invite (or do not invite) to appear in any staged presentation, event, photo, video or similar activity.

It is inappropriate for any Councillor, including the Mayor, or the Chief Executive Officer to influence or determine the media's editorial needs or decisions.

Breaches of this policy will be dealt with in accordance with the Ipswich City Council's Code of Conduct.

7. Key Practice Guidelines

Official statements issued on behalf of Council must:

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

8. Monitoring and Evaluation

This policy is to be reviewed every four years or sooner if required. The success and effectiveness of the policy will be measured by:

- Information to the community that is timely and accurate, and which encourages discussion about Council decisions and policies.
- Information about the city and its people that encourages and promotes participation in an active, healthy and liveable community.
- Ensuring the community has access to Council decisions and policies, the reasons for those decisions and the resultant outcomes.
- Ensuring information that encourages and promotes advancement towards the accomplishment of Council's social, cultural, economic and development goals.

IPSWICH CITY COUNCIL | Name of Policy

Increased audience across Council-owned channels, including social media, Ipswich First, Discover Ipswich, and databases managed by Libraries, Civic Centre, Art Gallery and other approved channels.

9. Definitions

Council: Means Ipswich City Council.

Media: Includes television, print, radio, online and social media, as well as Council-branded or sub-brand social media, mastheads, magazines and media releases.

10. Policy Owner

The Media and Communications Manager (Coordination and Performance) is responsible for reviewing this policy.

IPSWICH CITY COUNCIL | Media and Corporate Communications Policy



Media and Corporate Communications Policy

IPSWICH CITY COUNCIL

Version Control and Objective ID	Version No: 1	Objective ID: A5966773
Approved by Council on		
Date of Review		

1. Statement

At Ipswich City Council, we value the role media and corporate communications play in sharing information about council decisions, initiatives, city events, activities and milestones.

Through media and corporate communications, we will build the profile of Ipswich City Council as trustworthy through transparent and timely updates on issues and events relevant to our region.

Ipswich City Council is also committed to providing, accurate and consistent information to the community via Council's own communications channels as well as to external media organisations.

2. Purpose and Principles

The purpose of the Media and Corporate Communications Policy (the Policy) is to provide the organisation, Mayor, Councillors and council staff with clarity on roles and responsibilities in delivering communication activities including who, how, when, why and where we communicate.

This is achieved by following several principles:

- Retaining an audience first focus
- Adhering to communication best practice
- Ensuring positive contribution to our corporate reputation
- Prioritising activities that are aligned to the corporate plan
- Providing most appropriate spokespeople and subject matter experts
- Ensuring official comments are consistent, well informed, timely, accurate and appropriate
- Ensure that media resources are utilised effectively and efficiently
- Being consistent with the local government principles under the Local Government Act 2009.

IPSWICH CITY COUNCIL | Media and Corporate Communications Policy

3. Strategic Plan Links

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

- Safe, Inclusive and Creative
- Trusted and Leading Organisation

4. Regulatory Authority

- Local Government Act 2009
- Local Government Regulation 2012
- Council's Code of Conduct
- Code of Conduct for Councillors in Queensland

5. Human Rights Commitment

A Human Rights Impact Assessment Checklist (template in Objective/Utilities) must be completed for all policies. The completed checklist is to be included when seeking approval and publishing. The statement below is a mandatory component and is not to be changed.

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

6. Scope

- The Policy relates to the media activities and corporate communications of Ipswich City Council.
- The Policy applies to all Council staff, Mayor and Councillors.
- The Policy enables information dissemination and discussion on topics relevant to Council's strategic and operational activities and objectives for the city.
- The Policy does not preclude Councillors from making their own media statements, which may conflict with Council's position or on matters that are not current Council programs or initiatives. In these scenarios, councillors must be aware of their Code of Conduct obligations and must ensure they make it clear that any comments are their personal opinion and may not reflect the position of the Council.
- The Policy does not apply to the communications and media activities of the Local Disaster Management Group (LDMG) when it has reached the status of 'stand up' and defers to the communications directives of the LDMG.

7. Roles and Responsibilities

Media Activities

IPSWICH CITY COUNCIL | Media and Corporate Communications Policy

- The below table represents the Official Spokesperson/s related to proactive media releases, media statements and responses to media enquiries.
- Media may be seeking a direct response from the Mayor and in those instances the
 Mayor will be the official spokesperson for media enquiries. The Mayor may wish to
 include the relevant Committee Chair or Divisional Councillors in the response or defer
 to the CEO if the enquiry is an operational matter.

Table 1:

Topic	Official Spokesperson
City-wide strategic and advocacy matters	The Mayor, is the official spokesperson for city-wide strategic and advocacy matters for Ipswich City Council.
	Where city-wide strategic and advocacy matters also relate to a particular topic of a Committee, the Mayor may delegate or include the Committee Chair as an additional official spokesperson.
	In the absence of the Mayor or at the request of the Mayor, the Deputy Mayor may be the official spokesperson on city-wide strategic and advocacy matters. This also applies to any Councillor who may be appointed Acting Mayor in the absence of both the Mayor and Deputy Mayor.
Matters relating to Committee portfolios and Divisional matters	A Committee Chair is the official spokesperson for strategic or advocacy matters relating to Committee portfolios.
	Where matters relate to a Council Division, for example the completion of a road or opening of a park in a specific Division, the Committee Chair may designate the relevant Divisional Councillors to delegate to or be additional official spokespersons.
	In the absence of the Committee Chair, the Deputy Chair will be the official spokesperson for matters relating to the Committee. This also applies to any Councillor who may be appointed Acting Committee Chair in the absence of both the Committee Chair and Deputy Committee Chair.
Council operational matters	The Chief Executive Officer (CEO) is the official spokesperson for operational matters. The CEO may delegate to Council Officers as deemed appropriate.

The official spokesperson is also the final approver of a media release, media statement or media enquiry response. Specific spokespeople may be appointed to projects outside this

IPSWICH CITY COUNCIL | Media and Corporate Communications Policy

scope, such as, but not limited to, the LDMG, and these arrangements should be included in the relevant Terms of Reference where applicable.

Official spokespersons are the approver of their attributed quotes in written content (i.e., printed and digital content).

The Mayor and Councillors are the approvers of their articles in the Council Community Matters Newsletter.

Official spokespersons can also appear on radio and video.

All contact by the media to a Councillor to request a statement or response on behalf of Council must be directed as soon as possible to the Media, Communication and Engagement Branch.

Where an individual Councillor chooses to provide comment to the media, statements and responses must be identified as their personal opinion and not the position of Council.

Any council staff member, unless nominated by the CEO as a nominated spokesperson, who is contacted by the media must not provide any comment and refer the enquiry as soon as possible to the Media, Communications and Engagement Branch.

Council's Media, Communications and Engagement Branch will inform all Councillors and the CEO in a timely manner of any media engagement events or activities the Mayor, Councillors or CEO performs on Council's behalf.

Key Practice Guidelines for Official Spokespersons

Any quote of an official spokesperson issued on behalf of Council must:

- Be consistent with the current policy and position
- Support the reputation of the city, Council, Council staff and Councillors
- Be respectful of the Mayor and Councillors, Council, Council staff and members of the community
- Not commit Council or its resources to a course of action without Council discussion and/or resolution or where relevant, CEO approval
- Not breach of any laws (such as privacy, human rights, defamation, racial vilification, or equal opportunity), or the relevant Code of Conduct
- Avoid any admission of legal liability.

Corporate Communications

- Corporate communications are approved by the CEO.
- Mayor and Councillors are to be made aware corporate communications to be distributed in a timely manner.
- Where a corporate communication includes a foreword or welcome message by the Mayor, a Councillor or CEO then they approve that foreword or welcome message.
- Where a corporate communication includes an attributed quote from an official spokesperson, they are to approve their quote to be used.
- Corporate communications are defined in section 10 below.

IPSWICH CITY COUNCIL | Media and Corporate Communications Policy

8. Key Stakeholders

- Mayor and Councillors
- Chief Executive Officer
- Office of the Mayor and Executive Services Branch
- General Managers
- Media, Communications and Engagement Branch Staff
- Marketing and Promotions Branch Staff

9. Monitoring and Evaluation

The Policy is to be reviewed every four years or sooner if required. The success and effectiveness of the Policy will be measured by:

- Information to the community that is timely and accurate, and which encourages discussion about Council decisions and policies
- Information about the city and its people that encourages and promotes participation in an active, healthy and liveable community
- Ensuring the community has access to Council decisions and policies, the reasons for those decisions and the resultant outcomes
- Ensuring information that encourages and promotes advancement towards the accomplishment of Council's stated vision and objectives
- Sentiment, audience reach and engagement across Council-owned channels
- Information on spokespersons and delegations

10. Definitions

City-wide strategic and advocacy matters: Strategic matters that apply to the whole of the city not just a particular Council Division; and any advocacy to Federal or State Government or external party on behalf of Council at a strategic level.

Contact: Any attempt to contact Council staff, Councillors and contractors by telephone, email, through social media or in person by a member of the media.

Corporate communications: a range of content prepared for Council-owned channels including but not limited to Discover Ipswich (digital), Ipswich First (digital), Newsletters (digital and printed) (excluding the Council Community Matters Newsletter), electronic direct marketing and mail (EDM).

Note: The Quarterly Seasonal Guide and the Discover Ipswich printed publication will be shared with the Mayor and Councillors for feedback prior to printing and distribution.

Council: Ipswich City Council

IPSWICH CITY COUNCIL | Media and Corporate Communications Policy

Media: All forms of published content such as newspapers, radio, television and online (including social media) and the related publishing organisations, industry or individuals involved.

Media activities: Actions which are designed to obtain coverage from media.

Official spokesperson: the Mayor, a Councillor or Council Officer commenting on behalf of Ipswich City Council.

Operational matters: Activities relating to the day-to-day delivery of Council services and programs as well as administrative matters relating to staff

11. Policy Owner

The General Manager, Coordination and Performance is the Policy owner, and the Manager, Media, Communications and Engagement is responsible for authoring and reviewing the Policy.

Doc ID No: A7801174

ITEM: 16.3

SUBJECT: JANE GORY PARK COMMUNITY HUB (AUGUSTINE HEIGHTS) HIRE FEES

AUTHOR: MANAGER, COMMUNITY AND CULTURAL SERVICES

DATE: 10 DECEMBER 2021

EXECUTIVE SUMMARY

This is a report concerning the opening of the Jane Gory Park Community Hub in Augustine Heights, and the proposed hire fees for use of the facility.

RECOMMENDATION/S

That the proposed fees for hire of the Jane Gory Park Community Hub, as detailed in Attachment 2 to the report, be adopted with an effective date of 28 January 2022.

RELATED PARTIES

This report deals with the opening of a new community facility and the adoption of hire fees and does not specifically reference any third party. There have been no conflicts of interest declared as at the date of this report. Councillors should consider where fees and charges may impact on their other interests or activities.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

The house and land sales office occupied by Stockland Development Pty Ltd at 4 Christopher Street, Augustine Heights, was transferred to Council in September 2019. This transfer was a condition of the development approval in place for the site, which specified that following transfer to Council, the asset was to be used as a community centre, community hall, or meeting room.

Council was required to undertake minor refurbishment of the building to ensure it was compliant and fit for purpose as a community facility. The scheduled works have been completed and is now fit and ready for activation by the community.

The building is approximately 104 square meters in size, equipped with a basic kitchenette and toilet, meeting all Disability Discrimination Act (DDA) requirements for access and

amenity use. It is centrally located within Augustine Heights, within the grounds of the Jane Gory Park, with a car park and small children's playground adjacent.

The facility is well suited for use as a meeting venue by local community groups and not-for-profit organisations that do not have the requirement for larger hall facilities. Demand for the venue is expected to be strong, with a number of enquiries from local groups seeking small meeting facilities fielded over the last 12 months.

In determining the recommended fees and charges, consideration was given to the size and design of the facility, its practical use and the requirement that it be accessible to and used by community organisations. As such a nominal venue hire fee of \$25 and \$50 for a half and full day respectively have been recommended. Seasonal hire fees would also be available where the user group is seeking multiple (> 6 occasions) access over a 6 month period. The recommended fee for this level of access is \$290.00.

Booking and access will be facilitated in line with all other existing council owned assets.

The facility will be made available for community use as soon as practicable, with fees applicable to bookings from 28 January 2022 onwards.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions: Local Government Act 2009 (QLD) 262 (3) (c), in relation to the power of Council to set a charge for a service or facility, other than a cost recovery fee.

RISK MANAGEMENT IMPLICATIONS

In an effort to encourage ease of access and therefore activation of the facility, it is recommended that key deposits and a security bond not be applied for community group hire coordinated by the delegated authority. Given the one-dimensional, restricted flexibility and size of the facility, the majority of community groups who will seek to use the facility will be small in numbers. The application of a facility bond, which currently sits at \$480.00 as listed in Councils fees and charges, may be financially prohibitive and act as a deterrent to use.

Where a key deposit and/or bond is not applied, the terms and conditions for key access and use of the facility will include provision for recovery of costs for any loss or damage incurred.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS		
OTHER DECISION		
(a) What is the Act/Decision being made?	Recommendation A requests Council approval for fees for the hire of a new community facility under the provisions of the Local Government Act 2009 (Qld) s 262 (3) (c) "power to charge for a service or facility, other than a service or facility for which a cost-recovery fee may be fixed."	

(b) What human rights	The intended use of the facility, and the proposed fees for its
are affected?	use, do not adversely affect human rights.
(c) How are the human	Not applicable
rights limited?	
(d) Is there a good	Not applicable
reason for limiting	
the relevant rights?	
Is the limitation fair	
and reasonable?	
(e) Conclusion	The decision is consistent with human rights.

FINANCIAL/RESOURCE IMPLICATIONS

The proposed venue hire fees have been set at a minimal rate so as to facilitate ease of access for community groups and not-for-profit organisations operating in the local area.

Revenue from hire of the facility is forecast to be in the order of \$2,500-\$5,000 for a full financial year. The revenue will partially offset the costs to Council of operating and maintaining the facility.

COMMUNITY AND OTHER CONSULTATION

No formal community consultation has been entered into in regards the facility nor its intended fees and charges. A number of local area groups have been in contact with Council enquiring about accessing the facility and to date have been advised that it will be available for bookings by the community.

CONCLUSION

The condition of transfer of the facility from Stockland to Council called for the site to be used as a "community centre, community hall, or meeting room". Council have received a number of enquiries in regards the site and its availability as a 'bookable space' and whilst the facility is not a community hall or centre due to its size and limited flexibility, it does however provide a valuable space for local community groups and organisations to meet and conduct low risk activities in a safe and secure location ideally positioned to benefit the social, sporting and activities-based community groups in the immediate area.

The facility will be made available for community use as soon as practicable, with fees applicable to bookings from 28 January 2022 onwards.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

Draft extract of fees and charges regsiter - Jane Gory Park Community Hub hire fees 1

Don Stewart

MANAGER, COMMUNITY AND CULTURAL SERVICES

I concur with the recommendations contained in this report.



ACTING GENERAL MANAGER, COMMUNITY, CULTURAL AND ECONOMIC DEVELOPMENT

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

Item 16.3 / Attachment 1

PARKS, SPORTING GROUNDS AND COMMUNITY FACILITIES

7 Jane Gory Park Community Hub

Jane Gory Park Community Hub – Half day venue hire (up to 5 hours) – Non-Commercial Use	\$25.00	#
Jane Gory Park Community Hub – Full day venue hire (up to 9 hours) – Non-Commercial Use	\$50.00	#
Jane Gory Park Community Hub – Seasonal venue hire fee – Non-Commercial Use	\$290.00	#
Seasonal hire fees are applicable to regular bookings for up to a period of 6 months.		

Draft extract of register # Indicates 10% GST included page 1 of 1

Doc ID No: A7656233

ITEM: 16.4

SUBJECT: RIPLEY PRIORITY DEVELOPMENT AREA INFRASTRUCTURE PROVISION -

REPEALING RESOLUTION B OF PLANNING, DEVELOPMENT AND HERITAGE

COMMITTEE REPORT NO.1 OF 28 NOVEMBER 2017

AUTHOR: MANAGER, DEVELOPMENT PLANNING

DATE: 4 NOVEMBER 2021

EXECUTIVE SUMMARY

This is a report concerning the funding and delivery of trunk municipal infrastructure within the Ripley Valley Priority Development Area (PDA) required to support current development and short-term growth.

The report also proposes that the resolution adopted by Council in December 2017 with respect to the funding and delivery of trunk municipal infrastructure in the Ripley Valley PDA (Recommendation A) be repealed, to allow Council to consider alternate infrastructure funding and delivery options.

RECOMMENDATION/S

- A. That Council repeal recommendation 'B' of the report to the Planning,
 Development and Heritage Committee No.2017 (12) titled 'Ripley PDA Trunk
 Infrastructure Provision', adopted by Council resolution on the 5th December
 2017.
- B. That Council endorse for consideration in a 2021-2022 budget amendment, the commencement of the planning and design for the upgrade of Ripley Rd, between Trigona Street and Binnies Road (new alignment) to be funded from the collected PDA municipal development contributions.

RELATED PARTIES

Not applicable.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

Ripley Valley was declared an Urban Development Area (UDA) by the State Government in October 2010 and transitioned to a Priority Development Area (PDA) in 2013. The UDA was

initially managed by the Urban Land Development Authority (ULDA) and since transitioned to a PDA in February 2013, it has been managed by Economic Development Queensland (EDQ). In September 2013, EDQ delegated the development assessment function for the PDA to Council. However, the State through EDQ maintain the responsibility for the infrastructure planning and charging regime within the PDA.

The development of the PDA has been predicated on the principle that new trunk municipal infrastructure required to support the PDA (ie. Urban Utilities' – trunk water and sewer networks, and Council's - arterial and sub-arterial roads, regional bikeways, local, district and citywide open space and land for community facilities) is funded by municipal development charges collected from within the PDA, with some key early works required to support development growth funded by EDQ catalyst funding loans.

At this point in time, EDQ catalyst funding has been exhausted. Further, most major developers are electing to match their trunk infrastructure works with their infrastructure charges (i.e. building enough trunk infrastructure to match their municipal charges), meaning there are limited funds available for EDQ or Council to fund the emerging trunk municipal infrastructure projects. Consequently, in the short to medium term, the potential for sufficient municipal charges revenue to be collected and invested into lead trunk municipal infrastructure projects is greatly diminished. The municipal charges collected are also after components to repay the EDQ catalyst funding have been deducted.

Given Council's capital works program funding and delivery constraints, and the limited availability of municipal charges revenue, on 5 December 2017 Council adopted the minutes of the Planning, Development and Heritage Committee No. 2017 (12). The Planning, Development and Heritage Committee No. 2017 (12) included a report titled 'Ripley Priority Development Area Trunk Infrastructure Provision'. Recommendation 'B' of the report was;

That for the Ripley Priority Development Area (PDA), until revocation is implemented, all trunk municipal infrastructure should only be delivered and funded from receipted Ripley PDA Municipal charges or a catalyst funding allocation by Economic Development Queensland (EDQ).

The report included an overview of the funding arrangements for trunk municipal infrastructure in the PDA. Specifically, the report identified that:

The EDQ principles concerning the provision of networks is that such infrastructure is funded by the development proponents and then offset against the respective municipal charge. Whilst some catalyst funding has occurred to support the start-up of development in the Ripley Valley PDA, there appears to be no further appetite from EDQ to provide any further catalyst funds or to invest other money into infrastructure delivery in the Ripley Valley. This means that moving forward, funding would principally rely upon the development proponent and offsets or available receipted municipal charges.

The report makes the following conclusions:

- (1) Should Council include Ripley Valley infrastructure works in its capital works program, it is considered that this would have a significant impact on other priority projects elsewhere in the city along with having implications for financial sustainability for the Council.
- (2) It is further considered that this issue would best be resolved within a unified infrastructure charging framework (i.e. that applies consistently and equitably across the whole of the city) and as such is a strong basis to support revocation. Conversely, abandoning the approach would weaken Council's position in seeking revocation of the PDA.

The first point above is not disputed and requires careful consideration by Council given the potential impacts on the delivery timeframes of citywide priority projects as part of Council's Capital Works Program and on Council's Long Term Financial Forecast (LTFF) and financial sustainability.

The second point is noted. However, given the evolution of the PDA planning and development under the EDQ regime, revocation is now considered unlikely and unfavourable for Council. If it was to occur, it would likely generate a number of additional planning and financial issues for Council. Council is also currently working closely with EDQ to improve the function of the PDA.

Since the 2017 Council resolution, it has become apparent that there are short to medium term required trunk municipal infrastructure projects across the PDA which are unlikely to be funded or upgraded by developers and will not be covered in the short term by the limited municipal charges that are currently being collected. Consequently, there is a significant risk that 'lead trunk infrastructure' (which is essential to address community safety concerns and facilitate growth) will not be funded or be in place when required. Attachment 2 - Infrastructure Delivery Capability Map, shows the trunk municipal infrastructure projects across the PDA and the anticipated capability for each item to be delivered by developers or others. It is noted that the delivery entity (i.e. developer or other) identified on Attachment 2 is not fixed, but represents Council officers view based on current development activity. Officers will continue to have discussions with Ripley developers about opportunities for potential delivery and funding partnerships.

Given this, it is now considered that the 2017 Council resolution may be too restrictive and potentially limiting options for the funding and delivery of key lead trunk municipal infrastructure required to support the development of the PDA.

Impacts of rescinding Recommendation B from the 2017 Resolution

As mentioned above in the report, the PDA is predicated on the basis that all truck infrastructure is ultimately funded by municipal development charges collected from within the PDA. The challenge is the timing of when the lead infrastructure is required and when municipal charges are received to fund the works.

By repealing Recommendation B of the 2017 resolution, Council will have the ability to consider additional funding options beyond waiting for municipal charges revenue to be

actually received, and incorporate the PDA key short term lead trunk municipal infrastructure projects into Council's capital works program planning and delivery.

These projects inside the PDA could be treated similarly to how trunk municipal infrastructure projects are treated outside of the PDA, that is, that following a technical evaluation of their strategic priority by the Council officers, the projects would be considered by Council during the annual budget deliberations. Council having considered a range of factors, such as the nature of competing priorities, the availability and source of funds and resources would determine which projects were to be approved to commence planning, design and construction.

Repealing Recommendation B of the 2017 resolution would allow Council, if it so desired, to consider funding and commence the upgrade of Ripley Road in the vicinity of the Ripley township. However, repealing Recommendation B of the 2017 resolution would likely also create an expectation regarding Council funding and delivery of a number of other lead trunk municipal projects (roads – refer red projects in Attachment 2), bikeways, open space and land for community facilities) within the PDA.

Council officers are currently reviewing contributions held in trust to confirm what is specifically related to municipal charges, and once finalised and transferred to Council, these funds are available to be allocated to specific projects within the PDA. Including contributions received over the last twelve months, based on current calculations Council currently holds approximately \$9,000,000 in trust that could be used to start the planning and design phase for a project such as the Ripley Rd upgrade. By including PDA municipal projects into Council's capital work program, it allows Council to transfer and to utilise the municipal charges that have been collected and held in trust to date.

It is widely considered that the upgrade of Ripley Rd adjacent to the existing township is the number one priority and that Fischer Road adjacent to the existing township would likely be the second priority, if Council agrees to repeal Recommendation B.

Based on having municipal charges available to be transferred from trust as outlined above, the report recommends Council endorses for consideration in a 2021-2022 budget amendment the commencement of the planning and design phase for the upgrade of Ripley Road adjacent to the existing township. The next budget amendment is expected to occur in February/March 2022. Alternatively, Council could defer the consideration of the allocation of funds and capital projects within the PDA, to the 2022 – 2023 budget deliberations.

LEGAL/POLICY BASIS

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

RISK MANAGEMENT IMPLICATIONS

Trunk municipal infrastructure delivery within the PDA is not keeping pace with the high growth that is occurring. There are also several key lead trunk municipal road infrastructure

projects within the PDA the developers are unlikely to deliver without assistance due to high project costs and private property impacts.

Some existing roads within the PDA (e.g. sections of Ripley Road and Fischer Road) are constructed to a lower standard and will likely operate well above their nominal capacity before they are upgraded, which will likely create road safety and operational issues, along with community and political risks.

Therefore, while the current 2017 Council resolution served a purpose, its restrictive nature is now considered unfavourable. Careful consideration by Council of the community, political, legal, resourcing and financial sustainability risks is strongly recommended as the impact of the proposed recommendation is significant.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS		
OTHER DECISION		
(a) What is the Act/Decision being made?	Recommendation A states that Council repeal recommendation 'B' of the report to the Planning, Development and Heritage Committee No.2017 (12) titled 'Ripley PDA Trunk Infrastructure Provision', adopted by Council resolution on the 5th December 2017.	
	Recommendation B states that Council endorses for consideration in a 2021-2022 budget amendment, the commencement of the planning and design for the upgrade of Ripley Rd, between Trigona Street and Binnies Road (new alignment) and to be funded from the collected PDA municipal development contributions.	
	These recommendations relate to the Local Government Act 2009.	
(b) What human rights are affected?	No human rights are affected by this decision. Funding and delivery of trunk infrastructure is a regular function of Council. The recommendations will assist in carrying out this function by removing restrictions on the delivery of trunk infrastructure in the Ripley PDA.	
(c) How are the human rights limited?	Not applicable	
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable	
(e) Conclusion	The decision is consistent with human rights.	

FINANCIAL/RESOURCE IMPLICATIONS

Repealing Recommendation B of the 2017 resolution will allow Council to consider additional funding beyond municipal charges revenue and include lead municipal trunk infrastructure in the Ripley PDA in future capital works programs, should it wish to.

Council will need to consider the financial and resourcing implications of these options and possible impacts on Council's existing capital works programs, as part of future budget developments

If Council prioritised capital works within the PDA that exceeds the value of available (collected) municipal charges, there is likely to be impacts on Council's existing Capital Works Program. These impacts will need to be carefully considered in the development of the LTFF, noting thatthe timing and delivery of other citywide key infrastructure projects are already facing significant demand pressures.

COMMUNITY AND OTHER CONSULTATION

Community consultation has not occurred with respect to this proposal.

This report has been prepared with input from Council's Infrastructure & Environment Department and the Corporate Services Department.

CONCLUSION

It is proposed to repeal Recommendation B of the 2017 Council resolution which currently restricts the funding of all trunk municipal infrastructure within the Ripley PDA to receipted municipal charges or catalyst funding, thus allowing Council to consider alternate infrastructure funding and delivery options.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- 1. Ripley PDA Trunk Infrastructure Provision Committee Report PDH 28 November 2017 I
- 2. Infrastructure Delivery Capability Map J

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, Development and Heritage
Committee

Mtg Date: 28/11/2017 OAR: YES

Authorisation: John Adams

GE:TD

10 November 2017

MEMORANDUM

TO: CITY PLANNER AND CHIEF OPERATING OFFICER (INFRASTRUCTURE SERVICES)

FROM: ENGINEERING AND ENVIRONMENT MANAGER AND INFRASTRUCTURE

PLANNING MANAGER

RE: RIPLEY PDA TRUNK INFRASTRUCTURE PROVISION

INTRODUCTION:

This is a joint report by the Engineering and Environment Manager and Infrastructure Planning Manager dated 10 November 2017 concerning the funding and provision of Ripley Priority Development Area (PDA) trunk infrastructure.

BACKGROUND:

The Ripley Valley Urban Development Area (see Attachment A) was declared on 8 October 2010 and covers a total area of 4680 hectares. Part of the Ripley Valley area (principally within the original Ripley Township and part of Deebing Heights, including Paradise Heights Estate, were not included in the UDA declaration.

The Ripley Valley is planned to provide approximately 50,000 dwellings to house a population of approximately 120,000 people.

In February 2013, the *Urban Land Development Act 2007* (ULDA Act) was repealed and replaced with the *Economic Development Act 2012* (ED Act). From then on, land areas identified for priority development were referred to as Priority Development Areas (PDAs), not Urban Development Areas (UDAs), and existing UDAs were transitioned to PDAs under the ED Act.

One of the Queensland Government's proposed planning reforms is to return responsibility for planning and development assessment to local government. The ultimate outcome sought for the Ripley Valley PDA is revocation. While the revocation process is being worked through by Ipswich City Council (ICC) and Economic Development Queensland (EDQ), development assessment and relevant administration powers were delegated to ICC on 30 September 2013.

From 30 September 2013, ICC has been responsible for assessing any development applications within the PDA. All development applications within the PDA are to be assessed against the Ripley Valley Development Scheme under the *Economic Development Act 2012* (ED Act).

PDA INFRASTRUCTURE NETWORK CHARGING AND FUNDING:

The delivery of infrastructure is a key component of facilitating development within priority development areas (PDAs). The EDQ Infrastructure Funding Framework (IFF, July 2017) sets out, amongst other matters, the infrastructure charging framework for the Ripley Valley PDA. The aim of the IFF is to establish a funding framework for infrastructure that:

- Encourages development
- Maintains affordability
- Ensures equitable contribution towards cost of infrastructure
- Provides certainty

The Ripley PDA IFF charge includes a Municipal Charge for the provision of key municipal infrastructure including: roads, bridges, off-road shared paths, parks and open space, public transport subsidy and rail corridor (land value). The EDQ Infrastructure Charging Offset Plan (ICOP, July 2013) sets out the infrastructure contributions that may be offset against the charges set out in the IFF. In addition to this, the Ripley Valley PDA Local Infrastructure Plan (LIP) provides cost estimates for municipal infrastructure and includes maps and plans of infrastructure networks. For clarity and discussion, all further infrastructure references herein relate only to municipal roads, parks and open space networks.

DISCUSSION:

The EDQ principles concerning the provision of networks is that such infrastructure is funded by the development proponents and then offset against the respective municipal charge. Whilst some catalyst funding has occurred to support the start-up of development in the Ripley Valley PDA, there appears to be no further appetite from EDQ to provide any further catalyst funds or to invest other money into infrastructure delivery in the Ripley Valley. This means that moving forward, funding would principally rely upon the development proponent and offsets or available receipted municipal charges.

Additionally, on the basis of the PDA declaration and associated infrastructure planning, no infrastructure projects within the Ripley Valley have been included in Council's 10 year Transport Infrastructure Investment Plan (10YTIIP) or the equivalent park strategic planning. If Council was to include Ripley Valley infrastructure works it would have a significant impact on other city wide priority projects and need to be funded from the rate base or other revenue sources. There would also be confusion and a mismatch with EDQ's statutory planning powers to deliver and fund the provision of infrastructure within the PDA.

Similarly, it is considered that capital investment and provision for Ripley Valley PDA infrastructure could weaken and destabilise any argument for PDA revocation.

Presently all major Ripley Valley PDA developments have, with the exception of catalyst funds, individually provided direct funding for necessary trunk infrastructure and then claimed the respective offsets. Notably, early observations are that major development proponent funding models are geared to match ultimate charges to the ultimate claimed offset amount. The consequence of such funding models is that in the short to medium term

the potential for any significant municipal charge revenue is diminished greatly. This is evident from a current total municipal contribution of only circa \$60,000 (originating from small isolated developments) having been paid since Ripley Valley PDA commencement in 2013.

On this basis, there is limited potential to fund Ripley Valley PDA municipal infrastructure projects. This trend and outcome is expected to occur for a significant period, currently estimated to project beyond a minimum 10 years.

Since July 2013 the Ripley Valley PDA has experienced relatively high growth with around 1,550 residential allotments having been created (corresponding to circa 700% increase to pre-2013 total 263 residential lots). Whilst there has been relative high growth it has not triggered thresholds for major upgrades or 'urbanising' some trunk roads. Notably with such growth the expectations of the existing community have been expressed to Council officers and the divisional Councillors, with a focus on a desire to upgrade the supporting road network from a rural standard to an urban standard. Similarly other development proponents have expressed a desire for financial support for delivery of the trunk road network given the adverse impact upon the viability of the respective development and capacity to carry high cost projects or surplus offsets. Further some road projects have land requirements beyond the developer's control or ownership and would likely require resumption by the relevant authority (i.e. EDQ). Importantly, as Ripley Valley continues to grow, these requests and concerns are considered to equally apply to park embellishments or upgrades for district and regional park and major sports grounds.

Examples of specific road and park projects relating to the above requests are shown in Attachments B and C and below in Tables 1 and 2 respectively. Planned cost estimates are extracted from the Ripley Valley LIP. Notably the charges revenue balance (circa \$60,000) is inadequate and would not fund any listed road or park upgrades, either in part or full.

Table 1: Example Road Network Projects

Project Description	Planned Cost Estimate
Ripley Road – 4 lane upgrade to urban standard and extending	\$27,907,111
from Fischer Road to Cunningham Highway	
Fischer Road – 2 lane (with parking) upgrade to urban standard	\$14,560,582
and extending from Ripley Road to Swanbank Road	
Ripley Road – 4 lane upgrade to urban standard and extending	\$11,032,610
from Providence Parade to south of Watson Road intersection	
and includes new bridge for Bundamba Creek	
South East Arterial (SEA) Road – 4 lane sub-arterial for	\$22,791,878
Providence Estate	
Grampian Drive – 4 lane upgrade to urban standard	\$13,864,771

Table 2: Example Park and Open Space Projects

Project Description	Planned Cost Estimate
Major Sports Ground – Deebing Creek	\$13,451,976
Major Sports Ground – Swanbank and Urban Core	\$13,451,976
Regional Park and Gardens – Urban Core	\$6,836,250
Major Sports Ground – SUCE	\$13,451,976

CONCLUSION:

The Ripley Valley PDA was declared (originally as an Urban Development Area) on 8 October 2010 and the delivery of municipal infrastructure is a key component of facilitating development within the PDA. The EDQ IFF (July 2017) and ICOP (July 2013) set out the charges and infrastructure contributions that may be offset for the Ripley Valley PDA respectively.

Since 2013 the Ripley Valley PDA has experienced relatively high growth. Notably with such growth there is an expectation from both the community and development industry to upgrade or provide municipal infrastructure. The statutory revenue base (through infrastructure charges) required to fund the provision of the infrastructure is levied in accordance with the EDQ IFF. However this revenue stream is very limited given the current extent of greenfield construction and the offset claims, and therefore the capacity for the relevant authority to respond to either community or industry infrastructure concerns is correspondingly limited.

Should Council include Ripley Valley infrastructure works in its capital works program, it is considered that this would have a significant impact on other priority projects elsewhere in the city along with having implications for financial sustainability for the Council.

It is further considered that this issue would best be resolved within a unified infrastructure charging framework (i.e. that applies consistently and equitably across the whole of the city) and as such is a strong basis to support revocation. Conversely, abandoning the approach would weaken Council's position in seeking revocation of the PDA.

ATTACHMENTS:

The attached documents are as follows:

Name of Attachment	Attachment
Attachment A: Ripley PDA Map	Attachment A
Attachment B: Ripley PDA Road Network	Attachment B
Attachment C: Ripley PDA Park and Open Space Network	Attachment C

RECOMMENDATION:

- A. That the report be received and the contents noted.
- B. That for the Ripley Priority Development Area (PDA), until revocation is implemented, all trunk municipal infrastructure should only be delivered and funded from receipted Ripley PDA Municipal charges or a catalyst funding allocation by Economic Development Queensland (EDQ).

Gary Ellis

ENGINEERING AND ENVIRONMENT MANAGER

Tony Dileo

INFRASTRUCTURE PLANNING MANAGER

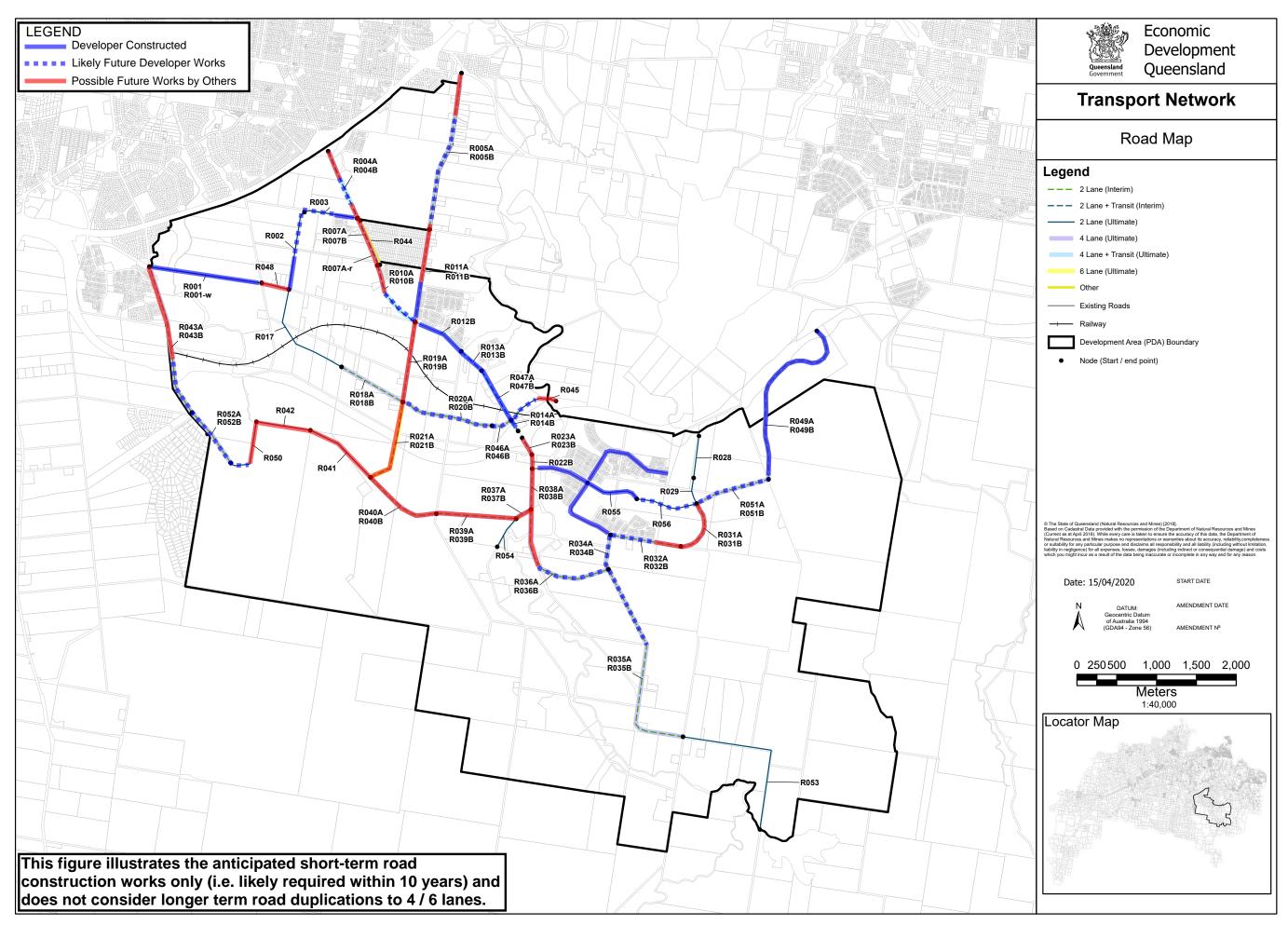
I concur with the recommendation contained in this report.

John Adams

CITY PLANNER

Charlie Dill

CHIEF OPERATING OFFICER (INFRASTRUCTURE SERVICES)



Doc ID No: A7830885

ITEM: 16.5

SUBJECT: DEVELOPMENT APPLICATION RECOMMENDATION - 7942/2018/MAMC/A

CHANGE REQUEST FOR A MATERIAL CHANGE OF USE (RECREATION USE -

MOTORSPORTS) AT 102 CHAMPIONS WAY, WILLOWBANK

AUTHOR: PLANNER (DEVELOPMENT)

DATE: 5 JANUARY 2022

EXECUTIVE SUMMARY

This is a report concerning a change request to development application number 7942/2018/MCU for a Material Change of Use (Recreation Use – Motorsports) at 102 Champions Way, Willowbank. The application seeks amendments to a number of conditions of the existing approval and the approved plans for the development to accommodate a new racetrack on the premises, for the purposes of racing remote controlled scale model cars.

RECOMMENDATION/S

That Council approve development application no. 7942/2018/MAMC/A subject to conditions as contained in Attachment 1 of this report.

RELATED PARTIES

Applicant: Ipswich City Council C/- RPS Australia East Pty Ltd

Owner: Ipswich City Council (Ipswich City Council Program 30)

Relevant Consultants: RPS Australia East Pty Ltd

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

SITE ADDRESS: 102 Champions Way, WILLOWBANK QLD

4306

APPLICATION TYPE: Change Application – Minor

ORIGINAL PROPOSAL: Material Change of Use - Recreation Use

(Motorsports)

ZONE: Regional Business and Investigation

(RBIA01) and Regional Business and

Industry Buffer (RBB)

OVERLAYS: OV2 – Mineral Development Licences and

Mining Leases; OV6 – Highway Buffer and

Regional Transport Corridor; OV7A –
Building Height Restriction Area 45m, 90m
and Outer Horizontal Surface RL176.5;
OV7B – 8km Operational Airspace Buffer –
Wildlife Attraction Restriction Area; OV8 –
Ipswich Motorsport Precinct Primary

Buffer Area

APPLICANT: Ipswich City Council

OWNER: Ipswich City Council Program 30

EXISTING OR PROPOSED TRADING NAMES: Not applicable

APPLICATION NO: 7942/2018/MAMC/A

AREA: 83.93ha

REFERRAL AGENCIES: Department of State Development,

Manufacturing, Infrastructure and

Planning

EXISTING USE: Ipswich Motorsport Precinct – Ipswich

West Moreton Auto Club, Ipswich Kart

Club,

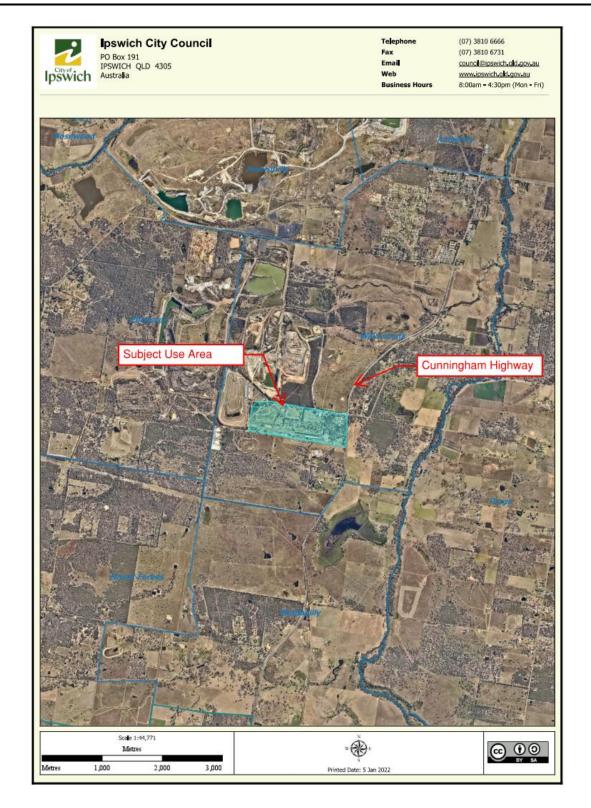
PREVIOUS RELATED APPROVALS: 7942/2018/MCU - Material Change of Use

- Recreation Use - Motorsports

DATE RECEIVED: 13 September 2021

DECISION PERIOD START DATE: 13 September 2021

EXPECTED DETERMINATION DATE: 28 January 2022



PROPOSAL

On 21 January 2019, Council issued a Decision Notice in relation to Development Permit No. 7942/2018/MCU that approved a Recreation Use (Motorsports) at 102 Champions Way, Willowbank.

On 13 September 2021, the applicant submitted a minor change application. The change application involves an amendment to the approved layout to extend the motorsports activities to incorporate a remote-controlled car speedway area within the Ipswich Motorsport precinct along Champions Way, Willowbank. The newly proposed area is intended to be used by Pit Pass Quarter Scale Speedway Club Inc.

The application relates to Lease D which is approved for dirt-based motorcycle racing pursuant to an historic approval originally approved in November 1990 and development Approval 7942/2018/MCU for a Material Change of Use (Recreation Use – Motorsports), issued on 21 January 2019. The proposed change is for the establishment of a new racetrack and drivers viewing area (initially, and a formal drivers stand ultimately) for radio control speedway activities and events within the northern portion of the site, adjacent to Champions Way. Race days will occur once a month on Sunday between the hours of 10am to 4pm, with the maximum number of anticipated participants and spectators expected to be 60 people. Practice training junior days are anticipated every second weekend, with approximately 10-15 participants and spectators.

The new works will include the following:

- The establishment of a new 140m long, 5-6m wide oval deco gravel track;
- A drivers viewing area, comprised of a 10m wide and 1m high dirt/grass mound with 1m high besser block retaining wall (which is intended to be upgraded in the future to incorporate a 2-3m high drivers stand); and
- Ancillary storage shed and water tank (to be constructed in the future).

The proposed new track will not result in any changes to the existing approved access point, nor impact upon informal carparking areas, which are established on the grassy areas surrounding the tracks.

To ensure there is no increase in impacts to the surrounding road network or infrastructure on site, the proposed speedway will introduce new limitations as follows:

- a permitting system to ensure that all dirt-based motorsports do not coincide/operate at the same time as the dirt-based radio-controlled car racing (with the exception of working bees, carrying out of general maintenance and/or practice days);
- a limitation on race days to once a month on Sunday between 10am to 4pm. The maximum number of anticipated participants and spectators is approximately 60 people;
- Practice training junior days are anticipated every second weekend with approximately 10-15 participants and spectators.

There are a number of development constraints which affect the site, as summarised below:

- OV2: Mineral Development Licences and Mining Leases this overlay only effects the very northern edge of the property along Champions Way, and doesn't impact the location of the new track and associated infrastructure;
- OV6: Highway Buffer and Regional Transport Corridor this overlay is limited to the
 eastern portion of the property, and does not impact the proposed development and
 visa versa;
- OV7A: Building Height Restriction Area 45m, 90m and Outer Horizontal Surface RL 176.5 – these overlays are not impacted by the proposed development, as the development does not impinge these height limitations;
- OV7B: 8km Operational Airspace Buffer Wildlife Attraction Restriction Area this overlay is not impacted by the nature of the proposed development;
- OV8: Ipswich Motorsport Precinct Primary Buffer Area this overlay is consistent with the nature of the proposal proposed, therefore there is no conflict.

The proposal does not attract the levying of infrastructure contributions pursuant to the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2021, as there is no gross floor area proposed as part of the proposal. The applicant did nominate the possible location of a storage shed on the site as part of the proposal, however as no detailed proposal plans were provided, this structure has not been considered as part of this application. The proposed storage shed (should it be required in the future) may be subject to further planning, building and plumbing works approvals. Plan mark-ups and an advice note to this effect has been included in the recommendation.

The Department of State Development, Manufacturing, Infrastructure and Planning were a referral agency for the original application as the site adjoins a state-controlled road. A copy of the department's original referral agency response, for which there were no requirements imposed, will be attached to the minor change approval.

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.

LEGAL/POLICY BASIS

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

RISK MANAGEMENT IMPLICATIONS

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

Pursuant to DA Rules the due date to make the decision on this application is 28 January 2022 and the due date to issue the decision notice to the applicant is 4 February 2022.

As Council is both the applicant and the assessment manager in relation to this application there is a risk of influence on decision making via a potential conflict of interest. In order to mitigate this risk and as part of the establishment of the new governance framework for processing development applications and development related activities, the draft recommendation was referred to the Independent Decision Review Panel in accordance with the related policy and procedure. The External Consultation section of the report discusses the results of this review in detail.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS		
OTHER DECISION		
(a) What is the Act/Decision being made?	Decision to approve development application 7942/2018/MAMC/B.	
(b) What human rights are affected?	The applicant is a company and therefore does not have human rights under the <i>Human Rights Act 2019</i> . The application is subject to code assessment and therefore,	
	public notification is not applicable to the development pursuant to the Planning Act.	
(c) How are the human rights limited?	Not applicable	
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable	
(e) Conclusion	The decision is consistent with human rights.	

FINANCIAL/RESOURCE IMPLICATIONS

There are no resource implications associated within this report.

COMMUNITY AND OTHER CONSULTATION

The development application is code assessable and was therefore not required to follow the public notification process pursuant to the Planning Act. Notwithstanding, all relevant application material is accessible online via Council's ePathway Service. Council as assessment manager did not receive any written submissions in relation to the application.

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 and the Compliance Branch.

The Engineering, Health and Environment Branch prepared, via email correspondence dated 29 November 2021, conditions with respect to the drivers viewing area, particularly relating to the earth mound structure and the associated policy, guidelines and operational works application requirements. No conditions were required to be imposed with respect to parking and/or roadworks, given that the applicant was able to demonstrate that there was no introduction of new impacts or increase in the severity of impacts on the surrounding road network or on-site infrastructure. No internal reports were required to be prepared by the Compliance Branch given the applicant was able to demonstrate that scheduling of large events on site between the two clubs would ensure that the on-site septic system would remain adequate.

EXTERNAL CONSULTATION – INDEPENDENT DECISION REVIEW PANEL (IDRP)

The development application is classified as a Sensitive Development Matter and therefore requires review by an Independent Decision Review Panel prior to being determined, in accordance with the Council policy titled Framework for Development Applications and Related Activities. The Independent Decision Review Panel has been selected in accordance with the related procedure, and contains only one member, being Amanda Taylor of Place Design Group. In this instance, it was considered appropriate to select only one member for the panel, as there are limited technical aspects associated with the proposal which require additional input.

The draft recommendation was provided to the Independent Decision Review Panel on 3 December 2021 (refer to Attachment 3), and the Independent Decision Review Panel Report was received on 16 December 2021 (refer Attachment 4). The panel concluded that it was satisfied with the intention of the proposed Council recommendation, being to recommend approval of the application with no additional changes or recommendations.

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. It is therefore recommended that this development application be decided in accordance with the recommendations and attachments of this report.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- 1. Draft Change Approval Decision Notice and Cover Letter 🗓 🖺
- 2. Draft Approval Plans 🗓 🖫
- 3. Application Material to IDRP Member 🗓 🕍

4. Independent Decision Review Panel Report 🗓 🖼

Suzanne Taylor

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"

Your reference

 Our reference
 7942/2018/MAMC/A

 Contact Officer
 Sue Taylor

 Telephone
 (07) 3810 6986



Ipswich City Council

1 Nicholas Street PO Box 191 IPSWICH QLD 4305

 Phone
 (07) 3810 6666

 Fax
 (07) 3810 6731

 Email
 council@ipswich.qld.gov.au

lpswich.qld.gov.au

Ipswich City Council C/- RPS Australia East Pty Ltd craig.harte@rpsgroup.com.au sonia.brown@rpsgroup.com.au

XX January 2022

Dear Sir/Madam

Re: Decision Notice for Change Application to a Development Approval

Application No: 7942/2018/MAMC/A

Proposal: Minor Change - Material Change of Use - Recreation Use -

Motorsports

Property Location: 102 Champions Way, WILLOWBANK QLD 4306

I refer to the change application made under section 78 of the *Planning Act 2016*, received by Council on 13 September 2021 for a minor change to Application Number 7942/2018/MAMC/A, that was originally approved by Council on 21 January 2019 for land situated at 102 Champions Way, WILLOWBANK QLD 4306 and described as Lot 1 SP308694.

I wish to advise that the change application has been approved by Full Council on XX January 2022 as follows:

Nature of Changes:

Nature of Change	Decision
Part 3 'Approved Plans,	To be amended
Specifications and Drawings'	
Condition 3 'Development Plans'	To be amended
Condition 6 'Particular Use'	To be amended
New Condition 12 'Driver's	To be inserted
Viewing/Driver's Stand'	
New Condition 13 'Design	To be inserted
Standards'	
New Condition 14 'Design	To be inserted
Certifications'	
New Advice Clause 9 'Storage Shed'	To be inserted

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New Advice Clause 10 'Operational	To be inserted
Works Submission'	

Enclosed with this letter is the amended Development Approval, including:

- Attachment A Assessment Manager's Conditions
- Attachment B Approved Plans
- Attachment C Referral Agency Response
- Appeal Rights

To avoid any doubt, please note that this approval commences from the date the original development approval started to have effect.

If you have any queries regarding this Change Application Decision Notice, please contact Sue Taylor (Planner – Development) on the telephone number listed above.

Yours faithfully

Michael Simmons

DEVELOPMENT ASSESSMENT WEST MANAGER

Ipswich City Council Page 3

1. <u>Decision Details:</u>

Development	Approval Type	Decision	Currency Period
Material Change of Use -	Development Permit	Approved in full subject to	6 years
Recreation Use -		the conditions set out in	
Motorsports		Attachment A	

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

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

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

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

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments / Clarifications Required
Aspect of dev	elopment: material change o	f use		
150254-01	Willowbank Motorsports Precinct – Dirt Based Motor Racing	RPS	16 August 2021	Not applicable
PR141542 2	Dirt Based Motor Racing Feature Survey, Sheet 1	RPS	5 October 2018	The storage shed is not
150254-02	of 1		16 August 2021	approved under this application.
	Willowbank Motorsports Precinct – Dirt Based Motor Racing			Proposal plans of the drivers viewing area, drivers stand and water tank are required to be submitted to the assessment

Ipswich City Council	Page 4
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				manager for written endorsement pursuant to Condition 3(b) 'Development Plans', and will be subject to building and plumbing permits.
	SPECIFICA	TIONS/DRAW	NGS	
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Pr150254-1	Applicant response to Assessment Manager Information Request, including Attachment 1	RPS	16 November 2021	Not applicable

4. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Department of	Concurrence	Sch 10, Part 9, div 4, Sub 1,	Ipswich SARA Office
State Development,		Table 1, Item 1	Post: PO BOX 129,
Manufacturing,			IPSWICH QLD 4305
Infrastructure and		Sch 10, Part 9, Div 4, Sub 2,	
Planning		Table 4, Item 1	Email:
			IpswichSARA@dsdm
			ip.qld.gov.au
			Ph: 07 3432 2413

Refer to Attachment C for Referral Agency conditions.

5. <u>Variation Approval</u>

Not applicable to this decision.

6. <u>Further Development Permits</u>

Further development permits, as required by the *Planning Act 2016*, must be obtained before the development can be carried out in respect of any material change of use, reconfiguring a lot,

Ipswich City Council Page 5

operational works, building works and plumbing works in relation to this approval prior to the commencement of works/use pursuant to the Planning Act 2016.

7. Environmental Authority

Not applicable to this decision.

8. **Properly Made Submissions**

Not applicable to this decision.

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

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

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

Not applicable to this decision.

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

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

- (a) No infrastructure charges have been levied by Council for the proposed development.
- (b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further information, it is recommended that you contact QUU's developer customer service team on (07) 3432 2200.

14. Submitting Change Representations to Request a Negotiated Decision Notice

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

The applicant's appeal period is 20 business days, and any change representations must be submitted and assessed during this time, unless the applicant suspends the appeal period. To

Ipswich City Council Page 6

ensure both the applicant and the assessment manager have sufficient time to consider the change representations, it is recommended that the applicant suspend the appeal period (refer to section 75(2) of the Planning Act 2016) prior to submitting their change representations. This will allow an additional 20 business days for the applicant to submit their change representations, if required, and up to 20 business days for the assessment manager to consider the representations from the date the change representations are received.

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

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

15. Appeal Rights

Applicant's appeal rights

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

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

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

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

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

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

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

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

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Attachment A Assessment Manager's Conditions File No: 7942/2018/MCU

Location: 86 Champions Way, Willowbank Proposal: Material Change of Use - Recreation Use - Motorsports

	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	
	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.	From the commencement of the construction of the development and at all times thereafter.
	Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i> .	

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

3.	Development Plans	
(a)	The applicant must undertake the development generally in accordance with the approved plans outlined in part 3 of this development permit.	From the commencement of the construction of the development and at all times thereafter.
(b)	The applicant must submit, for the written approval of the assessment manager, plans of the interim driver's viewing area, future driver's stand and water tank associated with the dirt-based motorsports Radio Controlled Speedway, prior to their establishment. Such infrastructure must be designed to blend in aesthetically with other built infrastructure on site and when viewed from Champions Way.	Prior to the lodgement of the application for building work and/or plumbing work, as applicable.

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4.	Loca	lity References	
(a)	The applicant must ensure any place name, estate		At all times after the approval is
	name or development name used in respect of this		granted.
	deve	lopment in any form of advertising or	
	comi	munication (excluding a reference to a building,	
	struc	ture or the like and excluding minor, subsidiary	
	signa	age within a development to Council's satisfaction)	
	must	specify the relevant, approved place name under	
	the F	Place Names Act 1994 and must comply with the	
	follo	wing:	
	(i)	be in the same colour, background colour,	
		typeface, font, font characteristics and character	
		spacing as the place/estate/development name	
	(ii)	be in lettering at least 50% of the size of the	
		place/estate/development name	
	(iii)	be in the same orientation as the	
		place/estate/development name	
	(iv)	be in either title case or all in upper case.	
(b)	The a	applicant must not at any time refer to the location	At all times after the approval is
	of th	e site or the development, including the place or	granted.
		e, as being located in Brisbane or a Brisbane	
	subu	rb or in the metropolitan area or in the western	
	subu	rbs (excluding the western suburbs of Ipswich as	
	dete	rmined by Council in writing from time to time).	

5.	Hours of Construction	
	Unless otherwise approved in writing by the	At all times during construction of
	assessment manager, construction works must only	the development.
	occur within the hours as defined in Planning Scheme	
	Policy 3 – General Works Part 5, Section 5.1.3.	

6.	Particular Use	
(a)	The applicant must not use any of the structures	From the commencement of the
	associated with the Recreation Use - Motorsport,	construction of the development
	inclusive of car parking and any associated outdoor	and at all times thereafter.
	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 Recreation Use – Motorsport (or	
	unless otherwise being undertaken in accordance with	
	another Development Approval).	
(b)	The approved use is limited to the use/carrying out of	From the commencement of the

Ipswich City Council Page 9

	the following:	construction of the development
	(i) motorcycles, side carts and dirt based motor sports;	and at all times thereafter.
	and	
	(ii) dirt-based remote-controlled vehicle motor	
	sports.	
(c)	Unless otherwise agreed to in writing by the	From the commencement of the
	assessment manager, with the exception of working	construction of the development
	bees, carrying out of general maintenance and/or	and at all times thereafter.
	practice days, uses outlined at Condition 6(b)(i) may	
	not operate on-site at the same time, as the uses	
	defined by Condition 6(b)(ii).	

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

8.	Car Pa	arking – Use and Maintenance	
(b)	The applicant must ensure all parking areas are:		Prior to the commencement of the use and at all times
	(i)	Are generally as nominated on the approved plans outlined in part 3 of this development permit.	thereafter.
	(ii)	Kept exclusively for parking for the development	
	(iii)	Used exclusively for parking for the development	
	(iv)	Accessible to both staff and customers during any approved hours of operation (unless otherwise indicated on the approved plans)	
	(v)	Appropriately signposted at the entry/entries to the car park (eg "Staff and Customer Parking") in accordance with AS1742.	
	(vi)	Maintained in perpetuity.	

9. Hours of Operation

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Activities associated with the approved use must not	From the commencement of the
be conducted from the premises outside of the	use and at all times thereafter.
following hours:	
Monday to Saturday: 7:00am to 10:00pm	
Sundays and public holidays: 7:00am to 7:00pm	

10.	Ablutions, sewage and wastewater	
	All sewage and waste water must be discharged safely	From the commencement of the
	to the approved on-site sewerage facility or in some	use and at all times thereafter.
	other manner approved by Council.	

11.	Waste Storage and Collection	
(a)	The applicant must provide an adequate refuse collection or removal service to the development to prevent rubbish overflowing, odour issues and to prevent the harbourage of pests.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure the area on which the bin(s) is to be stored is level and concreted and appropriately screened.	From the commencement of the use and at all times thereafter.
(c)	The applicant must ensure no waste is incinerated on the site.	From the commencement of the use and at all times thereafter.

12.	Drivers Viewing Area/Driver's Stand	
(a)	Unless proposed earthworks associated with the driver's viewing area/driver's stand are otherwise amended to comply with Schedule 8 'Exempt Earthworks', the applicant must submit detailed design drawings with proposed earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the Ipswich Planning Scheme.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must construct the driver's viewing area/driver's stand in accordance with approved design as per condition (a) above.	Prior to commencement of use.

13.	Design Standards	
	The applicant must design all internal works	In conjunction with the
	(stormwater drainage/earthworks etc) associated	lodgement of the application for
	with the driver's viewing area/driver's stand in	operational works, as necessary.
	accordance with Planning Scheme Policy 3 'General	
	Works' and Implementation Guidelines No. 24	
	'Stormwater Management' and No. 28 'Dispersive Soil	
	Management' of the Ipswich Planning Scheme.	

Ipswich City Council Page 11

14.	Design Certifications		
	Unless proposed earthworks associated with the	In conjunction with the	
	driver's viewing area/driver's stand are otherwise	lodgement of the application for	
	amended to comply with Schedule 8 'Exempt	operational works.	
	Earthworks', the applicant must submit to the		
	assessment manager RPEQ design certification(s)		
	stating that all civil and associated works have been		
	designed in accordance with Council's specifications,		
1	infrastructure design standards and this approval.		

Assessment Manager (Ipswich City Council) Advice

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

1. Advertising Signage

Unless any advertising devices associated with the proposed use meets the exempt criteria set out in Schedule 9 of the *Ipswich Planning Scheme 2006*, such signage would require submission to Council of a code assessable development application for operational works – placing an advertising device on premises. For further information please contact the Planning and Development Department on (07) 3810 6888.

Fire Ants 2. (a) In accordance with the Biosecurity Act 2014 and the Biosecurity Regulation 2016, the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species Solenopsis invicta) has been detected. (b) It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants. (c) The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.

3. Portable Long Service Leave

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

Ipswich City Council Page 12

works applications, as defined under the Planning Act 2016.

If you require clarification in regard to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

4. Section 73 of the Planning Act 2016

Pursuant to Section 73 of the Planning Act 2016, a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.

5. Indigenous Cultural Heritage

The Applicant is advised to ensure that any development obligations pursuant to the provisions of the Aboriginal Cultural Heritage Act 2003, the *Planning Act 2016 and the Planning Regulation 2017* are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.

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

6. Hazardous Substances

Where dangerous goods are stored on site, compliance with the Queensland *Work Health* and *Safety (WHS) Act 2011* is required. Enquiries regarding the storage of dangerous goods can be made by contacting Workplace Health and Safety Queensland on 1300 369 915.

7. Food Licence

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

8. Entertainment Venue Licence

The applicant may be required to hold a permit for an Entertainment Venue under Council's Local Law No. 3 (Commercial Licensing) 2013. Please contact the Health Security and Regulatory Services Department of Ipswich City Council for advice regarding this matter by ringing 3810 6666.

9. Storage Shed

The indicative storage shed is not approved under this application, and may be subject to a future development application depending on the size of the shed and nature of use of the shed, including the levying of infrastructure contributions. For further information in

Ipswich City Council Page 13

this regard, please contact the Planning and Development Department on (07) 3810 6888.

10. Operational Works Submission

The applicant must submit to the assessment manager all engineering drawings in accordance with the requirements of *Ipswich Planning Scheme 2 – Information Local Government May Request*. For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.

Ipswich City Council Page 14

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.

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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.

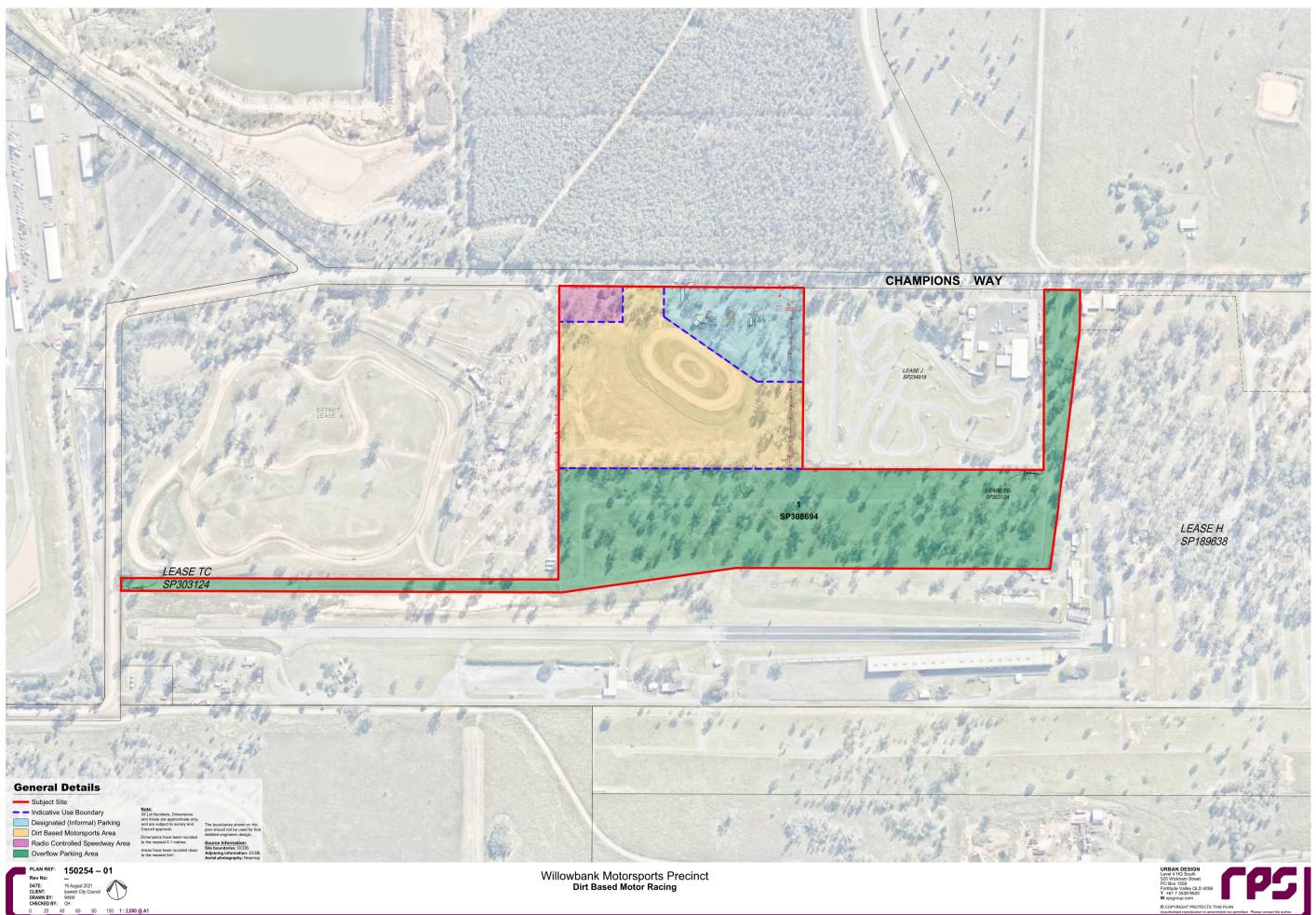
An appeal must be started within 20 business days after this notice is given to you.

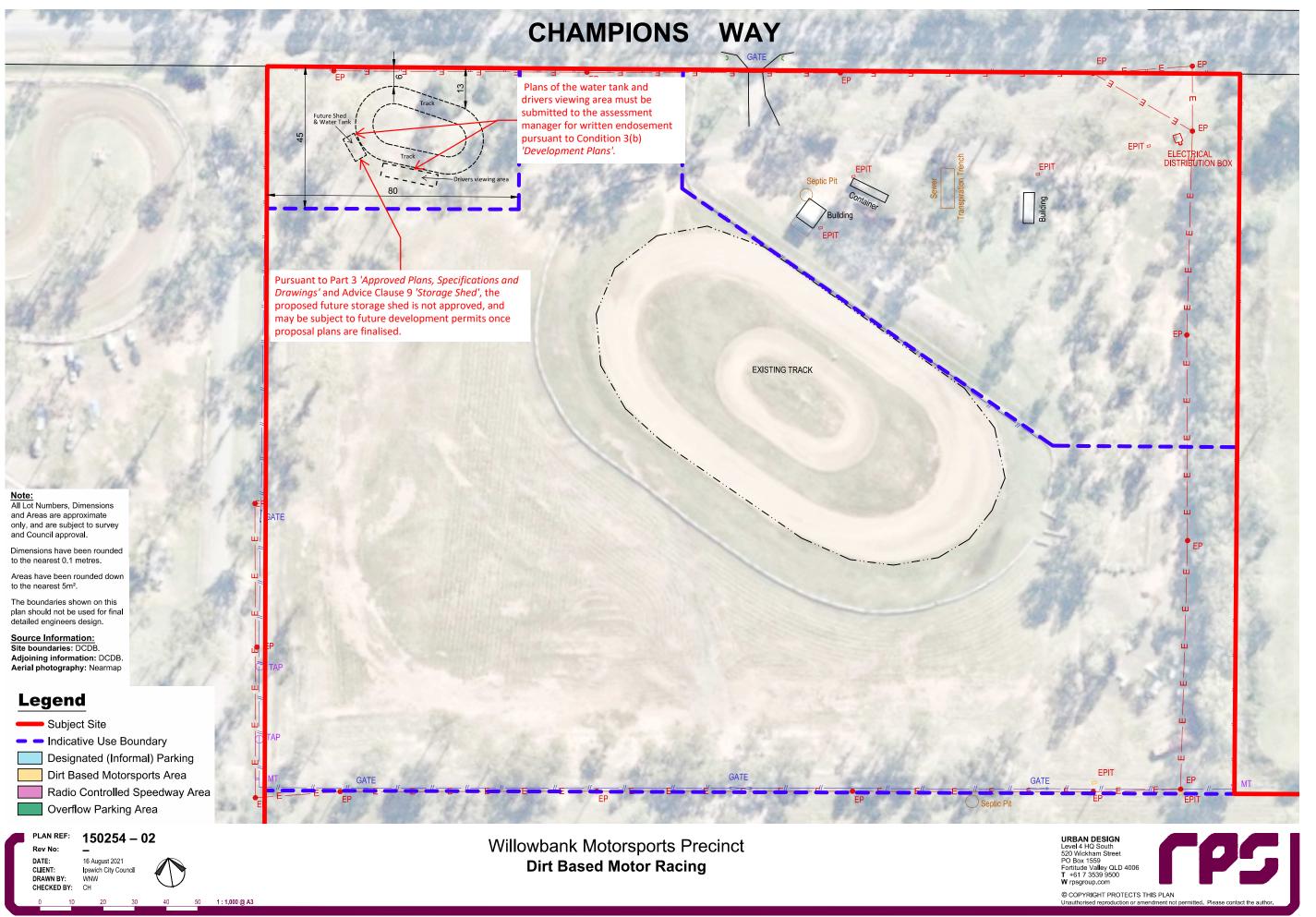
An appeal may be made to the Planning and Environment Court.

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.





Your reference

 Our reference
 7942/2018/MAMC/A

 Contact Officer
 Sue Taylor

 Telephone
 (07) 3810 6986



Ipswich City Council

1 Nicholas Street PO Box 191 IPSWICH QLD 4305

lpswich.qld.gov.au

Phone (07) 3810 6666 Fax (07) 3810 6731

Email council@ipswich.qld.gov.au

Amanda Taylor
Place Design Group
amanda.t@placedesigngroup.com

3 December 2021

Dear Madam

Re: IDRP Application Material and Council Recommendation

Application No: 7942/2018/MAMC/A

Proposal: Minor Change – Material Change of Use – Recreation Use -

Motorsports

Property Location: 102 Champions Way, Willowbank

I refer to your correspondence dated 24 November 2021. Thank you for confirming your availability as a chairperson/panel member for the Independent Decision Review Panel (IDRP). The purpose of this letter is to provide you with the draft Council recommendation and direct you to the application material for the application 7942/2018/MAMC/A for a minor change application relating to a Material Change of Use - Recreation Use (Motorsports) on land situated at 102 Champions Way, Willowbank.

The application material can be review on PD online by following the link below and searching 7942/2018/MAMC/A.

http://pdonline.ipswich.gld.gov.au/pdonline/Modules/ApplicationMaster/default.aspx?page=search

The draft Council recommendation is also attached.

The finalisation of a recommendation report should be provided to the General Manager (Planning and Regulatory Services) by Thursday 16 December 2021.

The attached report template allows for a selection of one of three options:

- IDRP agrees with officer recommendation (either approval or refusal);
- IDRP agrees with officer recommendations, subject to change or inclusion of additional conditions or reasons for refusal;
- IDRP disagrees with officer recommendations.

Ipswich City Council Page 2

Where the IDRP disagree with the proposed Council recommendation, a detailed discussion detailing the grounds for the differing view must be submitted to the General Manager (Planning and Regulatory Services).

If you have any queries regarding this letter, please contact Sue Taylor (Planner – Development) on the telephone number listed above.

Yours faithfully

Nikki Morrison

ACTING DEVELOPMENT ASSESSMENT WEST MANAGER

ENC.

Application Material Council recommendation IDRP report template

7942/2018/MAMC/A: Sue Taylor

2 December 2021

MEMORANDUM

TO: ACTING DEVELOPMENT ASSESSMENT WEST MANAGER – NIKKI MORRISON

FROM: PLANNER (DEVELOPMENT) - SUE TAYLOR

RE: CHANGE APPLICATION FOR A DEVELOPMENT APPROVAL

PLANNING ACT 2016 - SECTION 81

EXECUTIVE SUMMARY

This is a report concerning a change request to development application number 7342/2018/MCU for a Material Change of Use (Recreation Use – Motorsports) at 102 Champions Way, Willowbank. The application seeks amendments to a number of conditions of the approval and the approved plans for the development to accommodate a new racetrack on the premises, for the purposes of racing remote controlled scale model cars.

The minor change request is recommended to be approved.

RECOMMENDATION

That Council resolve to approve development application no. 7942/2018/MAMC/A subject to conditions and attachments.

RELATED PARTIES

The related parties to this application are:

- Applicant: Ipswich City Council C/- RPS Australia East Pty Ltd
- Owner: Ipswich City Council (Ipswich City Council Program 30)
- Relevant Consultants: RPS Australia East Pty Ltd

ADVANCE IPSWICH THEME

Managing growth and delivering key infrastructure

PURPOSE OF REPORT/BACKGROUND

SITE ADDRESS: 102 Champions Way, WILLOWBANK QLD

4306

APPLICATION TYPE: Modification-Change Application Minor

ORIGINAL PROPOSAL: Minor Change - Material Change of Use -

Ipswich City Council Page 2

Recreation Use - Motorsports

ZONE: Regional Business and Investigation

(RBIA01) and Regional Business and

Industry Buffer (RBB)

OVERLAYS: OV2 – Mineral Development Licences and

Mining Leases; OV6 – Highway Buffer and Regional Transport Corridor; OV7A – Building Height Restriction Area 45m, 90m and Outer Horizontal Surface RL176.5; OV7B – 8km Operational Airspace Buffer – Wildlife Attraction Restriction Area; OV8 –

Ipswich Motorsport Precinct Primary Buffer

Area

APPLICANT: Ipswich City Council

OWNER: Ipswich City Council Program 30

EXISTING OR PROPOSED TRADING NAMES: Not applicable

APPLICATION NO: 7942/2018/MAMC/A

AREA: 83.93ha

REFERRAL AGENCIES: Department of State Development,

Manufacturing, Infrastructure and Planning Ipswich Motorsport Precinct – Ipswich

EXISTING USE: Ipswich Motorsport Precinct – Ipswich West Moreton Auto Club, Ipswich Kart

Club,

PREVIOUS RELATED APPROVALS: 7942/2018/MCU

DATE RECEIVED: 13 September 2021

DECISION PERIOD START DATE: 13 September 2021

EXPECTED DETERMINATION DATE: 28 January 2022

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SITE LOCATION:



On 21 January 2019, Council issued a Decision Notice in relation to Development Permit No. 7942/2018/MCU that approved a Recreation Use (Motorsports) at 102 Champions Way, Willowbank.

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On 13 September 2021, the applicant submitted a minor change application. The change application involves an amendment to the approved layout to extend the motorsports activities to incorporate a remote-controlled car speedway area, within the Ipswich Motorsport precinct along Champions Way, Willowbank. The newly proposed area is intended to be used by Pit Pass Quarter Scale Speedway Club Inc.

The application relates to Lease D which is approved for dirt-based motorcycle racing pursuant to the existing historic approval originally approved in November 1990 and development Approval 7942/2018/MCU for a Material Change of Use (Recreation Use – Motorsports), issued on 21 January 2019. The proposed change is for the establishment of a new racetrack and drivers viewing area (initially, and a formal drivers stand ultimately) for radio control speedway activities and events within the northern portion of the site, adjacent to Champions Way. Race days will occur once a month on Sunday between the hours of 10am to 4pm, with the maximum number of anticipated participants and spectators expected to be 60 people. Practice training junior days are anticipated every second weekend, with approximately 10-15 participants and spectators.

The new works will include the following:

- The establishment of a new 140m long, 5-6m wide oval deco gravel track;
- A drivers viewing area, comprised of a 10m wide and 1m high dirt/grass mound with 1m high besser block retaining wall (which is intended to be upgraded in the future to incorporate a 2-3m high drivers stand); and
- Ancillary storage shed and water tank (to be constructed in the future).

The proposed new track will not result in any changes to the existing approved access point, nor impact upon informal carparking areas, which are established on the grassy areas surrounding the tracks.

To ensure there is no increase in impacts to the surrounding road network or infrastructure on site, the proposed speedway will introduce new limitations as follows:

- a permitting system to ensure that all dirt-based motorsports do not coincide/operate at the same time as the dirt-based radio controlled car racing (with the exception of working bees, carrying out of general maintenance and/or practice days);
- a limitation on race days to once a month on Sunday between 10am to 4pm. The maximum number of anticipated participants and spectators is approximately 60 people;
- Practice training junior days are anticipated every second weekend with approximately 10-15 participants and spectators.

There are a number of development constraints which affect the site, as summarised below:

- OV2: Mineral Development Licences and Mining Leases this overlay only effects the very northern edge of the property along Champions Way, and doesn't impact the location of the new track and associated infrastructure;
- OV6: Highway Buffer and Regional Transport Corridor this overlay is limited to the eastern portion of the property, and does not impact the proposed development and visa versa;
- OV7A: Building Height Restriction Area 45m, 90m and Outer Horizontal Surface RL 176.5 these overlays are not impacted by the proposed development, as the development does not impinge these height limitations;

Ipswich City Council Page 5

• OV7B: 8km Operational Airspace Buffer – Wildlife Attraction Restriction Area – this overlay is not impacted by the nature of the proposed development;

• OV8: Ipswich Motorsport Precinct Primary Buffer Area – this overlay is consistent with the nature of the proposal proposed, therefore there is no conflict.

The proposal does not attract the levying of infrastructure contributions pursuant to the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2021, as there is no gross floor area proposed as part of the proposal. The applicant did nominate the possible location of a storage shed on the site as part of the proposal, however as no detailed proposal plans were provided, this structure has not been considered as part of this application. The proposed storage shed (should it be required in the future) may be subject to further planning, building and plumbing works approvals. Plan mark-ups and an advice note to this effect has been included in the recommendation.

The Department of State Development, Manufacturing, Infrastructure and Planning were a referral agency for the original application as the site adjoins a state-controlled road. A copy of the department's original referral agency response, for which there were no requirements imposed, will be attached to this minor change approval.

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 in accordance with Attachments 2 and 3, and as follows:

Nature of Changes:

Nature of Change	Decision
Part 3 'Approved Plans,	To be amended
Specifications and Drawings'	
Condition 3 'Development Plans'	To be amended
Condition 6 'Particular Use'	To be amended
New Condition 12 'Driver's Viewing	To be inserted
Area/Driver's Stand'	
New Condition 13 'Design	To be inserted
Standards'	
New Condition 14 'Design	To be inserted
Certifications'	
New Advice Clause 9 'Storage Shed'	To be included
New Advice Clause 10 'Operational	To be included
Works Submission'	

LEGAL/POLICY BASIS

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

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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.

FINANCIAL/RESOURCE IMPLICATIONS

There are no resource implications associated with this report.

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 and the Compliance Branch.

The Engineering, Health and Environment Branch prepared, via email correspondence dated 29 November 2021, conditions with respect to the drivers viewing area, particularly relating to the earth mound structure and the associated policy, guidelines and operational works application requirements. No conditions were required to be imposed with respect to parking and/or roadworks, given that the applicant was able to demonstrate that there was no introduction of new impacts or increase in the severity of impacts on the surrounding road network or on-site infrastructure. No internal reports were required to be prepared by the Compliance Branch given the applicant was able to demonstrate that scheduling of large events on site between the two clubs would ensure that the on-site septic system would remain adequate.

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

- Decision Notice
- Attachment A Assessment Manager's Conditions
- Attachment B Approved Plans
- Attachment C Referral Agency Response (Department of State Development, Manufacturing and Planning)

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ASSESSMENT – CHANGE APPLICATION ASSESSMENT REPORT

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			
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of deve	elopment: material change o	fuse		
PR141542 2	Dirt Based Motor Racing Feature Survey, Sheet 1 of 1	RPS	5 October 2018	Nil

Applicant's Requested Change:

The request seeks to amend the approved dirt-based motorsports area to include the unused northern corner of Lease D fronting Champions way for a new race track for quarter scale radio control speedway cars, and will include the following works:

- A designated radio-controlled speedway area over the northern corner of Lease D;
- A new 140m long by 5-6m wide oval deco gravel track;
- Drivers viewing area, comprised of a 10m wide and 1m high dirt/grass mound with a 1m besser block retaining wall which is intended to be upgraded in the future to incorporate 2-3m high drivers stand; and
- An ancillary storage shed (to be constructed in the future)

Evaluation of Change:

The proposal involves an amendment to the approved dirt-based motorsports recreation use in order to accommodate the inclusion of a dirt-based motorsports Radio Controlled Speedway. The new track will be located in the northern corner of Lease D and will comprise a 140m long by 5-6m wide oval deco gravel track. Also included in the scope of the works will be a drivers viewing area, consisting of a 10m wide by 1m high dirt/grass mound, with a 1.0m high besser block retaining wall. Ultimately, a formal drivers stand will replace this earth mound, representative of the footprint as shown on the plan. The indicative location of a future ancillary storage shed and water tank has also been nominated on the plan, however no detailed plans of these structures have been submitted with this application. With the exception of the driver's viewing area and the water tank, the future shed may

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be subject to a future planning approval, with possible payment of infrastructure contributions required. The drivers viewing area, water tank and ultimate drivers stand will be subject to future building and plumbing works approvals accordingly, with a condition included in the recommendation requiring the applicant to submit final plans of such structures for the written endorsement of the Assessment Manager. Advice to this effect has been included in the recommendation.

The proposed 'Pit Pass Racing Club' is intended to utilise the track, which represents 5% of the approved dirt-based motorsports area. The applicant has prepared amended proposal plans as a result, and it is therefore appropriate to update the table of approved plans accordingly. It is also appropriate to update the table of approved plans to introduce a new section referencing supporting information, specifically the applicant's response to the assessment manager information request with respect to traffic generation and management.

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				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments / Clarifications Required	
Aspect of dev	elopment: material change o	f use			
150254-01	Willowbank Motorsports Precinct – Dirt Based Motor Racing	RPS	16 August 2021	Not applicable	
PR141542 2	Dirt Based Motor Racing Feature Survey, Sheet 1	RPS	5 October 2018	The storage shed is not	
150254-02	of 1		16 August 2021	approved under this application.	
	Willowbank Motorsports				
	Precinct – Dirt Based Motor Racing			Proposal plans of the drivers viewing area, drivers stand and water tank are required to be submitted to the assessment	

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				manager for written endorsement pursuant to Condition 3(b) 'Development Plans', and will be subject to building and plumbing permits.
	SPECIFICA	TIONS/DRAWI	NGS	
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Pr150254-1	Applicant response to Assessment Manager Information Request, including Attachment 1	RPS	16 November 2021	Not applicable

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Condition (from original Decision Notice):

3.	Development Plans	
	The applicant must undertake the development	From the commencement of the
	generally in accordance with the approved plans	construction of the development
	outlined in part 3 of this development permit.	and at all times thereafter.

Applicant's Requested Change:

The applicant has not proposed any amendments to this condition.

Evaluation of Change:

It is considered appropriate to amend this condition to include a new clause requiring the applicant to submit, for the written approval of the assessment manager, plans of the driver's viewing area, future driver's stand and water tank, such that records of the proposed infrastructure are adequately captured and the final design and placement of such infrastructure is adequately assessed.

Condition (to appear in Change Decision Notice):

3.	Development Plans	
(a)	The applicant must undertake the development	From the commencement of the
	generally in accordance with the approved plans	construction of the development
	outlined in part 3 of this development permit.	and at all times thereafter.
(b)	The applicant must submit, for the written approval of	Prior to the lodgement of the
	the assessment manager, plans of the interim driver's	application for building work
	viewing area, future driver's stand and water tank	and/or plumbing work, as
	associated with the dirt-based motorsports Radio	applicable.
	Controlled Speedway, prior to their establishment.	
	Such infrastructure must be designed to blend in	
	aesthetically with other built infrastructure on site	
	and when viewed from Champions Way.	

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Condition (from original Decision Notice):

6.	Particular Use	
(a)	The applicant must not use any of the structures associated with the Recreation Use - Motorsport, 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 Recreation Use – Motorsport (or unless otherwise being undertaken in accordance with another Development Approval).	From the commencement of the construction of the development and at all times thereafter.
(b)	The approved use is limited to the use of motorcycles, side carts and dirt based motor sports.	From the commencement of the construction of the development and at all times thereafter.

Applicant's Requested Change:

The proposed 'Pit Pass Racing Club' dirt-based recreation activity involves quarter scale remote controlled vehicles, being smaller vehicles than the motorcycles associated with the current Switches Junior Speedway Club. The number of members, participants and spectators associated with the proposed radio controlled car dirt-based recreation activity is significantly fewer than the number of members, participants, spectators that attend the existing Switches Junior Speedway Club dirt-based motorsports activities.

The existing and proposed dirt-based motorsports is intended to be managed via a permitting system to ensure that the two dirt-based motorsports race days and significant events do not coincide at the same time, thereby ensuring there is no introduction of new impacts or increase in the severity of known impacts. It is proposed to amend Condition 6 'Particular Use' in this regard, to introduce the following new wording:

6.	Particular Use	
(a)	The applicant must not use any of the structures associated with the Recreation Use - Motorsport, 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 Recreation Use – Motorsport (or unless otherwise being undertaken in accordance with another Development Approval).	From the commencement of the construction of the development and at all times thereafter.
(b)	The approved use is limited to the use/carrying out of the following: (i) motorcycles, side carts and dirt based motor sports; and (ii) dirt-based remote-controlled vehicle motor sports.	From the commencement of the construction of the development and at all times thereafter.
(c)	Unless otherwise agreed to in writing by the assessment manager, with the exception of working bees, carrying out of general maintenance and/or	From the commencement of the construction of the development and at all times thereafter.

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practice days, uses outlined at Condition 6(b)(i) may	
not operate on-site at the same time, as the uses	
defined by Condition 6(b)(ii).	

Evaluation of Change:

Ipswich City Council

As part of the applicant's response to Council's information request regarding how various types of motorsports could operate on the premises simultaneously without adverse impact on the surrounding road network and/or the operation of facilities and infrastructure on site, the applicant provided figures regarding the number of working bees, practice days, club race days, interclub competition, state competition and major events for the two clubs. The analysis indicated that working bees and practice days will have the lowest anticipated attendees to the site, whilst race days, interclub competition days, state competition days and major events for the two clubs having the highest number of attendees to the site. The applicant's proposed amendment to Condition 6 'Particular Use' to limit the operation of large events between the two types of motorsports from occurring simultaneously, thereby ensuring there is no adverse impact on the external road network or facilities and infrastructure on site is supported.

Condition (to appear in Change Decision Notice):

6.	Particular Use	
(a)	The applicant must not use any of the structures associated with the Recreation Use - Motorsport, 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 Recreation Use – Motorsport (or unless otherwise being undertaken in accordance with another Development Approval).	From the commencement of the construction of the development and at all times thereafter.
(b)	The approved use is limited to the use/carrying out of the following: (i) motorcycles, side carts and dirt based motor sports; and (ii) dirt-based remote-controlled vehicle motor sports.	From the commencement of the construction of the development and at all times thereafter.
(c)	Unless otherwise agreed to in writing by the assessment manager, with the exception of working bees, carrying out of general maintenance and/or practice days, uses outlined at Condition 6(b)(i) must not operate on-site at the same time, as the uses defined by Condition 6(b)(ii).	From the commencement of the construction of the development and at all times thereafter.

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Condition (from original Decision Notice):

Not applicable – new condition proposed.

Applicant's Requested Change:

Not applicable.

Evaluation of Change:

As the proposed drivers viewing area will consist of an earth retaining structure as an interim measure, until a formal drivers stand is constructed, it is imperative to include a relevant condition such that the proposed works are assessed under a related operational works application. The proposed earthworks, as presently anticipated, fall outside the scope of Schedule 8 'Exempt Earthworks', and therefore trigger the requirement for an operational works application. It is therefore relevant, to include an appropriate condition with respect to an operational works submission.

Condition (to appear in Change Decision Notice):

It is recommended that a new Condition 12 'Drivers Viewing Area/Driver's Stand' be included as follows:

12.	Drivers Viewing Area/Driver's Stand	
(a)	Unless proposed earthworks associated with the driver's viewing area/driver's stand are otherwise amended to comply with Schedule 8 'Exempt Earthworks', the applicant must submit detailed design drawings with proposed earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the Ipswich Planning Scheme.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must construct the driver's viewing area/driver's stand in accordance with approved design as per condition (a) above.	Prior to commencement of use.

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Condition (from original Decision Notice):

Not applicable – new condition proposed.

Applicant's Requested Change:

Not applicable.

Evaluation of Change:

Owing to the nature of earthworks associated with both the driver's viewing area and the ultimate driver's stand, it is considered appropriate to include a relevant condition such that the proposed works are designed appropriately in accordance with Planning Scheme Policy 3 'General Works' and Implementation Guidelines No. 24 'Stormwater Management' and No. 28 'Dispersive Soil Management'.

Condition (to appear in Change Decision Notice):

It is recommended that new Condition 13 'Design Standards' is included as follows:

13.	Design Standards	
	The applicant must design all internal works	In conjunction with the
	(stormwater drainage/earthworks etc) associated	lodgement of the application for
	with the driver's viewing area/driver's stand in	operational works, as necessary.
	accordance with Planning Scheme Policy 3 'General	
	Works' and Implementation Guidelines No. 24	
	'Stormwater Management' and No. 28 'Dispersive Soil	
	Management' of the Ipswich Planning Scheme.	

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Condition (from original Decision Notice):

Not applicable – new condition proposed.

Applicant's Requested Change:

Not applicable.

Evaluation of Change:

Owing to the nature of earthworks associated with both the driver's viewing area and the ultimate driver's stand, it is imperative to include a relevant condition such that the proposed works are designed appropriately in accordance with Planning Scheme Policy 3 'General Works' and Implementation Guidelines No. 24 'Stormwater Management' and Implementation Guideline No. 28 'Dispersive Soil Management'.

Condition (to appear in Change Decision Notice):

It is recommended that new Condition 13 'Design Certifications' is included as follows:

13.	Design Certifications	
	Unless proposed earthworks associated with the driver's viewing area/driver's stand are otherwise amended to comply with Schedule 8 'Exempt Earthworks', the applicant must submit to the assessment manager RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	In conjunction with the lodgement of the application for operational works.

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Advice Clause (from original Decision Notice):

Not applicable – new advice clause proposed.

Applicant's Requested Change:

Not applicable.

Evaluation of Change:

It is considered appropriate to include a new advice clause regarding the storage shed, clarifying that this shed is not approved under this application, as only indicative proposal plans were provided. The proposed shed may require the payment of infrastructure contributions pursuant to the *Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2021*, which cannot be levied in the absence of plans.

New Advice Clause (to appear in Change Decision Notice):

9.	Storage Shed
	The indicative storage shed is not approved under this application, and may be subject to
	a future development application depending on the size of the shed and nature of use of
	the shed, including the levying of infrastructure contributions. For further information in
	this regard, please contact the Planning and Development Department on (07) 3810 6888.



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Advice Clause (from original Decision Notice):

Not applicable – new advice clause proposed.

Applicant's Requested Change:

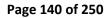
Not applicable.

Evaluation of Change:

It is considered appropriate to include a new advice clause regarding the operational works application lodgement, in the event the applicant chooses not to amend any proposed earth retaining structures to comply with Schedule 8 'Exempt Earthworks'.

New Advice Clause (to appear in Change Decision Notice):

10.	Operational Works Submission	
	The applicant must submit to the assessment manager all engineering drawings in	
	accordance with the requirements of Ipswich Planning Scheme 2 – Information Local	
	Government May Request. For clarification, where any inconsistency or conflict exists	
	between design standards and other relevant technical publications, Council standards	
	and specifications must take precedence.	



Your reference

 Our reference
 7942/2018/MAMC/A

 Contact Officer
 Sue Taylor

 Telephone
 (07) 3810 6986



Ipswich City Council

1 Nicholas Street PO Box 191 IPSWICH QLD 4305

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

lpswich.qld.gov.au

Ipswich City Council C/- RPS Australia East Pty Ltd craig.harte@rpsgroup.com.au sonia.brown@rpsgroup.com.au

XXXXXX

Dear Sir/Madam

Re: Decision Notice for Change Application to a Development Approval

Application No: 7942/2018/MAMC/A

Proposal: Minor Change - Material Change of Use - Recreation Use -

Motorsports

Property Location: 102 Champions Way, WILLOWBANK QLD 4306

I refer to the change application made under section 78 of the *Planning Act 2016*, received by Council on 13 September 2021 for a minor change to Application Number 7942/2018/MAMC/A, that was originally approved by Council on 21 January 2019 for land situated at 102 Champions Way, WILLOWBANK QLD 4306 and described as Lot 1 SP308694.

I wish to advise that the change application has been approved by Full Council on <><>< 2022 as follows:

Nature of Changes:

Nature of Change	Decision
Part 3 'Approved Plans,	To be amended
Specifications and Drawings'	
Condition 3 'Development Plans'	To be amended
Condition 6 'Particular Use'	To be amended
New Condition 12 'Driver's	To be inserted
Viewing/Driver's Stand'	
New Condition 13 'Design	To be inserted
Standards'	
New Condition 14 'Design	To be inserted
Certifications'	
New Advice Clause 9 'Storage Shed'	To be inserted

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New Advice Clause 10 'Operational	To be inserted
Works Submission'	

Enclosed with this letter is the amended Development Approval, including:

- Attachment A Assessment Manager's Conditions
- Attachment B Approved Plans
- Attachment C Referral Agency Response
- Appeal Rights

To avoid any doubt, please note that this approval commences from the date the original development approval started to have effect.

If you have any queries regarding this Change Application Decision Notice, please contact Sue Taylor (Planner – Development) on the telephone number listed above.

Yours faithfully

Nikki Morrison ACTING DEVELOPMENT ASSESSMENT WEST MANAGER

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1. <u>Decision Details:</u>

Development	Approval Type	Decision	Currency Period
Material Change of Use -	Development Permit	Approved in full subject to	6 years
Recreation Use -		the conditions set out in	
Motorsports		Attachment A	

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

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

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

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

	APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments / Clarifications Required	
Aspect of deve	elopment: material change o	f use			
150254-01	Willowbank Motorsports Precinct – Dirt Based Motor Racing	RPS	16 August 2021	Not applicable	
PR141542 2	Dirt Based Motor Racing Feature Survey, Sheet 1	RPS	5 October 2018	The storage shed is not	
150254-02	of 1 Willowbank Motorsports Precinct – Dirt Based Motor Racing		16 August 2021	approved under this application. Proposal plans of the drivers viewing area, drivers stand	
				and water tank are required to be submitted to the assessment	

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				manager for written endorsement pursuant to Condition 3(b) 'Development Plans', and will be subject to building and plumbing permits.	
SPECIFICATIONS/DRAWINGS					
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required	
Pr150254-1	Applicant response to Assessment Manager Information Request, including Attachment 1	RPS	16 November 2021	Not applicable	

4. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development	Address
		Requiring Referral	
Department of	Concurrence	Sch 10, Part 9, div 4, Sub 1,	Ipswich SARA Office
State Development,		Table 1, Item 1	Post: PO BOX 129,
Manufacturing,			IPSWICH QLD 4305
Infrastructure and		Sch 10, Part 9, Div 4, Sub 2,	
Planning		Table 4, Item 1	Email:
			IpswichSARA@dsdm
			ip.qld.gov.au
			Ph: 07 3432 2413

Refer to Attachment C for Referral Agency conditions.

5. <u>Variation Approval</u>

Not applicable to this decision.

6. Further Development Permits

Further development permits, as required by the *Planning Act 2016*, must be obtained before the development can be carried out in respect of any material change of use, reconfiguring a lot,

Ipswich City Council Page 5

operational works, building works and plumbing works in relation to this approval prior to the *commencement of works/use* pursuant to the *Planning Act 2016*.

7. <u>Environmental Authority</u>

Not applicable to this decision.

8. Properly Made Submissions

Not applicable to this decision.

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

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

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

Not applicable to this decision.

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

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

- (a) No infrastructure charges have been levied by Council for the proposed development.
- (b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further information, it is recommended that you contact QUU's developer customer service team on (07) 3432 2200.

14. Submitting Change Representations to Request a Negotiated Decision Notice

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

The applicant's appeal period is 20 business days, and any change representations must be submitted and assessed during this time, unless the applicant suspends the appeal period. To

Ipswich City Council Page 6

ensure both the applicant and the assessment manager have sufficient time to consider the change representations, it is recommended that the applicant suspend the appeal period (refer to section 75(2) of the Planning Act 2016) prior to submitting their change representations. This will allow an additional 20 business days for the applicant to submit their change representations, if required, and up to 20 business days for the assessment manager to consider the representations from the date the change representations are received.

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

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

15. Appeal Rights

Applicant's appeal rights

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

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

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

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

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

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

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

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

Ipswich City Council Page 7

Attachment A Assessment Manager's Conditions File No: 7942/2018/MCU

Location: 86 Champions Way, Willowbank Proposal: Material Change of Use - Recreation Use - Motorsports

	Assessment Manager (Ipswich City Counc	il) Conditions
	Conditions applicable to this approval under the	
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	This approval incorporates as a condition, the	From the commencement of the
	applicant's common material (as defined in <i>Schedule 24</i>	construction of the development
	– Dictionary of the Planning Regulation 2017) for the	and at all times thereafter.
	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.	
	Note: Any variation in the development from that	
	approved herein may constitute assessable	
	development pursuant to the Planning Act 2016.	
L		
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this	At all times after the approval is
	approval, any other minor alterations accepted in	granted.
	writing by the assessment manager will suffice.	
3.	Development Plans	
(a)	The applicant must undertake the development	From the commencement of the
	generally in accordance with the approved plans	construction of the development
	outlined in part 3 of this development permit.	and at all times thereafter.
(b)	The applicant must submit, for the written approval of	Prior to the lodgement of the
	the assessment manager, plans of the interim driver's	application for building work
	viewing area, future driver's stand and water tank	and/or plumbing work, as
	associated with the dirt-based motorsports Radio	applicable.
	Controlled Speedway, prior to their establishment.	
	Such infrastructure must be designed to blend in	
	aesthetically with other built infrastructure on site	
1	and when viewed from Champions Way.	

Ipswich City Council Page 8

4.	Loca	lity References	
(a)	name deve comments struct signal must the H	applicant must ensure any place name, estate e or development name used in respect of this dopment in any form of advertising or munication (excluding a reference to a building, sture or the like and excluding minor, subsidiary age within a development to Council's satisfaction) a specify the relevant, approved place name under Place Names Act 1994 and must comply with the wing:	At all times after the approval is granted.
	(i)	be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name	
	(ii)	be in lettering at least 50% of the size of the place/estate/development name	
	(iii)	be in the same orientation as the place/estate/development name	
	(iv)	be in either title case or all in upper case.	
(b)	The a of the estate subursubur	applicant must not at any time refer to the location e site or the development, including the place or e, as being located in Brisbane or a Brisbane rb or in the metropolitan area or in the western rbs (excluding the western suburbs of Ipswich as rmined by Council in writing from time to time).	At all times after the approval is granted.

5.	Hours of Construction	
	Unless otherwise approved in writing by the	At all times during construction of
	assessment manager, construction works must only	the development.
	occur within the hours as defined in Planning Scheme	
	Policy 3 – General Works Part 5, Section 5.1.3.	

6.	Particular Use	
(a)	The applicant must not use any of the structures associated with the Recreation Use - Motorsport, 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 Recreation Use – Motorsport (or unless otherwise being undertaken in accordance with another Development Approval).	From the commencement of the construction of the development and at all times thereafter.
(b)	The approved use is limited to the use/carrying out of	From the commencement of the

Ipswich City Council Page 9

pswich	City Council	Page 9
	the following: (i) motorcycles, side carts and dirt based motor sports; and (ii) dirt-based remote-controlled vehicle motor sports.	construction of the development and at all times thereafter.
(c)	Unless otherwise agreed to in writing by the assessment manager, with the exception of working bees, carrying out of general maintenance and/or practice days, uses outlined at Condition 6(b)(i) may not operate on-site at the same time, as the uses defined by Condition 6(b)(ii).	From the commencement of the construction of the development and at all times thereafter.
7	Linkting	
7.	Lighting Lighting used to illuminate any areas of the premises (ie	Prior to the commencement of
	security or flood lighting) must be designed,	the use and at all times
	constructed, located and maintained to the satisfaction	thereafter.
	of the assessment manager so as not to cause nuisance to the occupants of nearby properties or passing traffic.	
	7 7 7 7 7 3 7 7	

All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous

light to be directed or reflected upwards.

8.	Car Pa	arking – Use and Maintenance	
(b)	The a	pplicant must ensure all parking areas are:	Prior to the commencement of the use and at all times
	(i)	Are generally as nominated on the approved plans outlined in part 3 of this development permit.	thereafter.
	(ii)	Kept exclusively for parking for the development	
	(iii)	Used exclusively for parking for the development	
	(iv)	Accessible to both staff and customers during any approved hours of operation (unless otherwise indicated on the approved plans)	
	(v)	Appropriately signposted at the entry/entries to the car park (eg "Staff and Customer Parking") in accordance with AS1742.	
	(vi)	Maintained in perpetuity.	

9.	Hours of Operation

Ipswich City Council	Page 10
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pswich (City Council	Page 10
	Activities associated with the approved use must not	From the commencement of the
	be conducted from the premises outside of the	use and at all times thereafter.
	following hours:	ass and at an times the sarter.
	Tollowing Hours.	
	Monday to Saturday: 7:00am to 10:00pm	
	Sundays and public holidays: 7:00am to 7:00pm	
	Surrauys and public Holladys. 7.50am to 7.50pm	
10.	Ablutions, sewage and wastewater	
	All sewage and waste water must be discharged safely	From the commencement of the
	to the approved on-site sewerage facility or in some	use and at all times thereafter.
	other manner approved by Council.	ase and at an times therearter.
	other mariner approved by council.	
11.	Waste Storage and Collection	
(a)	The applicant must provide an adequate refuse	From the commencement of the
(a)	collection or removal service to the development to	use and at all times thereafter.
	prevent rubbish overflowing, odour issues and to	use and at all times thereafter.
	prevent the harbourage of pests.	
(b)	The applicant must ensure the area on which the bin(s)	From the commencement of the
(-)	is to be stored is level and concreted and appropriately	use and at all times thereafter.
	screened.	ass and at an times therearter.
(c)	The applicant must ensure no waste is incinerated on	From the commencement of the
	the site.	use and at all times thereafter.
<u> </u>		
12.	Drivers Viewing Area/Driver's Stand	
(a)	Unless proposed earthworks associated with the	In conjunction with the
` '	driver's viewing area/driver's stand are otherwise	lodgement of the application for
	amended to comply with Schedule 8 'Exempt	operational works.
	Earthworks', the applicant must submit detailed	
	design drawings with proposed earthworks (including	
	earth retaining structures) in accordance with	
	Planning Scheme Policy 3 – General Works, Part 4 of	
	the Ipswich Planning Scheme.	
(b)	The applicant must construct the driver's viewing	Prior to commencement of use.
(5)	area/driver's stand in accordance with approved	There is definitioned in the disc.
	design as per condition (a) above.	
	design as per condition (a) above.	
13.	Design Standards	
	The applicant must design all internal works	In conjunction with the
	(stormwater drainage/earthworks etc) associated	lodgement of the application for
1	TOTAL TRANSPORTER AND	i roagomont or the application for
	1 .	operational works as peressary
	with the driver's viewing area/driver's stand in	operational works, as necessary.
	with the driver's viewing area/driver's stand in accordance with <i>Planning Scheme Policy 3 'General</i>	operational works, as necessary.
	with the driver's viewing area/driver's stand in accordance with <i>Planning Scheme Policy 3 'General Works'</i> and Implementation Guidelines No. 24	operational works, as necessary.
	with the driver's viewing area/driver's stand in accordance with <i>Planning Scheme Policy 3 'General</i>	operational works, as necessary.

Ipswich City Council Page 11

14.	Design Certifications	
	Unless proposed earthworks associated with the	In conjunction with the
	driver's viewing area/driver's stand are otherwise	lodgement of the application for
	amended to comply with Schedule 8 'Exempt	operational works.
	Earthworks', the applicant must submit to the	
	assessment manager RPEQ design certification(s)	
	stating that all civil and associated works have been	
	designed in accordance with Council's specifications,	
	infrastructure design standards and this approval.	

Assessment Manager (Ipswich City Council) Advice

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

1. Advertising Signage

Unless any advertising devices associated with the proposed use meets the exempt criteria set out in Schedule 9 of the *Ipswich Planning Scheme 2006*, such signage would require submission to Council of a code assessable development application for operational works – placing an advertising device on premises. For further information please contact the Planning and Development Department on (07) 3810 6888.

Fire Ants In accordance with the *Biosecurity Act 2014* and the *Biosecurity Regulation 2016*, the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species *Solenopsis invicta*) 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.gld.gov.au/fireants.
- (c) The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.

3. Portable Long Service Leave

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

Ipswich City Council Page 12

works applications, as defined under the Planning Act 2016.

If you require clarification in regard to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

4. Section 73 of the Planning Act 2016

Pursuant to Section 73 of the Planning Act 2016, a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.

5. Indigenous Cultural Heritage

The Applicant is advised to ensure that any development obligations pursuant to the provisions of the Aboriginal Cultural Heritage Act 2003, the *Planning Act 2016 and the Planning Regulation 2017* are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.

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

6. Hazardous Substances

Where dangerous goods are stored on site, compliance with the Queensland *Work Health* and *Safety (WHS) Act 2011* is required. Enquiries regarding the storage of dangerous goods can be made by contacting Workplace Health and Safety Queensland on 1300 369 915.

7. Food Licence

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

8. Entertainment Venue Licence

The applicant may be required to hold a permit for an Entertainment Venue under Council's Local Law No. 3 (Commercial Licensing) 2013. Please contact the Health Security and Regulatory Services Department of Ipswich City Council for advice regarding this matter by ringing 3810 6666.

9. Storage Shed

The indicative storage shed is not approved under this application, and may be subject to a future development application depending on the size of the shed and nature of use of the shed, including the levying of infrastructure contributions. For further information in

Ipswich City Council Page 13

this regard, please contact the Planning and Development Department on (07) 3810 6888.

10. Operational Works Submission

The applicant must submit to the assessment manager all engineering drawings in accordance with the requirements of *Ipswich Planning Scheme 2 – Information Local Government May Request*. For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.



Ipswich City Council Page 14

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.

Ipswich City Council Page 15

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.

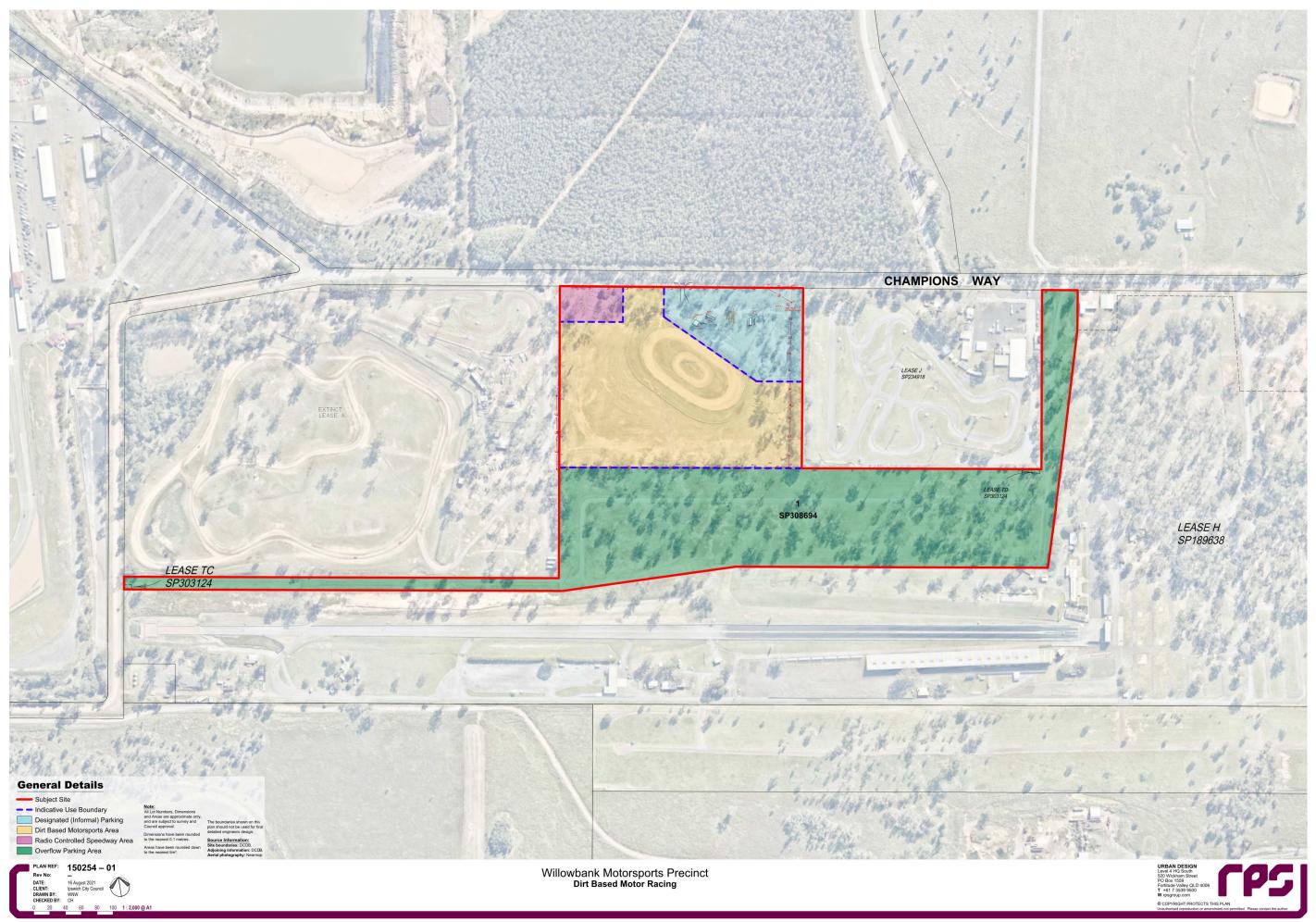
An appeal must be started within 20 business days after this notice is given to you.

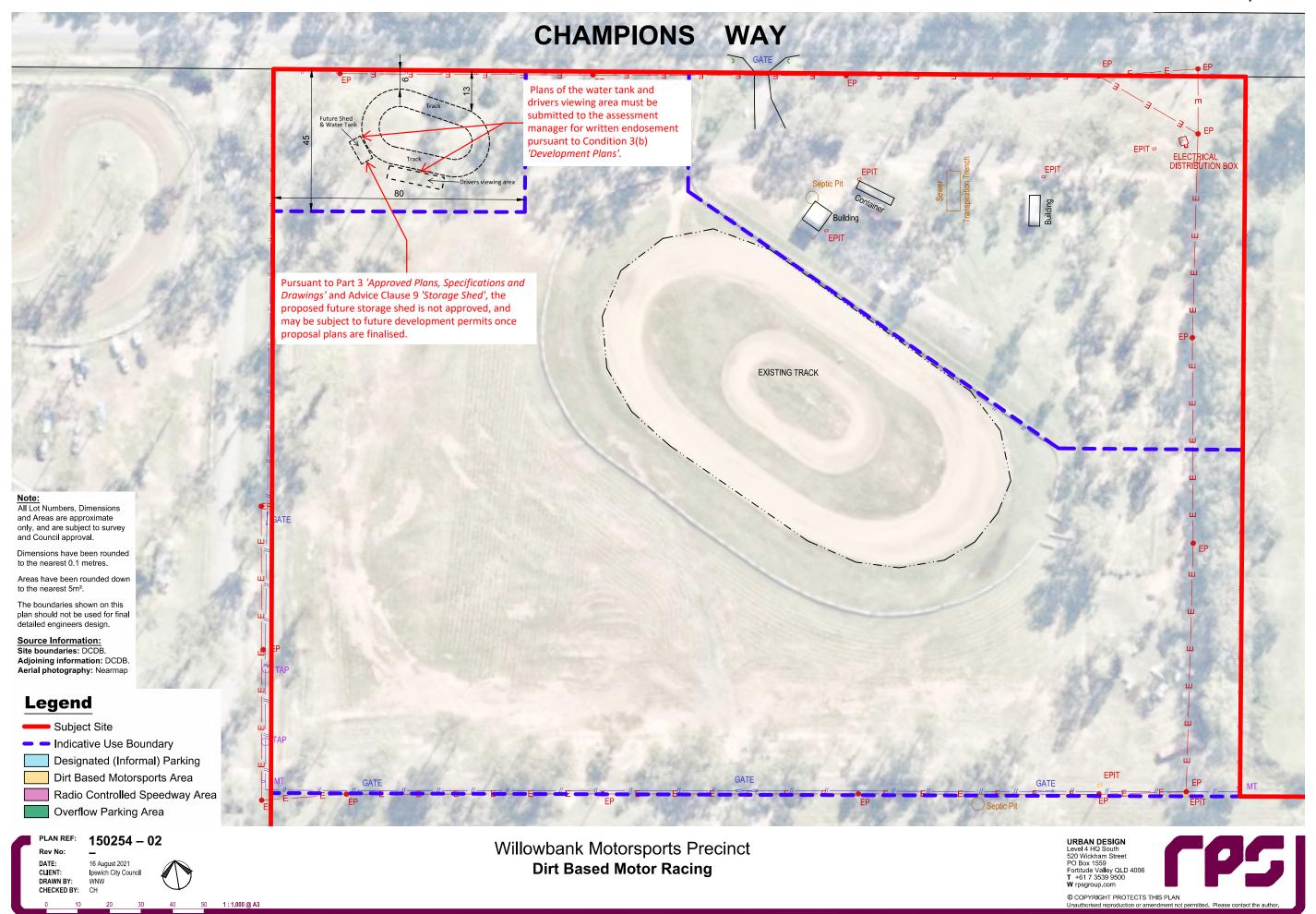
An appeal may be made to the Planning and Environment Court.

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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Department of
State Development,
Manufacturing,
Infrastructure and Planning

Our reference: 1810-8153 SRA Your reference: 7942/2018/MCU

12 December 2018

The Chief Executive Officer
Ipswich City Council
PO Box 1559
Ipswich Qld 4305
development@ipswich.qld.gov.au

Attention: Nikki Morrison

Dear Ms Morrison.

Referral agency response—no requirements

(Given under section 56 of the Planning Act 2016)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 9 November 2018.

Applicant details

Applicant name: Ipswich City Council c/- RPS Australia East Pty Ltd

Applicant contact details: PO Box 341

Ipswich QLD 4305

sonia.brown@rpsgroup.com.au

Location details

Street address: 16-102 Champions Way, Willowbank

Real property description: 1SP108209

Local government area: Ipswich City Council

Application details

Development permit Material change of use for a Recreational Use - Motorsports

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

 Schedule 10, Part 9, Division 4, Subdivision 1. Table 1, Item 1

• Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1

South East Queensland (West) regional office Level 4, 117 Brisbane Street, Ipswich PO Box 129, Ipswich QLD 4305

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Department of
State Development,
Manufacturing,
Infrastructure and Planning

Department of State Development, Manufacturing, Infrastructure and Planning Statement of reasons for application 1810-8153 SRA

(Given under section 56 of the Planning Act 2016)

Departmental role: Referral agency

Applicant details

Applicant name: Ipswich City Council c/- RPS Australia East Pty Ltd

Applicant contact details: PO Box 341, Ipswich QLD 4305
sonia.brown@rpsgroup.com.au

Location details

Street address: 16-102 Champions Way, Willowbank

Real property description: Lot 1 on SP108209

Local government area: Ipswich City Council

Development details

Development permit Material Change of Use for a Recreational Use – Motorsports

Assessment matters

Aspect of development requiring code assessment	Applicable codes
1.Material Change of Use	State Code 1: in a state-controlled road environment
	State Code 6: Protection of state transport networks

Reason for the Department of State Development, Manufacturing, Infrastructure and Planning response:

The reasons for the decision are:

The development complies with the applicable performance outcomes of State Code 2:
 Development in a railway environment, of the State Development Assessment Provisions, version 2.3, effective 2 July 2018.

Response:

Nature of Approval	Nature of Response	Date of Response
Development permit	Referral agency response—no requirements	12 December 2018

Relevant Material:

- Application material
- Planning Act 2016
- Planning Regulation 2017
- Development Assessment Rules
- State Development Assessment Provisions published by the Department of State Development, Manufacturing, Infrastructure and Planning, version 2.4.

South East Queensland (West) regional office Level 4, 117 Brisbane Street, Ipswich PO Box 129, Ipswich QLD 4305

1810-8153 SRA

No requirements

Under section 56(1)(a) of the *Planning Act 2016*, the department advises it has no requirements relating to the application.

A copy of this response has been sent to the applicant for their information.

For further information please contact Aimee Ellis, Senior Planner, on 3432 2405 or via email IpswichSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely

Shane Spargo Planning Manager

cc RPS Australia East Pty Ltd, sonia.brown@rpsgroup.com.au

INDEPENDENT DECISION REVIEW PANEL REPORT

3 December 2021

Development Application	7942/2008/MAMC/A	
Application Description	Minor Change – Material Change of Use (Recreation Use – Motorsports)	
Location	102 Champions Way, Willowbank (Lot 1 SP308694)	
Owner	Ipswich City Council Program 30	
Applicant	Ipswich City Council C/- RPS Australia East Pty Ltd	
Reason for Referral	Sensitive Development Matter – Council Application other than for Local Government Infrastructure	
Panel Members	Amanda Taylor – Planning Principal (Place Design Group)	

EXECUTIVE SUMMARY

This is a report concerning a change request to development application number 7342/2018/MCU for a Material Change of Use (Recreation Use – Motorsports) at 102 Champions Way, Willowbank. The application seeks amendments to number of conditions of approval and the approved plans for the development to accommodate a new racetrack on the premises, for the racing to remote controlled scale model cars.

The minor change request is recommended to be approved.

PANEL REVIEW

- 1. IDRP Comment
- Insert commentary here
- Have the core issues related to the application been appropriately dealt with through the recommended decision?
- Are there any additional issues that the panel has identified that should be dealt with in the decision? Yes, No. If yes, identify issues.
- Is the decision compliant with relevant legislation, assessment benchmarks etc. Yes, No, if no, identify where its not.
- Where the application involves submissions, have these been considered appropriately in the proposed decision? Yes no, if no, identify where.
- 1.1. Assessment Manager Response
- Assessment Manager to respond to any IDRP commentary where necessary.
- 2. IDRP Comment
- Insert commentary here

- 2.1. Assessment Manager Response
- Assessment Manager to respond to any IDRP commentary where necessary.
- 3. IDRP Comment
- Insert commentary here
- 3.1. Assessment Manager Response
- Assessment Manager to respond to any IDRP commentary where necessary.

RECOMMENDATION

The Panel recommends that: (select one option)

- · IDRP agrees with the proposed Council recommendation (either approval or refusal);
- IDRP agrees with the proposed Council recommendation, subject to change or inclusion of additional conditions or reasons for refusal;
- · IDRP disagrees with the proposed Council recommendation.

Signature of IDRP Chairperson

Name: Amanda Taylor (Planning Principal – Place Design Group)

Discipline: Planning (Chairperson/Panel Member)

INDEPENDENT DECISION REVIEW PANEL REPORT

3 December 2021

Development Application	7942/2008/MAMC/A	
Application Description	Minor Change – Material Change of Use (Recreation Use – Motorsports)	
Location	102 Champions Way, Willowbank (Lot 1 SP308694)	
Owner Ipswich City Council Program 30		
Applicant	Ipswich City Council C/- RPS Australia East Pty Ltd	
Reason for Referral	Sensitive Development Matter – Council Application other than for Local Government Infrastructure	
Panel Members	Amanda Taylor – Planning Principal (Place Design Group)	

EXECUTIVE SUMMARY

This is a report concerning a change request to development application number 7342/2018/MCU for a Material Change of Use (Recreation Use – Motorsports) at 102 Champions Way, Willowbank. The application seeks amendments to number of conditions of approval and the approved plans for the development to accommodate a new racetrack on the premises, for the racing to remote controlled scale model cars.

The minor change request is recommended to be approved.

PANEL REVIEW

As a qualified town planner, this IRDP review has considered the following information in relation to development application 7342/2018/MCU (subject application):

- All relevant development application material;
- Change Application Assessment Report;
- Draft Council recommendation; and
- The Ipswich Planning Scheme and Planning Act 2016 (Planning Act).
- 1. Nature of the proposed change, and compliance with Planning Act definition for a minor change.

The subject application is seeking a minor change to existing approval 7942/2018/MCU, being a Development Permit for Material Change of Use for Recreation Use (Motorsports). The subject application involves an amendment to the approved layout to extend the motorsports activities to incorporate a remote-controlled car speedway area, within the Ipswich Motorsport precinct.

Development application materials appropriately set out the nature of the minor change and its relationship to the existing approval. A review of the draft Council Recommendation and Change Application Assessment Report sets out Council's evaluation of the change and is considered to adequately consider key matters, of which were highlighted in Council's information request to the Applicant - which sought to clarify further details relating to:

- Traffic generation and carparking
- Proposed ancillary storage shed, drivers stand and water tank

The applicant's response to these matters clearly highlights the nature of the change and that it will not result on any increased impacts beyond the existing approval.

The draft decision material also provides reinforcing requirements, as a condition, to deal with the activities and how the operation of multiple types motorsport activities can be managed without any adverse impact on existing facilities on-site or in the surrounding network. These relate to placing a limit to the timing, frequency and scale of the proposed remote controlled speedway area, and the coordination of this to ensure that the two motorsport clubs are not carrying out club activities and events simultaneously (with the exception of working bees.)

When considering the material and proposed conditions, it is my view that the request is consistent with the Act definition of a minor change and substantially different development criteria set out in Schedule 1 of the Development Assessment Rules.

1.1. Assessment Manager Response

2. Proposed ancillary storage shed, drivers stand and water tank

Detailed plans for the proposed ancillary storage shed, drivers stand, and water tank were not submitted as part of the application material. The final plans identify a nominal location for these activities and the draft decision material includes a condition, advice clause and approved plan markup setting out the future approval requirement for any works associated with these activities.

These future requirements are clearly set out in the minor change materials and considered a reasonable requirement for these future proposed activities.

2.1. Assessment Manager Response

Overall, it is considered that:

- The application is consistent with the relevant legislation
- Core issues relating to the application have been considered and dealt with through the recommended decision
- No additional issues for assessment or inclusion in the decision have been identified as part of the review.

RECOMMENDATION

The Panel recommends that:

· IDRP agrees with the proposed Council recommendation (either approval or refusal)

Signature of IDRP Chairperson

Name: Amanda Taylor (Planning Principal – Place Design Group)

Discipline: Planning (Chairperson/Panel Member)

Doc ID No: A7801150

ITEM: 16.6

SUBJECT: PROCUREMENT - ONLINE ADVERTISING

AUTHOR: CATEGORY SPECIALIST

DATE: 10 DECEMBER 2021

EXECUTIVE SUMMARY

This is a report concerning the procurement of Online Advertising Services from three (3) suppliers, without first inviting written quotes or tenders. Section 235(b) of the *Local Government Regulation 2012* allows a local government to enter into a medium or large sized contractual arrangement, if the local government resolves that the services provided are of a specialised nature.

RECOMMENDATION

- A. That pursuant to Section 235(b) of the *Local Government Regulation 2012* (Regulation), Council resolve that the exception applies because of the specialised nature of the services that are sought and it would be impractical to invite quotes or tenders for the provision of Online Advertising Services.
- B. That Council enter into a large contractual arrangement with Facebook Australia Pty Ltd (ABN 83 134 012 543), at an approximate purchase price of \$230,000.00 excluding GST per annum, or \$690,000.00 excluding GST over a three (3) year period.
- C. That Council enter into a medium contractual arrangement with Google Australia Pty Ltd (ABN 33 102 417 032), at an approximate purchase price of \$50,000.00 excluding GST per annum, or \$150,000.00 excluding GST over a three (3) year period.

That Council enter into a medium contractual arrangement with SEEK Limited (ABN 46 080 075 314), at an approximate purchase price of \$65,000.00 excluding GST per annum, or \$195,000.00 excluding GST over a three (3) year period.

RELATED PARTIES

Facebook Australia Pty Ltd (ABN 83 134 012 543)

Google Australia Pty Ltd (ABN 33 102 417 032)

Seek Limited (ABN 46 080 075 314)

There are no conflicts of interest identified or declared in relation to the contents of this report.

IFUTURE THEME

A Trusted and Leading Organisation

PURPOSE OF REPORT/BACKGROUND

The procurement of online advertising services often presents complex procurement situations where it is not possible or practical to obtain three (3) quotes or seek tenders as required by the Regulation. For situations such as this s235(b) of the Regulation allows a local government to enter into medium and large contractual arrangements, if the local government resolves that the services provided are a specialised nature and it would be impractical to invite quotes or tenders.

Online Advertising is an on-demand service which is used by departments as required and only if appropriate budget is approved and available. The cost of online advertising per transaction is below the contracting thresholds specified in the Regulation, however the annual accumulative spend across Council exceeds the contracting thresholds, categorising these engagements as medium or large sized contractual arrangements.

There are several suppliers who dominate the online advertising market, these suppliers have established set pricing based on the principals of an invitation to treat, they will not enter into negotiations or respond to request for quote/tender processes, the customer must either accept the pricing or design an alternative campaign strategy.

Council designs campaign strategies and selects suppliers to suit the advertising requirement. Campaign strategies are designed to target a specific audience demographic and / or geographic location and aim to reach the largest audience within a maximum budget value.

Council utilises online advertising for a range of purposes, including but not limited to:

- Community engagement and consultation,
- Council initiatives, i.e. kerbside collections,
- Disaster management,
- Events and exhibitions,
- Employee recruitment,
- Funding and grants notices,
- Policy / procedure updates, i.e. Covid-19 rates relief program
- Tender Notices, and
- Works notices, i.e. roadworks, playground upgrades, mowing services.

Whilst Council accesses a range of suppliers for online advertising, the Facebook, Google and Seek engagements account for the majority of Councils online advertising spend and meet the medium or large contracting thresholds of the Regulation.

Facebook Australia Pty Ltd

Council has regularly engaged Facebook for online advertising, spending approximately \$230,000.00 (ex GST) per annum. Campaigns are tailored to promote, educate, inform and generally raise public awareness of Councils services. Facebook is a key content distribution channel for the Ipswich community, allowing Council to reach target audiences within a specified radius, depending on the campaign.

There are over 17 million social media accounts in Australia, with 70% of these accounts on Facebook owned companies, including Facebook (Meta), Instagram and Whatsapp. There is no equivalent social media company in Australia which has the ability to reach the target audience demographic required for many of the community messages and events within the Ipswich City Council Region.

All Facebook and Instagram accounts are managed by the Marketing Services team, however Art Gallery, Ipswich Festivals, Libraries, Civic Centre and Nicholas Street at times do their own Facebook paid advertising.

• Google Australia Pty Limited

Google owns YouTube, YouTube was the most used social media site in Australia in 2021 reaching more people aged 18-49 than any other broadcast service. Councils use of Google and YouTube advertising has been increasing over several years, with an approximate spend of \$40,000 in 2021.

The utilisation of the YouTube platform by Council is specifically aimed at generating awareness and engagement with quality Ipswich video content. Through YouTube, Council can target people based on demographics such as age, gender, parental status, and interests. Council can track advertising metrics and ensure paid advertising reaches the targeted audiences to ensure messages are delivered to the Ipswich community. Due to the specialised nature of the advertising services sought, including the audience Google is capable of reaching and Council's ability to target the identified demographics it would be impractical to invite quotes from alternative platforms.

SEEK Limited

Council engages SEEK for online advertising of Councils recruitment requirements. SEEK is the dominant operator in online job advertising in Australia, holding 80% of the market. SEEK attracts the largest number of job ad placements and website visits in comparison to competitors. SEEK's position as the largest player in the segment is self-perpetuating, as job seekers go to SEEK to find advertised positions, resulting in employers gaining strong benefits by advertising through SEEK.

To attract and recruit quality candidates for vacant positions Council must advertise in appropriate places. Over the past 12 months Council has spent approximately \$65,000 in advertising online on the SEEK platform. Council does advertise concurrently on

other platforms for specialist roles, however, in the majority of instances, it would be counter-intuitive to solely advertise on the specialised platforms and not on SEEK.

The online advertising services sought by Council are of a specialised nature as Council requires advertising to:

- achieve results,
- target certain audience demographics,
- reach specific geographical locations,
- be responsive to the needs of the community,
- be easily accessible to the community, and
- reach the maximum audience possible.

Due to the ability of the above-mentioned suppliers to deliver the services sought by Council and their dominance in the industry it would be impractical to invite quotes or tenders from alternative platforms as Council would be unlikely to achieve the same outcomes.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions: Local Government Regulation 2012

RISK MANAGEMENT IMPLICATIONS

The key risk when assessing the procurement of advertising media services is the ability to reach the required audience within the required time.

The following general risks and mitigation strategies have been identified in engaging in contractual arrangements with the suppliers mentioned in recommendations B, C and D.

RISK	RATING	DESCRIPTION
CATEGORY		
Political and reputational	Medium	There is possible political/ reputation risk in selecting online advertising services and developing the content for the advertising as it may not appeal to the subjective taste of the broad audience. There is also a possible political/ reputation risk if council is unable to rapidly respond to situations, such as public health alerts, tourism opportunities, or respond to community concerns.
Legal and Governance	Low / High	The terms and conditions are unable to be negotiated in Councils favour, they are take it or leave it, however individual engagements are low cost and there is no commitment required by Council so this represents low risk. If this report is not approved there is a high risk Council officers will continue to engage in low value purchases with each of the suppliers and within a 12 month period this accumulative spend will exceed the contracting thresholds specified in the Regulation.

Financial	Low	There is low financial risk to approving this report. There is no minimum spend or exclusivity created by the approval of this report. Individual engagements are a low value. Council officers will ensure adequate budget prior to each engagement.
Service Delivery	Medium	There is a possible service delivery/business continuity risk associated with not approving this report, as Council may be unable to engage direct with each of the suppliers impacting the ability to respond to requirements and get messages to the community in a timely manner. Council officers give careful consideration to the timing and delivery of online advertising. Media performance data is used to inform advertising plans and campaigns.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	S			
OTHER DECISION	OTHER DECISION			
(a) What is the Act/Decision being made?	Recommendations A, B, C and D states that Council enter into contractual arrangements with Facebook Australia Pty Ltd, Google Australia Pty Ltd and SEEK Limited for the provision of online advertising without first inviting written quotes or tenders due to the specialised nature of the services provided.			
(b) What human rights are affected?	No human rights are affected by this decision. The three (3) suppliers recommended are corporate entities and corporate entities do not have human rights, only individuals have human rights. Further, the subject matter of the contract will not impact on the human rights of any third parties.			
(c) How are the human rights limited?	Not applicable			
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable			
(e) Conclusion	The decision is consistent with human rights.			

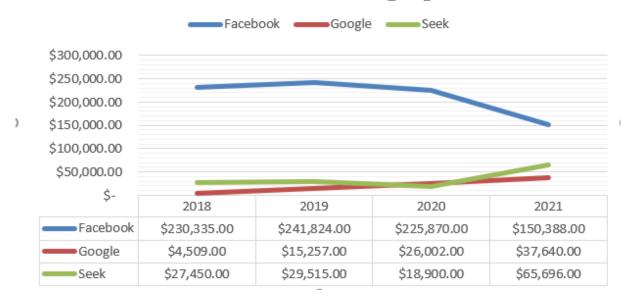
FINANCIAL/RESOURCE IMPLICATIONS

The recommendation to engage without seeking quotes is requested for a three (3) year period, however there is no exclusivity or minimum spend during this period. Online

Advertising is an on-demand service which will only be used by departments as required and if appropriate budget is approved and available.

The estimated value of each of the contractual arrangements is based on historical spend and trends, which is subject to change depending on demand and budgets. Graph 1 below shows the accumulative spend per annum* in the last four (4) years.

Online Advertising Spend



Graph 1. Online Advertising annual spend *2021 January – November data

COMMUNITY AND OTHER CONSULTATION

There has been no community consultation in the preparation of this report.

CONCLUSION

Facebook, Google and Seek are the dominant suppliers in their respective markets, the platforms are designed to actively engage with the targeted audience demographics. It would be impractical for Council to seek quotes from other organisations for the provision of online advertising if they cannot reach the desired audience.

Shyanne Ward

CATEGORY SPECIALIST

I concur with the recommendations contained in this report.

Richard White

MANAGER, PROCUREMENT

I concur with the recommendations contained in this report.

Talia Love-Linay

MANAGER, PEOPLE AND CULTURE

I concur with the recommendations contained in this report.

Carly Gregory

MANAGER, MARKETING AND PROMOTION

I concur with the recommendations contained in this report.

Ben Pole

GENERAL MANAGER, COMMUNITY, CULTURAL AND ECONOMIC DEVELOPMENT

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Doc ID No: A7807687

ITEM: 16.7

SUBJECT: PROCUREMENT - ROSEWOOD SHOWGROUNDS CAMPING FACILITY

AUTHOR: CATEGORY SPECIALIST

DATE: 15 DECEMBER 2021

EXECUTIVE SUMMARY

This is a report concerning the procurement and recommendation of a trustee lessee to manage and operate the Rosewood Showgrounds Camping Facility, located at 1 Railway Street, Rosewood QLD 4340, more particularly described as part of Lot 2 on RP35616.

RECOMMENDATION

- A. That pursuant to section 228 of the *Local Government Regulation 2012* (Regulation), Council as Trustee for the State of Queensland award Tender number 14119 for the disposal of leasehold interest in land at 1 Railway Street, Rosewood, QLD 4340, more particularly described as part of Lot 2 and Plan RP35616, tothe Lions Club of Rosewood Inc (Trustee Lessee).
- B. That Council enter into a trustee lease with the Lions Club of Rosewood Inc (ABN 72 075 601 153):
 - (i) at a monthly rent calculated based on 40% of the net revenue turnover for the facility, excluding GST, payable to Council, and
 - (ii) for a term of five (5) years, with no options for extension.
- C. That Council enter into a contemporaneous contractual arrangement with the Trustee Lessee that outlines the operational services, duties and responsibilities of the Trustee Lessee in managing and operating the facility.
- D. That pursuant to section 64(1) and 64(2) of the Land Act 1994, Ministerial approval has been dispensed with (as per Attachment 1 of this report); and the provision of the management of camping and caravan operations purpose of the trustee lease is consistent with the purpose of the trust land.
- E. That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take "contractual action" pursuant to section 238 of the Regulation, in order to implement Council's decision.

RELATED PARTIES

The Lions Club of Rosewood Inc (ABN 72 075 601 153)

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

Ipswich City Council currently operates a camping facility at the Rosewood showgrounds. The management and operation of the facility is outsourced under a trustee permit. The trustee permit is due to expire on 28 February 2022 with no options to extend. On 19 October 2021, Council's Chief Executive Officer approved the Strategy and Tender Evaluation Plan which recommended Council proceed to open market Request for Tender (RFT) to seek a trustee lessee for the management and operation of the Rosewood showgrounds camping facility, under a Trustee Lease.

Please see Confidential Attachment 2 for full details of the procurement process. A synopsis of the process is detailed below:

- The RFT was released to the open market on 21 October 2021 and closed on 19 November 2021
- A site visit was undertaken on 2 November 2021
- Two (2) requests for clarification were issued during the RFT period
- Council received one (1) submission to the RFT
- The evaluation panel assessed the submission against the evaluation criteria and agreed to proceed with recommending the Lions Club of Rosewood Inc as the preferred trustee lessee.

The Lions Club of Rosewood Inc has been part of the Rosewood community for over 45 years. Originally chartered on 14 April 1975, volunteer members have a long history of engaging with the local community and assisting people and other local community groups in times of need.

The Lions Club of Rosewood Inc worked with Council during the inception of the Rosewood showgrounds camping facility, with the ultimate goal to bring visitors into Rosewood and benefit the local community. The establishment of the facility has achieved this goal with over 5000 sites occupied during the 2020/2021 financial year. The Lions Club of Rosewood Inc have submitted a business plan to continue to grow this occupancy rate.

The Lions Club of Rosewood Inc have demonstrated suitable facility management and operational experience in their submission, with a demonstrated capability to operate and manage the facility, having successfully managed the facility under a Trustee Permit on behalf of Council for the last six (6) years.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions: Land Act 1994

Local Government Act 2009

Local Government Regulation 2012

RISK MANAGEMENT IMPLICATIONS

The risk management implications have been considered in confidential attachment 2

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACT	s		
OTHER DECISION			
(a) What is the Act/Decision being made?	That pursuant to section 228 of the Regulation, Council as Trustee for the State of Queensland award Tender number 14119 for the disposal of leasehold interest in land at 1 Railway Street, Rosewood, QLD 4340, more particularly described as part of Lot 2 and Plan RP35616, to the Lions Club of Rosewood Inc.		
(b) What human rights are affected?	No human rights are affected in the making of this decision. The tenderer is an incorporated association and incorporated associations do not have human rights (only individuals have human rights). Further, the subject matter of the contract will not impact on the human rights of any third parties.		
(c) How are the human rights limited?	Not applicable		
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable		
(e) Conclusion	The decision is consistent with human rights.		

FINANCIAL/RESOURCE IMPLICATIONS

A resource has been allocated within the Property Services Branch to manage the trustee lease.

Council's responsibilities under the maintenance schedule in the trustee lease have been considered in operational budgets.

COMMUNITY AND OTHER CONSULTATION

No community consultation was conducted during the preparation of this report or during the tender process.

CONCLUSION

It has been determined by the evaluation panel that the recommended trustee lessee possesses the experience, capabilities and capacity to meet Council's requirements for the provision of the management and operation of the Rosewood showgrounds camping facility.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Ministerial approval pursuant to s64 of the Land Act 1994 🗓 🖺
	CONFIDENTIAL
2.	Recommendation to Award

Shyanne Ward

CATEGORY SPECIALIST

I concur with the recommendations contained in this report.

Richard White

MANAGER, PROCUREMENT

I concur with the recommendations contained in this report.

Kerry Perrett

ACTING PROPERTY SERVICES MANAGER

I concur with the recommendations contained in this report.

Don Stewart

MANAGER, COMMUNITY AND CULTURAL SERVICES

I concur with the recommendations contained in this report.

Cat Matson

ACTING GENERAL MANAGER, COMMUNITY, CULTURAL AND ECONOMIC DEVELOPMENT

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Department of Natural Resources, Mines and Energy

Written Authority No. 1 (2020) - Section 64 of the Land Act 1994

Trustee lease over trust land

This authority relates only to trust land under the trusteeship of the State or a local government and dispenses with the need to obtain Ministerial approval under the Land Act 1994 for a trustee lease.

This authority though does not apply to trust land which is-

- ☐ Aboriginal trust land under the Aboriginal Land Act 1991₁: or
- ☐ Torres Strait Islander trust land under the Torres Strait Islander Land Act 19912.

This authority also does not apply to a trustee lease of trust land if-

- ☐ the lease is a construction trustee leases; or
- ☐ the term of the lease is for a period greater than 30 years₄.

Written authority is given to the State or a local government as trustee of trust land under section 64 of the Land Act 1994 to dispense with the need to obtain Ministerial approval for a trustee lease on the following conditions:-

A trustee lease of trust land may be entered into, and registered, provided –

- a. the trustee lease is consistent with the purpose of the trust lande; and
- b. the lease complies with the requirements of section 7(2) of Land Regulation 20207; and
- c. a copy of this Written Authority forms part of the trustee lease documents lodged for registration in the Queensland Land Registry.

Note: A trustee lease must be registered in the Queensland Land Registrys

All trustee leases are subject to the regulated terms in the Land Regulation 2020. If a term of a document is inconsistent with the prescribed term the prescribed term prevails to the extent of the inconsistency.

This authority takes effect from the date the authority is signed and continues to take effect until it is withdrawn by written notice.

For the purposes of section 7 (2) of the Land Regulation 2020, the number identifying this authority is Written Authority No. 1 (2020).

The Hon. Dr Anthony Lynham MP

Minister for Natural Resources Mines and Energy

Date: 30 September 2020

See Part 15 of the Aboriginal Land Act 1991.

2 See Part 11 of the Torres Strait Islander Land Act 1991.

For trustee construction leases, see section 57(3) & (4) of the Land Act 1994.

For the term of a trustee lease, see section 61(1) of the Land Act 1994.

5A Local Government as listed in Schedule 1 of the Local Government Regulation 2012 and the Brisbane City Council - City on Brisbane Act 2010.

6 See section 64(2) of the Land Act 1994. 7 See section 64(2) of the Land Act 1994

8 See section 57(7) of the Land Act 1994



Doc ID No: A7830221

ITEM: 16.8

SUBJECT: SUB REGIONAL WASTE ALLIANCE - STAGE 2 TENDER APPROVAL

AUTHOR: RESOURCE RECOVERY MANAGER

DATE: 5 JANUARY 2022

EXECUTIVE SUMMARY

This is a report concerning the Sub Regional Waste Alliance's progression to the next phase of the procurement exercise.

In June 2021 Logan City Council, Ipswich City Council and Redland City Council resolved to pursue a single sub-regional solution type for further evaluation to progress to a subsequent phase of the procurement process, the Early Tenderer Involvement (ETI) and subsequently (19 August 2021) Council endorsed the Sub Regional Alliance to apply for funding under the State and Federally funded Queensland Recycling Modernisation Fund (QRMF).

This report presents the Early Tenderer Involvement (ETI) phase evaluation report (inclusive of business case and probity report) and seek the continued commitment from Council for participation in the Sub-Regional Waste Alliance (Alliance) together with the associated required funding allocation for the potential regional Materials Recovery Facility (MRF), to move to the tender phase.

RECOMMENDATION/S

That Council resolve as follows:

- A. To progress to Stage 2 of the Tender process and inviting the four shortlisted respondents to tender for Option 2 Design, Build, Operate and Maintain a Material Recovery Facility at the Browns Plains Waste & Recycling Facility as recommended in the attached confidential Tender Stage 1 Early Tenderer Involvement Phase Evaluation Report, subject to minimum ongoing participation thresholds being reached as a result of the decisions of other Sub-Regional Waste Alliance Councils.
- B. To endorse the multi-year project and Council's proportionate share of any Sub Regional Alliance Material Recovery Facility estimated project budget for consideration in future budgets and or budget amendments, to allow the delivery of the project, noting the financial contribution to the Alliance will be over multiple years and subject to final confirmation after the tender process and updated business case.

C. That the Chief Executive Officer notify the Chief Executive Officer of Logan City Council in writing of the Council's decisions in relation to the Sub-Regional Waste Alliance Final Early Tenderer Involvement Phase Evaluation Report.

D. That this report and attachment remain confidential until any contract resulting from this procurement process is awarded or otherwise details published in accordance with legislative requirements, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

RELATED PARTIES

- Shortlisted Respondents
- Commonwealth Department of Agriculture, Water & Environment
- Queensland Government Department of Environment & Science
- Queensland Government Department of State Development, Tourism & Innovation
- Queensland Treasury Corporation
- Ipswich City Council
- Redland City Council
- Lockyer Valley Regional Council
- Local Government Association of Queensland
- South East Queensland Council of Mayors
- Waste Management and Resource Recovery Association of Australia
- Waste & Recycling Industry Queensland
- Australian Consumer and Competition Commission

IFUTURE THEME

Natural and Sustainable

PURPOSE OF REPORT/BACKGROUND

The purpose of this report is to present a resolution to Council to further the Sub-Regional Alliance's tendering exercise through to stage 2 (tender phase) as detailed in the *Sub-Regional Waste Alliance – Stage 2 Tender Approval – Confidential Report* and associated attachments.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions: Local Government Regulation 2012 This procurement process is being undertaken in accordance with the provisions of the Local Government Regulation 2012, legal advice and probity protocols provided by the Alliance's legal and probity adviser.

The proposal before Council has given regard to Federal, State and Local Government waste and recycling related policies, strategies and plans.

ATTACHMENTS

- Sub-Regional Waste Alliance Stage 2 Tender Approval Confidential Report
- Final ETI Phase Evaluation Report

RISK MANAGEMENT IMPLICATIONS

This information is confidential and is included in the confidential attachments to this report.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACT	S
OTHER DECISION	
(a) What is the Act/Decision being made?	Approval to proceed to tender
(b) What human rights are affected?	No human rights are affected by this decision. This is because the tenders are all companies (only individuals have human rights). Further, the subject matter of the contract will not impact on the human rights of any third parties.
(c) How are the human rights limited?	Not applicable
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable
(e) Conclusion	The decision is consistent with human rights.

FINANCIAL/RESOURCE IMPLICATIONS

This information is confidential and is included in the confidential attachment to this report.

COMMUNITY AND OTHER CONSULTATION

The project team comprised of staff representatives from the Alliance Councils have been liaising regularly since to further the Sub-Regional Alliance.

The public website provides an overview of the Alliance project remains active at www.subregionalwastealliance.com.au.

Information on the Alliance process will be updated on the website and through other forums following each Council's consideration of the acceptable operating parameter evaluation report and recommendations.

CONCLUSION

The Sub-Regional Alliance has progressed to an opportunity for partnering Councils to resolve to move to the tender phase of the ongoing process, that would provide significant financial and non-financial benefits to Council over the long term, based on the proposed option 2.

Included in the confidential attachments are the details of the evaluation of the proceeding phase, the subsequent business case to support the progression and the financial implications of this process for each Councils consideration.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

ΛC			

- 1. | Sub Regional Waste Alliance Stage 2 Tender Approval Confidential Report
- 2. Final ETI Phase Evaluation Report

David McAlister

RESOURCE RECOVERY MANAGER

I concur with the recommendations contained in this report.

Kaye Cavanagh

MANAGER, ENVIRONMENT AND SUSTAINABILITY

I concur with the recommendations contained in this report.

Sean Madigan

GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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Doc ID No: A7810612

ITEM: 16.9

SUBJECT: MONTHLY FINANCIAL PERFORMANCE REPORT - NOVEMBER 2021 AND

DECEMBER 2021

AUTHOR: PRINCIPAL FINANCIAL ACCOUNTANT

DATE: 12 JANUARY 2022

EXECUTIVE SUMMARY

This is a report concerning council's financial performance for the periods ending 30 November 2021 and 31 December 2021, submitted in accordance with section 204 of the *Local Government Regulation 2012*.

RECOMMENDATION/S

That the reports on council's financial performance for the periods ending 30 November and 31 December 2021, submitted in accordance with section 204 of the *Local Government Regulation 2012*, be considered and noted by council.

RELATED PARTIES

Not applicable

IFUTURE THEME

A Trusted and Leading Organisation

PURPOSE OF REPORT/BACKGROUND

This report outlines the financial results for Ipswich City Council at 30 November 2021 and 31 December 2021.

The commentary below will focus on the latest December month end results.

The total net result (including capital revenue) for Ipswich City Council at 31 December 2021 is \$41.6 million compared to the year to date (YTD) budget of \$40.8 million.

Council's YTD operating deficit (excluding capital revenue) is approximately \$3.3 million compared to the YTD budget deficit of \$10.2 million.

Overall, capital expenditure including the Nicholas Street Redevelopment YTD is \$18.3 million under budget. Asset donations at 31 December 2021 was \$1.2 million under the YTD budget.

<u>December</u>

As the December month end results are the most recent financial results, the commentary below is in relation to the results of the first six months.

Revenue

Operating revenue is approximately \$4.9 million (3.2%) over budget primarily because of additional fees and charges revenue, operational grants revenue and other revenue.

Rates and utilities revenue is continuing to track close to budget.

Fees and charges continue to track above budget including a \$628k PDA application relating to White Rock received in December bringing YTD Town Planning and Development Fee revenue to \$2 million over budget. Also, Waste Disposal Fees were over budget. This was partially offset by reduced parking and compliance revenue which is being monitored.

Total grant revenue is over budget approximately \$611k. Operating grants are \$791k over budget which is offset by \$180k under budget relating to capital grants. The variance relates to the unbudgeted Skilling Queenslanders for Work First Start Program Grant in Corporate Services (CS) and Infrastructure and Environment Department (IED) and a Home Assist grant received earlier than budgeted in Community, Cultural and Economic Development (CCED).

Other revenue is currently tracking above budget primarily relating to unbudgeted Queensland Local Government Workcare surplus distribution and workcover reimbursements, unbudgeted rent for the Hayden Centre building, Urban Utilities payment of land tax, rent for council facilities used by a telecommunication company received earlier than budgeted and gain on disposal of vehicles.

Donated asset and cash contributions revenue is approximately \$3.4 million below the YTD budget which is driven by lower-than-expected developer contributions. There was however, large increases in the donated assets received in the months of November and December which is related to Spring Mountain roadwork and drainage assets being donated to council.

Expenses

Overall operating expenses are approximately \$1.9 million (1.2%) below the YTD budget.

Employee expenses (including labour contracts) were above budget in December and are now \$1.2 million over budget YTD. The YTD variance is due to less annual leave taken than budgeted in phased projections, the use of contingent workers to fill vacancies, additional overtime in Resource Recovery, termination payments and a 2020-2021 workers compensation insurance true-up payment. Finance is continuing to monitor employee expenditure and it is expected that additional annual leave will be utilised during the January school holiday period.

Materials and services (excluding labour contracts) are \$2.5 million below the YTD budget. Approximately \$725k of the December underspend relates to timing for kerbside collection. The budget timing was forecast to commence in December however the service is not due to commence until mid-January 2022. Other underspends across council include lower maintenance expenditure in Natural Areas, some delays in Enviroplan projects compared to budget phasing and reductions in mowing costs due to services being completed by council employees instead of service providers in IED. CCED is underbudget related to the timing of book purchases for libraries. The underspend is partially offset by additional legal expenditure which is over budget by \$1.6m YTD due to the appeals of the waste development applications.

As mentioned in the commentary above, a portion of the variance in December is impacted by timing of invoice processing and receipting due to the council shutdown period.

Other expenses are over budget due to the recognition of a loss on asset disposal of \$2.6 million YTD which relates to decommissioned softfall, sealed roads surface assets and drainage assets. As previously mentioned, the outstanding debt of \$0.3 million was received during December and the provision for doubtful debt has now reversed.

Depreciation remains below budget YTD following an update to useful lives for road, bridges, and footpath assets in August as part of the revaluation process. The variance decreased in November due to the capitalisation of the carpark and Civic Space and is expected to decrease as further assets are capitalised before year end.

Capital Expenditure

The total YTD capital expenditure (including the Nicholas Street Redevelopment) is \$60.8 million compared to the YTD budget of \$79.1 million.

IED capital expenditure in month of December was \$4.9 million compared to the \$8.6 million budgeted. IED YTD capital expenditure is \$37.2 million compared to a YTD budget of \$43.6 million. The underspend is primarily due to delays related to illegal dumping on the site of the Whitwood Rd Nth Disturbed Land Management project and delays in the Stafford St rehabilitation project. IED are currently forecasting full year capital expenditure to be slightly above budget which will be considered as part of the budget amendment together with additional grant funding to offset this and the impact of projects carried over.

The Nicholas Street Redevelopment continues to track below budget relating to delayed commencement of venue reconstruction works and budget phasing not taking into account a mid-December Christmas shutdown by Hutchinson Builders.

Cash Balances

Council's cash and investment holdings continue to be above forecast relating to the sale of the former administration buildings in October.

November

The November report is also attached for council's information and noting.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions: *Local Government Regulation 2012*

RISK MANAGEMENT IMPLICATIONS

Finance is continuing regular reporting, including annual leave taken against budget, to the Executive Leadership Team as part of continued monitoring of FTEs, vacancies, overtime and forecast employee expenses for the year.

The legal expenses for waste development appeals to date are over budget as discussed in previous months with Council. Legal costs will need to be considered as part of the upcoming budget amendment.

Finance will work with the Nicholas Street Precinct Team and IED Management in relation to the forecast capital expenditure, budget phasing, project timings and grant funding as part of a budget amendment. Regular analysis of capital programs will continue to be undertaken to confirm project progress over the next few months and forecast costs.

Finance is working with the Departments to collate material changes for a Budget Amendment which will be presented to Council.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS

RECEIVE AND NOTE REPORT

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

FINANCIAL/RESOURCE IMPLICATIONS

There are no specific implications as a result of this report.

COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation. Analysis and explanations of the variances are undertaken in conjunction with the various departments.

CONCLUSION

Regular reporting and monitoring of expenditure will continue monthly as part of council's regular governance and reporting processes.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Monthly Performance Report - December 2021 🗓 🎏
2.	Monthly Performance Report - November 2021 🗓 🍱

Barbara Watson

PRINCIPAL FINANCIAL ACCOUNTANT

I concur with the recommendations contained in this report.

Christina Binoya

FINANCIAL ACCOUNTING MANAGER

I concur with the recommendations contained in this report.

Jeffrey Keech

ACTING GENERAL MANAGER (CORPORATE SERVICES)

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



Ipswich City Council

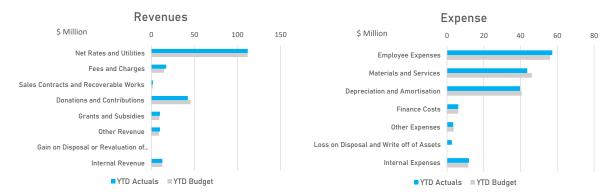
Performance Report

DECEMBER 2021

FINANCIAL EXECUTIVE SUMMARY

DECEMBER 2021

		YT	-D		Annual	
	Actuals	Current	Variance	Variance	Current	
		Budget			Budget	Trend from
	\$'000s	\$'000s	\$'000s	%	\$'000s	NOV 2021
Operating Revenue	158,828	153,894	4,934	3.2%	330,522	A
Operating Expense	162,169	164,077	1,908	1.2%	332,349	A
Operating Surplus/(Deficit)	(3,341)	(10,183)	6,842	(67.2%)	(1,827)	▼
Capital Revenue	47,368	51,001	(3,633)	(7.1%)	100,919	A
Other Capital Income (Asset disposals)	191	0	191	N/A	0	A
Capital Loss (Asset write-off)	2,580	0	(2,580)	N/A	0	▼
Net Result	41,638	40,818	820	2.0%	99,092	A
Construction Program and Asset Purchase	46,464	53,725	7,262	13.5%	115,208	A
CBD	14,329	25,344	11,015	43.5%	40,391	A
Donated Assets	33,658	34,854	1,196	3.4%	69,716	▼
Total Capital Expenditure	94,451	113,923	19,472	17.1%	225,315	A



Net Result

The total Net Result (including capital revenues) for Ipswich City Council as at 31 December 2021 is \$41.6 million compared to the YTD budget of \$40.8 million. Council's operating deficit (excluding capital revenue) is approximately \$3.3 million compared to the YTD budget deficit of \$10.2 million.

Operating revenue is \$4.9 million above the YTD Budget

The \$4.9 million variance is made up of: net rates and utilities \$189k over budget, fees and charges \$2.4 million over budget, operational grant revenue \$791k over budget, other revenue \$1.2 million over budget, sales contracts and recoverable works on budget, interest revenue \$100k over budget and internal revenue \$188k over budget. These items are discussed further in this report.

Operating expenses is \$1.9 million below the YTD Budget

The \$1.9 million variance is made up of: employee expenses including labour contracts \$1.2k over budget, materials and services under budget \$2.5 million, other expenses \$183k under budget, depreciation and amortisation \$852k under budget, finance costs on budget and \$378k over budget in internal expenses. These items are discussed further in this report.

Capital Expenditure

Capital expenditure including CBD as at 31 December is \$18.3 million below the YTD budget. Approximately \$60.8 million has been expended to 31 December compared to the YTD capital expenditure budget of \$79.1 million.

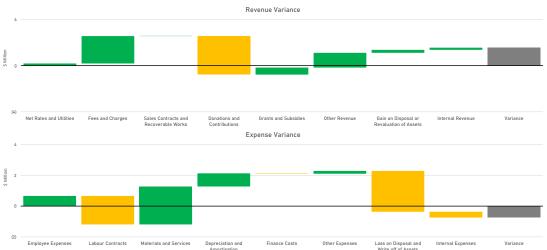
- The Infrastructure Program actual expenditure was below the December budget by approximately \$3.7 million. Actual YTD costs are \$35.3 million compared to the current YTD budget of \$41.2 million.
- CBD Development is approximately \$11 million under budget. Actual YTD costs are \$14.3 million compared to the current YTD budget of \$25.3 million.

Asset donations as at 31 December is \$1.2 million under the YTD budget. Approximately \$33.7 million has been recognised to 31 December compared to the YTD donated assets budget of \$34.9 million.

FINANCIAL EXECUTIVE SUMMARY

DECEMBER 2021

		,	YTD			Annual						Varia	nce \$'000	s by C	lepartment						
	Actuals	Current	Vari	iance	Variance	Current			CP		cs		CF		IF		ws		PR		
	\$'000s	Budget \$'000s	\$'0	000s	%	Budget \$'000s	Trend from NOV 2021	Note	CF				CE		IE.		ws		FK		
Revenue																					
Net rates and utilities charges	111,844	111,655	\mathbf{I}	189	0.2%	224,356	•	1		I/A	124		N/A	ī	0	ī	67	ī	(2)		
Fees and charges	17,300	14,925	1	2,375	15.9%	29,464	•	2		I/A	372	ı	58	ı	(128)	1	689	1	1,384		
Government grants and subsidies	9,930	9,319	1	611	6.6%	20,932	•	3	•	24	270	ı	126	1	173	1	0	1	18		
Internal revenue	12,826	12,638	1	188	1.5%	25,316	•	4		I/A	155	ı	142	1	(94)	1	(15)	1	0		
Other revenue	12,229	10,674	1	1,555	14.6%	39,993	•	5	1	163	516	ı	143	ı	691	1	39	1	4		
Donations and contributions	42,328	45,685	1	(3,357)	(7.3%)	91,381	•	6	•	30	N/A	1	(264)	ı	(3,123)		N/A		N/A		
Total Revenue	206,457	204,896		1,561	0.8%	431,442	A			217	1,437		205		(2,481)		780		1,404		
Expense																					
Employee expenses	54,551	55,213	1	662	1.2%	111,810	•	7	1 :	04	231	ı	42	1	449	1	(482)	1	217		
Labour contracts	2,714	863	1	(1,851)	(214.5%)	2,009	•	7	• (311)	(65)	ı	(267)	ı	(1,285)	1	53	1	26		
Materials and services	43,662	46,126	1	2,464	5.3%	94,796	•	8	1 -	860	(519)	ı	1,173	ı	1,754	1	996	1	(1,300)		
Internal expenses	11,948	11,570	1	(378)	(3.3%)	22,962	•	9	•	43)	24	1	(5)	ı	(327)	1	(44)	1	16		
Other expenses	12,200	9,709	1	(2,491)	(25.7%)	19,094	•	10	1	279	(315)	•	(37)	ı	(2,415)	1	(15)	1	12		
Depreciation & amortisation	39,744	40,596	1	852	2.1%	81,678	•	11	(2,1	28)	1,021	ı	(103)	ı	2,166	1	(104)	1	0		
Total Expenses	164,819	164,077		(742)	(0.5%)	332,349	A		(1,6	39)	377		803		342		404		(1,029)		
Net Result	41,638	40,819		819	2.0%	99,093	A		(1,4	22)	1,814		1,008		(2,139)		1,184		375		



- 1. Rates and utilities are slightly above budget estimations.
- 2. Fees and charges continue to be ahead of budget with most fee types yielding positive results, in particular town planning and development fees and waste
- disposal fees. Traffic and regulation fees is the exception primarily due to lower parking and compliance revenue and is being monitored.

 3. Grants revenue over budget relates to the Skilling Queenslanders for Work First Start Program Grant in CS and IED which is unbudgeted and a Home Assist Grant in CCED recieved earlier than expected. This is partially offset by a number of capital grants not received.

 4. Internal revenue tracking slightly above budget relating to tax equivalents revenue and Civic Centre venue hire.

 5. Other revenue over budget due to unbudgeted Old Local Government Workcare surplus distribution and workcover reimbursements, and UU's payment of land tax
- in CS. Also over budget in IED relating to Ti-Tree BioEnergy community contribution fees higher than expected, telecommunication rental payments received earlier than expected, rent for Hayden Centre not budgeted and gain on disposal of assets.
- 6. Donations and Contributions below budget resulting from lower than expected developer contributions YTD. November and December saw an increase in applications received including applications in Spring Mountain and Redbank.

- 7. Employee expenses including labour contracts over budget \$1.2 million or 2.1%. Over budget primarily relates to the use of contingent workers to fill vacancies across Council, higher than expected overtime in Resource Recovery, a workers compensation payment relating to the 20-21 financial year of \$110k, and termination payments across Council and less annual leave taken than budgeted. Further analysis on weekly employee costs will continue to be undertaken with additional annual leave expected to be taken during January.

 8. Materials and services (excluding labour contracts) under budget \$2.5 million. This is a result of the kerbside collection budget in December however the service
- is not due to commence until mid-January, underspends in IED (primarily Works and Field Services) relating to lower maintenance expenditure in Natural Areas, changes to UU service charges and mowing performed by Council employees instead of service providers. In addition, there are underspends in Libraries and Customer Service Branch in CCED primarily relating to delays in book purchasing, and minor delays in the delivery of Nicholas Street marketing and events in CP. The underspends are partially offset by higher legal expenditure in PRS from the waste application appeals.
- 9. Internal trading expense tracking over budget in IED indicating lower utilisation of assets compared to budgeted expectations.

 10. Other expenses variances relates to the loss on a number of infrastructure asset disposals in IED including softfall, sealed roads surface assets and drainage assets (\$2.6 million).

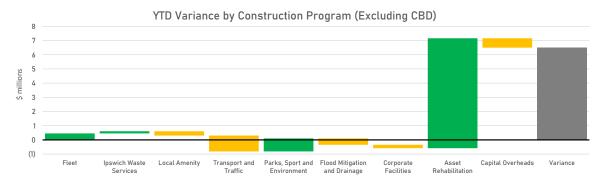
 11. Depreciation and amortisation is being reviewed with a view to realigning the budget across departments. Depreciation has been affected by an update in August
- to useful lives for RBF assets as part of the revaluation process and capitalisation of the carpark and Civic Space in November.

FINANCIAL EXECUTIVE SUMMARY

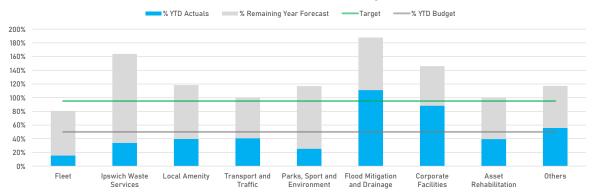
DECEMBER 2021

Capital

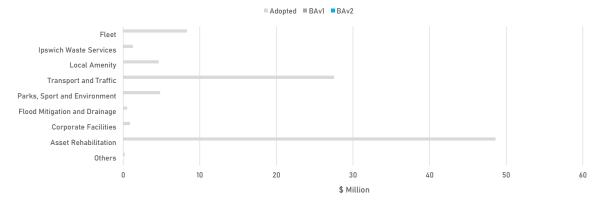
		ΥT	TD .		Annual	
	Actuals	Current	Variance	Variance	Current	
		Budget			Budget	Trend from
	\$'000s	\$'000s	\$'000s	%	\$'000s	NOV 2021
Coordination and Performance	20,094	30,524	10,430	34.2%	43,821	A
Corporate Services	2,533	3,117	585	18.8%	10,188	A
Community, Cultural and Economic Development	495	1,187	691	58.3%	3,818	A
Infrastructure and Environment	37,176	43,592	6,415	14.7%	96,778	A
Planning and Regulatory Services	495	650	155	23.9%	994	A
Net Result	60,793	79,069	18,276	23.1%	155,599	A



Capital Program (Excluding CBD) Actual and Forecast % of FY Budget



Capital Program (Excluding CBD) Budget Version Comparison

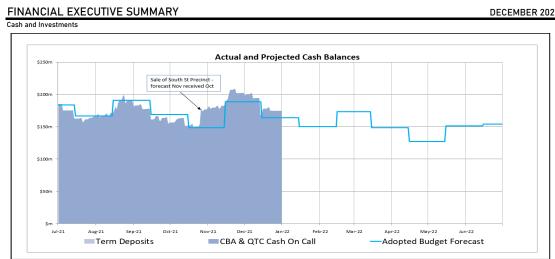


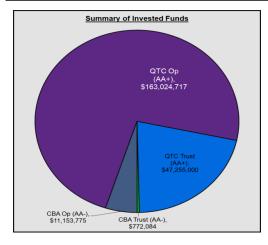
				CAR	ITAL SLA	MARY A	S AT DEC	EMPER	2021
	MTD	MTD	MTD	YTD	YTD	YTD	Full Year	EOY	
	Actual \$'000s	Budget \$'000s	Variance \$'000s	Actual \$'000s	Budget \$1000s	Variance \$'000s	Budget \$'000s	Forecast \$'000s	Comments
Whole of Council Construction Program and Asset Purchase	7.274	14.285	7.011	60.793	79.069	18.276	155.599	155.648	
Donated Assets	7.544	5.809	(1.735)	33.658	34.854	1.196	69.716	69.716	
Coordination and Performance Construction Program and Asset Purchase	427	0	(427)	6,029	5.600	(429)	5.600	5 600 5	Springfield Stadium - on track.
CBD Development	1,253	4,677	3,424	14,065	24,924	10,859	38,221	38,221	Compared to the decision of the delayed commencement of Venue reconstruction works due to the delayed commencement of Venue reconstruction works due to the ongoing Cinema Operator RPG Evaluation process. The underspend for Metro B is predominantly due to the floot of certain tenancies in December being pushed out due to the delay in construction completion and to the phasing not accounting for a mid-December Christmas shutdown by Hutchies.
Total Capital Expenditure	1,680	4,677	2,997	20,094	30,524	10,430	43,821	43,821	
Corporate Services									
Construction Program and Asset Purchase CBD Development - ICT Component	408 3	609 5	201	2,268 265	2,697 420	429 155	8,018 2,170	420	ICT – waiting for hardware on order to be delivered. GIS spatial solution will go to tender in the new year, however, implementation is unlikely to start mult late in the F, so we need to review the current financial year budget allocation. The cloud strategy and business continuity project has a projected overspend of ~\$1m this FY, and there will be a reallocation of underspends across the portfolio. IVokve - Delays in the development of the IVokve Project Management Plan and engaging the appropriate resourcing model are contributing to the variance. CBD component - Delays in the Admin Bildg AV installation are contributing to the variance.
Total Capital Expenditure	411	614	203	2,533	3,117	585	10,188	8,438	
Community, Cultural and Economic Development Construction Program and Asset Purchase	nt 124	219	95	495	1,187	691	3,818		Library - Satisfactory results below budget - furniture and fittings upgraded as needed based on condition.
								:	Child Cathre - Behind original schedule for equipment acquisitions and lighting projects, currently forecast to complete in an - 2735k. Art Ballary - Satisfactory results. Safe City and Asset Protection - Under budget YID mainty due to supplier delays experienced across a range of projects (camera upgrades - 5137k, access control upgrades 575k; safer parks CCTV cameras - 550k, security camera upgrades - 500k, and security camera network infrastructure \$41k). Currently still expected to complete works this financial year.
Total Capital Expenditure	124	219	95	495	1,187	691	3,818	3,815	
Infrastructure and Environment									
Infrastructure Program	4,646	8,324	3,678	35,348	41,234	5,886	86,988	}	Infrastructure Program - under budget YTD primarily due to delays related to illegal dumping on the after of the Wintwood RR NIN Disturbed Land Management project -5.86 m. however completion still expected libs financial year. In addition, Stafford St rehabilitation -518m, and Old One Mile Bridge -597R are currently behind budget and asvinga are anticipated on Old Logan & Addison RR traffic signals project. Partially offset by Redbank Plains Road Stage 3 -5862k; and 2020-21 works carried over.
Equipment	48	13	(35)	115	35	(80)	206	241 I	Equipment - Specialist equipment above budget with majority of items acquired for WHS purposes.
Waste	118	113	(4)	433	584	151	1,273	2,086	Waste - Satisfactory results with domestic bin acquisitions dependant on resident demand.
Fleet	135	185	50	1,280	1,738	458	8,311	6,704 I	Finet – under budget YTD mainty due to delay with materials required for custom body builds pushing truck deliveries out from October, now expected in January -\$580k.
Total Capital Expenditure	4.947	8,635	3,688	37,176	43,592	6,415	96,778	98,537	
Planning and Regulatory Services									
Construction Program and Asset Purchase	111	140	28	495	650	155	994	1	Cometorios – over budget YTD mainly due to Stone Quarry Cemetery gazebo works and Tallegalla Cemetery lawn beam rectification - 455k. Budget phasing was revised in line with Infrastructure and Environment Department works schedule.
								1	Animal Management - under budget YTD with works on the Pound facility upgrade having shifted to later in the financial year - procurement process progressing -200k. Software projects - on track with YTD budget - slight delays experienced however infrastructure management
Total Capital Expenditure	111	140	28	495	650	155	994	1,037	system still expected to be delivered this financial year.
Donated Assets									
Coordination and Performance Corporate Services Community, Cultural and Economic Development Infrastructure and Environment Planning and Regulatory Services	0 0 128 7.416 0	0 0 2 5.807 0	0 0 (126) (1.609) 0	0 0 128 33.531 0	0 0 12 34.842 0	0 0 (116) 1.311 0	0 0 29 69.687 0	0 0 29 69.687 0	
Total Donated Assets	7,544	5,809	(1,735)	33,658	34,854	1,196	69,716	69,716	

27 JANUARY

2022

DECEMBER 2021





Investments and Earnings Summary	Margin	% Return	\$
CBA Operating Account	0.006	0.60%	\$11,153,775
Term Deposit Investments	0		
QTC Trust Fund Account	0.006	0.56%	\$47,255,000
QTC Operating Account - CBD	0.006	0.56%	\$14,406,400
QTC Operating Account - General	0.006	0.56%	\$148,618,317
QTC Operating Account - Total	0.006	0.56%	\$163,024,717
Total Invested Funds (W.Avg return)	0.006	0.56%	\$221,433,492
Total Operating Funds (Ex Trust)	0.006	0.56%	\$174,178,492

Cashflow

Casiniow
Council's cash and cash equivalents balance as at 31 December 2021 was \$174.2 million. The end of period cash holdings includes \$14.4 million of carried forward unspent loan funds invested with QTC. Council's investments are made in accordance with Council's Investment Policy (adopted as part of the annual budget) with an average return percentage of 0.56%.



Ipswich City Council

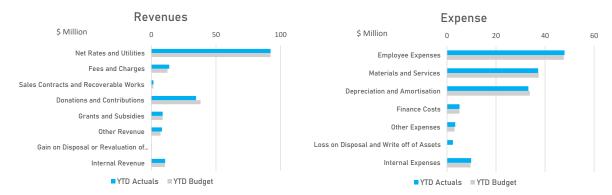
Performance Report

NOVEMBER 2021

FINANCIAL EXECUTIVE SUMMARY

NOVEMBER 2021

		ΥΊ	ſD		Annual	
	Actuals	Current Budget	Variance	Variance	Current Budget	Trend from OCT
	\$'000s	\$'000s	\$'000s	%	\$'000s	2021
Operating Revenue	131,077	127,359	3,718	2.9%	330,522	A
Operating Expense	136,675	136,605	(70)	(0.1%)	332,349	▼
Operating Surplus/(Deficit)	(5,598)	(9,246)	3,648	(39.5%)	(1,827)	▼
Capital Revenue	39,014	43,315	(4,301)	(9.9%)	100,919	A
Other Capital Income (Asset disposals)	152	0	152	N/A	0	A
Capital Loss (Asset write-off)	2,350	0	(2,350)	N/A	0	▼
Net Result	31,218	34,069	(2,851)	(8.4%)	99,092	A
Construction Program and Asset Purchase	40,446	44,123	3,677	8.3%	115,208	A
CBD	13,073	20,661	7,589	36.7%	40,391	A
Donated Assets	26,114	29,045	2,931	10.1%	69,716	V
Total Capital Expenditure	79.633	93.829	14.196	15.1%	225.315	



Net Result

The total Net Result (including capital revenues) for Ipswich City Council as at 30 November 2021 is \$31.2 million compared to the YTD budget of \$34.1 million. Council's operating deficit (excluding capital revenue) is approximately \$5.6 million compared to the YTD budget deficit of \$9.2 million.

Operating revenue is \$3.7 million above the YTD Budget

The \$3.7 million variance is made up of: net rates and utilities \$139k over budget, fees and charges \$1.4 million over budget, operational grant revenue \$605k over budget, other revenue \$1.1 million over budget, sales contracts and recoverable works \$155k over budget, interest revenue \$36k over budget and internal revenue \$150k over budget. These items are discussed further in this report.

Operating expenses is \$0.1 million above the YTD Budget

The \$0.1 million variance is made up of: employee expenses including labour contracts \$299k over budget, materials and services under budget \$208k, other expenses \$322k over budget, depreciation and amortisation \$604k under budget, finance costs on budget and \$240k over budget in internal expenses. These items are discussed further in this report.

Capital Expenditure

Capital expenditure including CBD as at 30 November is \$11.3 million below the YTD budget. Approximately \$53.5 million has been expended to 30 November compared to the YTD capital expenditure budget of \$64.8 million.

- The Infrastructure Program actual expenditure was below the November budget by approximately \$1.5 million. Actual YTD costs are \$30.7 million compared to the current YTD budget of \$32.9 million.
- CBD Development is approximately \$7.6 million under budget. Actual YTD costs are \$13.1 million compared to the current YTD budget of \$20.7 million.

Asset donations as at 30 November is \$2.9 million under the YTD budget. Approximately \$26.1 million has been recognised to 30 November compared to the YTD donated assets budget of \$29 million.

FINANCIAL EXECUTIVE SUMMARY

NOVEMBER 2021

		,	YTD			Annual		1				Variar	nce \$'000:	s by E	Department				
	Actuals	Current Budget	Va	riance	Variance	Current Budget	Trend	Note	CP		cs		CE		ш		ws		PR
	\$'000s	\$'000s	\$	5'000s	%	\$'000s	from OCT 2021	Note	Ci		CS		OL.		L				T K
Revenue																			
Net rates and utilities charges	92,233	92,094	ī	139	0.2%	224,356	•	1	N/A		91		N/A	ī	0	ī	54	ī	(6)
Fees and charges	13,886	12,490	ī	1,396	11.2%	29,464	•	2	N/A	•	341	ī	25	ī	(101)	1	507	1	624
Government grants and subsidies	8,712	8,856	ī	(144)	(1.6%)	20,932	•	3	N/A	ı	297	ī	(91)	1	(418)	1	0	1	67
Internal revenue	10,657	10,507	ī	150	1.4%	25,316	•	4	N/A	I	113	ī	120	ı	(75)	1	(9)	1	0
Other revenue	10,208	8,655	ı	1,553	17.9%	39,993	•	5	166	ı	87	ı	159	ı	1,101	•	32	•	7
Donations and contributions	34,615	38,071	ī	(3,456)	(9.1%)	91,381	•	6	30		N/A	ī	(325)	ı	(3,161)		N/A		N/A
Total Revenue	170,311	170,673		(362)	(0.2%)	431,442	A		196		929		(112)		(2,654)		584		692
Expense																			
Employee expenses	45,676	46,952	ī	1,276	2.7%	111,810	•	7	201	I	285	ī	114	1	825	1	(366)	1	216
Labour contracts	2,286	711	ī	(1,575)	(221.5%)	2,009	•	7	(274)	I	(58)	ī	(173)	1	(1,113)	1	24	1	20
Materials and services	37,190	37,398	1	208	0.6%	94,796	•	8	259	•	(410)	ı	553	ı	1,023	1	77	1	(1,295)
Internal expenses	9,864	9,624	ı	(240)	(2.5%)	22,962	•	9	(38)	•	9	1	(3)	ı	(205)	ı	(19)	1	16
Other expenses	10,893	8,131	ı	(2,762)	(34.0%)	19,094	•	10	242	ı	(408)	ı	(89)	ı	(2,540)	•	22	•	11
Depreciation & amortisation	33,186	33,790	ī	604	1.8%	81,678	•	11	(1,853)	ı	850	ī	(78)	1	1,772	1	(87)	1	0
Total Expenses	139,095	136,606		(2,489)	(1.8%)	332,349	•		(1,463)		268		324		(238)		(349)		(1,032)
Net Result	31,216	34,067		(2,851)	(8.4%)	99,093	A		(1,267)		1,197		212		(2,892)		235		(340)





- 1. Rates and utilities are slightly above budget estimations.
- 2. Fees and charges continue to be ahead of budget with most fee types yielding positive results, in particular town planning and development fees and waste
- disposal fees. Traffic and regulation fees is the exception primarily due to lower parking and compliance revenue and is being monitored.

 3. Grants revenue under budget relates to capital grants in the Infrastructure and Environment Department including LRCI 20/21 (Rnd 2) and URCSP not yet received. This is partially offset by grants received that were not forecast or had been budgeted for in previous years, or received earlier than budget including the
- Skilling Queenslanders for Work First Start Program Grant.
 4. Internal revenue tracking slightly above budget relating to tax equivalents revenue and Civic Centre venue hire.
- 5. Other revenue over budget due to Ti-Tree BioEnergy community contribution fees for 20-21 and telecommunication rental payments received earlier than expected, rent for Hayden Centre not budgeted, gain on disposal of assets, additional parking revenue and Civic Centre venue hire.
- 6. Donations and Contributions below budget resulting from lower than expected developer contributions YTD. November saw an increase in applications received including one \$4.6 million application for Spring Mountain.

- Penses
 7. Employee expenses including labour contracts over budget \$299k or 0.6%. Over budget primarily relates to the use of contingent workers to fill vacancies across
 Council, higher than expected overtime in Resource Recovery, a workers compensation payment relating to the 20-21 financial year of \$110k, and termination
 payments across Council and less annual leave taken than budgeted. Further analysis on weekly employee costs will continue to be undertaken.

 8. Materials and services (excluding labour contracts) under budget \$0.2 million. This is a result of underspends in IED relating to lower maintenance expenditure in
 Natural Areas, and underspends in Enviroplan projects resulting from project delays. In addition, there are underspends in Libraries and Customer Service Branch in
- CCED primarily relating to delays in book purchasing, and minor delays in the delivery of Nicholas Street marketing and events in CP. The underspends are partially offset by higher legal expenditure in PRS from the waste application appeals.
- 9. Internal trading expense tracking over budget in IED indicating lower utilisation of assets compared to budgeted expectations.

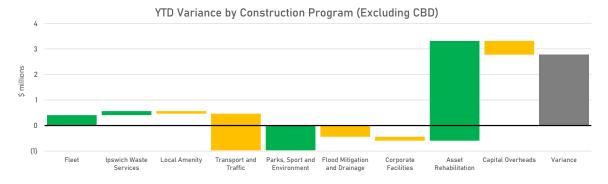
 10. Other expenses variances relates to the loss on a number of infrastructure asset disposals in IED including softfall, sealed roads surface assets and drainage assets (\$2.4 million). Variance also relates to a \$0.3 million receivable recognised as a doubtful debt, as per Council procedure to recognise a doubtful debt once the receivable is more than 90 days overdue (payment has been received in December).
- 11. Depreciation and amortisation is being reviewed with a view to realigning the budget across departments. Depreciation was affected by an update in August to useful lives for RBF assets as part of the revaluation process and capitalisation of the carpark and Civic Space in November.

FINANCIAL EXECUTIVE SUMMARY

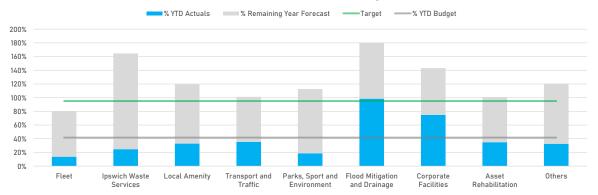
NOVEMBER 2021

Capital

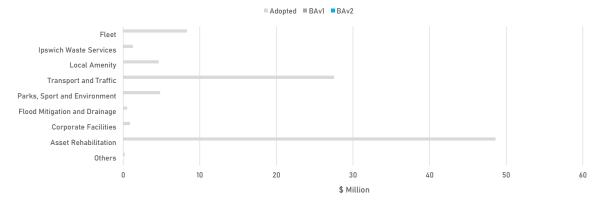
		ΥT	TD .		Annual	
	Actuals	Current	Variance	Variance	Current	Trend
		Budget			Budget	from OCT
	\$'000s	\$'000s	\$'000s	%	\$'000s	2021
Coordination and Performance	18,413	25,846	7,433	28.8%	43,821	A
Corporate Services	2,122	2,504	382	15.3%	10,188	▼
Community, Cultural and Economic Development	371	968	596	61.6%	3,818	A
Infrastructure and Environment	32,229	34,956	2,727	7.8%	96,778	▼
Planning and Regulatory Services	383	510	127	24.8%	994	▼
Net Result	53,519	64,784	11,265	17.4%	155,599	▼



Capital Program (Excluding CBD) Actual and Forecast % of FY Budget



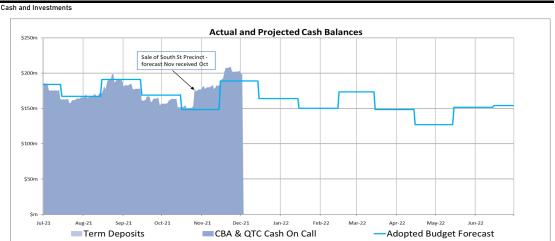
Capital Program (Excluding CBD) Budget Version Comparison

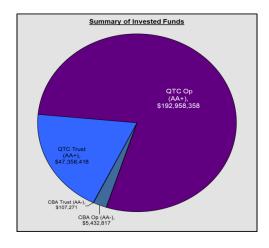


Whole of Council Construction Program and Asset Purchase	MTD Actual \$'000s	MTD Budget	MTD						
onstruction Program and Asset Purchase		\$1000e	Variance \$1000e	Actual \$'000e	YTD Budget	YTD Variance \$'000e	Full Year Budget	ist Comments	
	12,079	14,907	2,828	53,519	64,784	11,265	155.599	330	
onated Assets	11,055	5,809	(5,246)	26,114	29,045	2,931	69,716	.716	
oordination and Performance									
onstruction Program and Asset Purchase BD Development	0 3,007	(88) 4,173	(88) 1,165	5,602 12,811	5,600 20,246	(2) 7,435	5,600 38,221	600 Springfield Stadium - on track. 221 IVolve - negative MTD budget for CP Construction Program and J	Asset Purchase as the 21/22 iVolve hudget ha
								CBD - Construction program impacted due to the delayed commute the ongoing Clinera Operator RFG Evaluation process. The undelivery of the additional Client instructions/variations to the Mediano	encement of Venue reconstruction works due derspend for Metro B is reducing now that th
otal Capital Expenditure	3,007	4,085	1,078	18,413	25,846	7,433	43,821	B21	ro B reconstruction works have commenced
orporate Services									
onstruction Program and Asset Purchase	839	744	(95)	1,861	2,089	228	8,018	,018 ICT - waiting for hardware on order to be delivered. GIS spatial s	olution will go to tender in the new year,
BD Development - ICT Component	44	25	(19)	261	415	154	2,170	420 however, implementation is unlikely to start until late in the FY, shought allocation. The cloud strategy and business continuity pro FY, and there will be a reallocation of underspends across the po	rtfolio.
								IVolve - Delays in the development of the iVolve Project Manager resourcing model are contributing to the variance. (NB Budget h Performance Department.)	ment Plan and engaging the appropriate as been transferred from the Coordination an
								CBD component - the finalisation of the work to exit the South S timing of the WHM taking ownership of the buildings.	Street buildings has been delayed due to the
Total Capital Expenditure	883	769	(114)	2,122	2,504	382	10,188	438	
ommunity, Cultural and Economic Developmer	nt								
onstruction Program and Asset Purchase	98	265	167	371	968	596	3,818	,814 Library - Satisfactory results.	
								Civic Centre - Behind original schedule for equipment acquisition complete in Dec/Jan -\$130k.	ns and lighting projects, currently forecast to
								Art Gallery - Satisfactory results.	
								Safe City and Asset Protection - Under budget YTD mainly due of projects (camera upgrades -\$137k; safer parks CCTV cameras camera upgrades \$50k; and access control upgrades 50k). Curre financial year.	~\$50k; key system upgrades ~\$67k; security
Total Capital Expenditure	98	265	167	371	968	596	3,818	814	
nfrastructure and Environment									
nfrastructure Program	7,859	9,353	1,494	30,702	32,911	2,208	86,988	J211 Infrastructure Program – under budget YTD primarily due to Wh project - \$3.7m – however still expected to be completed this fina removal of Illegally dumped waste increasing forecast spend, no One Mile Bridge - \$5200, Stafford St rehabilitation - \$590k, and So currently behind budget and savings are anticipated on Old Logad offset by Redbank Plains Road Stage 3 - \$700k; and 2020-21 work	incial year with a variation proposal for w in line with project budget. In addition, Old uth Station Rd rehabilitation -\$600k are n & Addison Rd traffic signals project. Partiall
quipment	14	8	(6)	67	22	(45)	206	248 Equipment - Specialist equipment above budget with majority of purposes.	YTD spend on items required for WHS
/aste	85	152	67	315	471	156	1,273		ndant on resident demand.
leet	60	275	215	1,145	1,553	408	8,311	,679 Floot - Truck deliveries behind -\$580k - delay with materials re delivery out from October, 2 trucks now expected in December a	quired for custom body builds has pushed nd 1 in January.
otal Capital Expenditure	8.018	9,788	1,770	32,229	34,956	2,727	96,778	233	
Planning and Regulatory Services									
onstruction Program and Asset Purchase	73	0	(73)	383	510	127	994	024 Cameterles - over budget YTD as projects progress ahead of but line with Infrastructure and Environment Department works sch- Animal Management - under budget YTD with works on the Pour financial year - procurement process progressing -240k.	edule.
								Software projects - on track with YTD budget - slight delays exp system still expected to be delivered this financial year.	erienced however infrastructure manageme
otal Capital Expenditure =	73	0	(73)	383	510	127	994	024	
-	73	0	(73)	383	510	127	994	<u>024</u>	
Onnated Assets Coordination and Performance	0	0	(73)	0	0	0	0	0	
otal Capital Expenditure	•	0 0 0 2 5.807	0 0 2 (5,248)					-	

FINANCIAL EXECUTIVE SUMMARY

NOVEMBER 2021





Investments and Earnings Summary	Margin	% Return	\$
CBA Operating Account	0.006	0.60%	\$5,432,817
Term Deposit Investments	- 0.000		
QTC Trust Fund Account	0.005	0.51%	\$47,358,418
QTC Operating Account - CBD	0.005	0.51%	\$17,099,355
QTC Operating Account - General	0.005	0.51%	\$175,859,003
QTC Operating Account - Total	0.005	0.51%	\$192,958,358
Total Invested funds (W.Avg return)	0.005	0.51%	\$245,749,593
Total Operating Funds (Ex Trust)	0.005	0.51%	\$198.391.175

Cashflow

Casiniow
Council's cash and cash equivalents balance as at 30 November 2021 was \$198.4 million. The end of period cash holdings includes \$17.1 million of carried forward unspent loan funds invested with QTC. Council's investments are made in accordance with Council's Investment Policy (adopted as part of the annual budget) with an average return percentage of 0.51%.

Doc ID No: A7841632

ITEM: 16.10

SUBJECT: INFRASTRUCTURE AND ENVIRONMENT DEPARTMENT CAPITAL DELIVERY

REPORT NOVEMBER 2021

AUTHOR: MANAGER, CAPITAL PROGRAM DELIVERY

DATE: 13 JANUARY 2022

EXECUTIVE SUMMARY

This is a report concerning the performance of the capital delivery by the Infrastructure and Environment Department for the month of November 2021.

Officers across the whole Infrastructure and Environment Department are contributing to the positive results seen in the early stages of the 2021-2022 financial year. The result is especially pleasing when compared to the rate of delivery achieved in previous financial years.

RECOMMENDATION/S

That the report be received and the contents noted.

RELATED PARTIES

There are no known conflicts of interest in relation to this report

IFUTURE THEME

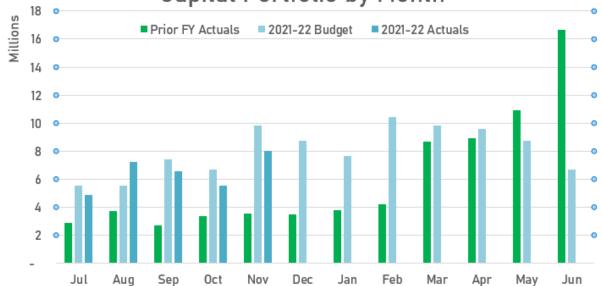
Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

Summary

A better than expected result for the month of November, when allowing for the increased wet weather, with a financial outcome of \$8.01mil of actual expenditure versus a budget of \$9.78mill. This represents a YTD result of \$32.2mill expenditure versus a budget of \$34.9mill, a negative variance of 7.9%.

Infrastructure and Environment Department Capital Portfolio by Month



A significant portion of the November shortfall in expenditure against budget is again attributable to the phasing of the Whitwood Rd rehabilitation works. Re-phasing within the proposed mid-year BAv should remove this misalignment in the second half of the financial year.

IE Deliverable (November 2021) MTD				YTD				
Capital Program	Actuals	Budget	Variance (Budget - Actuals)	Forecast	Variance (Forecast - Actuals)	Actuals	Budget	Variance (Budget - Actuals)
Asset Rehabilitation	3,436,767	7,001,461	3,564,694	3,222,034	- 214,733	16,553,250	20,457,754	3,904,504
Corporate Facilities	287,889	116,287	- 171,602	237,500	- 50,389	674,825	523,625	- 151,200
Local Amenity	267,129	218,402	- 48,727	207,973	- 59,156	1,525,087	1,425,198	- 99,889
Flood Mitigation & Drainage	58,806	16,500	- 42,306	43,000	- 15,806	505,052	79,000	- 426,052
Parks, Sports & Environment	212,212	805,965	593,753	489,904	277,692	1,122,502	2,077,053	954,551
Transport And Traffic	3,522,440	1,194,572	- 2,327,868	2,863,309	- 659,131	9,781,608	8,347,986	- 1,433,622
Project Overheads	73,916	-	- 73,916	-	- 73,916	539,815	-	- 539,815
Infrastructure Program	7,859,159	9,353,187	1,494,028	7,063,720	- 795,438	30,702,138	32,910,616	2,208,478
Fleet	60,204	275,000	214,796	281,300	221,096	1,144,914	1,553,200	408,286
Waste	85,010	151,660	66,650	150,800	65,790	315,062	470,680	155,618
Others (Specialist Equipment)	13,591	8,000	- 5,591	15,000	1,409	67,162	22,000	- 45,162
Total	8,017,964	9,787,847	1,769,883	7,510,820	- 507,143	32,229,276	34,956,496	2,727,220

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

Asset Rehabilitation was \$3.43m under budget for the month. There were multiple projects that did not meet budget projections across this program of work, significantly the two One Mile Bridge projects were a combined \$471k below baseline for the month of November. These projects were delayed due to recent flooding events.

There were several slippages to drainage rehabilitation projects due to re-phasing of the works, with a under budget total of \$408k across eight projects.

Other major impacts for the program were:

- Blackstone Rd Footpath \$285k below budget (rephased due to change of scope)
- Queens Park Embankment combined \$117k below budget

As mentioned above and in previous reports, the current phasing of the Whitwood Rd landfill rehabilitation project is out of alignment with the original budget baseline. The project is targeted to be completed in April 2022, with a revised expenditure now in the order of \$6.95mil forecasted, following quotations received for the removal of illegal dumping identified and capping required within the site boundaries.

Parks, Sport & Environment was \$569k under budget for the month of November. Underspend for the month partially a result of 2 x Bio Retention Basin projects being withdrawn from the program and replaced with another more suitable site for design only this FY and then delivery in 22-23 FY.

There is also a small quantity of fencing / walking track / signage projects at a value of \$277k that were delayed due to the recent wet weather and wet site conditions.

Also as reported last month, delivery of works at Denmark Hill have pushed back with the main expenditure now to be realised in February 2022.

Transport & Traffic was \$2.32 mil over budget largely due to the Springfield Greenbank Arterial Stage 3 and Redbank Plains Stage 3 projects, progressing ahead of baseline phasing with service relocation works.

Queen & Albert St intersection also required an advanced payment for NBN service relocation scheduled for early in the New Year.

There were also 2 x Traffic Signals improvement projects that were Blackspot funded and delivered in November but weren't allowed for in the original baseline, as the Grant funding submission was approved after the budget was approved by Council.

Fleet was \$214k under budget baseline for the month of November. This was due to the non-delivery of passenger vehicles and this has been an issue experienced with the supply chain for some time. Further vehicles are scheduled to be delivered across December and January.

Other fleet purchases and revised delivery timelines will be assessed and reported through the next Budget Amendment.

Capital Expenditure for the full year is now forecasting approximately 5% above the approved budget, however this will be assessed as part of the current BAV1 submission, currently being prepared.

Major Projects

Springfield Parkway & Springfield-Greenbank Arterial Road Upgrade

Expenditure for the combined projects in November was \$990k up on budget expectations (\$1.6mil actual vs \$614k).

Major culvert works are complete with only minor outlet works and landscaping remaining. The bridge piles and abutments are complete, and the walkway slabs are manufactured. Bridge Deck unit installation is scheduled for the week prior to Christmas.

The relocation works for Energex and Telstra services are at 65% and are progressing well with completion of these items scheduled in January. UU water main are 90% complete and are currently on schedule.

Redbank Plains Rd Stage 3

Expenditure for the project in November was above budget expectations, due to rephasing of service relocations and the incurred expenditure from these.

Telstra have continued their service relocation works with works completion now expected late January, due to recent wet weather.

Land resumption of RP boundaries near Kruger roundabout is complete.

Energex underground from Morgan Street to Kruger Parade are complete.

Energex Overhead works from Highbury Drive to Kruger Parade is 90% complete and will be completed following scheduled stormwater relocations.

Resurfacing Program

Expenditure on the re-surfacing program was \$734k above budget baseline for the month of November.

Despite the recent wet weather, the full program is still anticipated to be completed within the financial year, due to acceleration of works were possible.

The acceleration of works this month has placed the program ahead of schedule, with \$500k ahead of YTD budget baseline (\$3,224k actual vs \$2,723k baseline).

Grant Funding

Two Blackspot projects and one LRCIP Round 2 project were completed in November with external grant funding commitments:

- Cemetery Rd Whitehill Rd TL 22 (Traffic signal improvements)
- Brisbane Rd Esther St TL 22 (Traffic signal improvements)
- Trevor St Remedial Works

PTAIP Bus Stop Program - projects are progressing in the design phase, with some sites handed over to the Construction Team and being delivered in the second half of the FY, in line with the agreed funding completion date of June 2022.

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

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

Name	Suburb	Estimate	Funding	Completion Date (Completed)
LRCIP Round 2 (Local Roads &				
Community Infrastructure				
Program)				

Laurel St KR 20	Redbank Plains	\$663,702	\$241,721	27/08/2021
Mount Crosby Rd FR 21	Tivoli	\$306,058	\$146,439	8/09/2021
South Station Rd LR 20	Raceview	\$1,029,395	\$450,000	28/01/2022
	Bellbird Park			
Trevor St Remedial Works	North Booval	\$3,214,754	\$2,900,000	19/11/2021
North Station Rd Ret Wall 18	Tivoli	\$3,780,603	\$1,095,000	31/08/2021
Tivoli SC Baseball F 21 URCSP (Unite and Recover	Tivon	\$109,000	\$150,000	15/10/21
Community Stimulus Package)				
Sutton Park Skate 19	Brassall	\$816,822	\$1,230,000	27/04/2022
PTAIP (Passenger Transport Accessible Infrastructure Program)		(1)	, , , , , , , , ,	
PTAIP BU 21 – Bus Stops x 22	Various	\$1,335,000	\$831,825	19/05/2022
CNLGGP (Cycle Network Local Government Grants Program)				
Eastern Ipswich BW 19	Ipswich	\$1,050,826	\$275,000	21/01/2022
Blackspot				
Old Logan Rd & Addison Rd TL 19	Camira	\$696,340	\$459,220	10/09/2021
Hill St Cyprus St TI 20	North Ipswich	\$121,379	\$121,500	10/12/2021
Brisbane Rd Esther St TL 22	Riverview	\$111,724	\$112,000	30/11/2021
Cemetery Rd Whitehill Rd TL 22	Raceview	\$125,338	\$126,000	30/11/2021
LERP (Local Economic Recovery Program)				
Hardings Paddock L 20	Purga	\$418,000	\$340,000	11/04/2022
Fire Station 101	Ipswich	\$284,357	\$58,540	9/08/2021
TIDS (Transport Infrastructure Development Scheme)				
Redbank Plains Stage 3	Redbank Plains / Bellbird Park	7,415,000	705,446	29/06/23
R2R (Roads to Recovery)				
Springfield Greenbank Arterial SEQCSP (South East Queensland	Springfield / Springfield Central / Springfield Lakes	21,014,554	2,327,860	23/06/23
Community Stimulus Program)				
Rosewood RRC Major Upgrade	Rosewood	\$4,500,000	\$4,500,000	30/03/2024
Riverview RRC Upgrade Stage 1	Riverview	\$2,170,000	\$2,170,000	30/06/2023

Multi-year Funded Grant Projects

- Rosewood RRC Major Upgrade
- Riverview RRC Upgrade Stage 1

Master Schedule Delivery Milestones for November

Milestone	November Baseline	November Actual	Actuals Year to date
Practical Completion	17	2	30

There were a further 9 projects that reached completion in November, that weren't included in the original baseline total.

As at end of November, the current project completion status shows 30 projects have reached practical completion from a total of 101 projects scheduled for delivery this FY.

Master Schedule Baseline Deliverables for 21-22 FY

Baseline Deliverables		Count of Projects
Design		
	Concept Design	25
	Detailed Design	41
Construction		
	(IFC yet to Complete)	28
	(IFC completed)	73
Multiyear Construction		11
Programs		37

The progress of projects to have design completed and issued for delivery this FY, is well ahead from the same time last FY with 73% of projects now issued to the construction teams.

The data shown above for Concept Design & Detailed Design includes forward design efforts for project delivery in the 22-23 FY which is also progressing well.

Legal/Policy Basis

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

RISK MANAGEMENT IMPLICATIONS

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

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS

RECEIVE AND NOTE REPORT

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

FINANCIAL/RESOURCE IMPLICATIONS

The Infrastructure and Environment Department remains on target to meet the 2021-2022 capital budget.

COMMUNITY AND OTHER CONSULTATION

No community consultation was required in relation to this report.

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

CONCLUSION

The Infrastructure and Environment Department is committed to delivering high quality infrastructure for the community and has done so successfully for the month of October.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1. IED Capital Portfolio Update Report - November 2021 🗓 🖺

Graeme Martin

MANAGER, CAPITAL PROGRAM DELIVERY

I concur with the recommendations contained in this report.

Sean Madigan

GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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









IED Capital Portfolio Update Report

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

Package 1 - Early Works

- Total forecast for November was \$998k versus actuals of \$860k
- Rain has significantly impacted the site and work activities, but progress has still been possible on some items
- Earthworks remains 90% complete with balance following bridge and culvert works
- Stormwater works are 85% complete
- UU water main works are 90% complete
- Boulder retaining wall including fencing completed. Proposed to advance landscaping for top of wall
- Piles and abutments are complete. Walkway slabs are manufactured. Bridge Deck unit installation has been delayed by rain
- Further progress on Energex conduits (50%) and Telstra works (60%) with some redesign required
- Completion is now scheduled for late March 2022



IED Capital Portfolio Update Report

Resurfacing Program (Reseals & AC Overlays

- Total Approved Budget \$13.5m
- Total forecast for November was \$683k versus actuals of \$1.42m, this was a result of Resurfacing Contractors accelerating works where and when possible, with their resource availability
- Resurfacing areas 1 & 3 have been completed including line marking
- Resurfacing area 4 is 100% complete, with final walk-through inspection due shortly
- Area 2 prep works including failure repairs and patching is 100% complete
- Resurfacing area 5 has commenced and is 10% complete
- Resurfacing area 6 is 60% complete
- Area 7 is in procurement. Areas 8 & 9 designs are nearly complete and will be in procurement mid-January
- Overall works remain on track and are being delivered to the July Baseline, weather permitting
- Photo's taken at Barclay Street and Naomai Street, Bundamba



IED Capital Portfolio Update Report

Redbank Plains Rd Stage 3 RU 17 (TIDS Funded)

- Total forecast for November was \$510k versus actuals of \$522k.
- Telstra are continuing with service relocation works, with approx. 85% complete and overall completion rescheduled to late January due to wet weather delays
- Energex 33kv underground works from Morgan Street to Kruger Parade are complete
- Energex Overhead early works and Optus pole mounted infrastructure is 90% complete and will return to complete works following scheduled stormwater relocations
- Land resumption of RP boundaries near Kruger roundabout are complete
- Principal Contractor has been engaged, however due to long lead times with stormwater pipe supply, the commencement of works could potentially be delayed
- Road construction package remains on schedule to commence in the first quarter of 2022







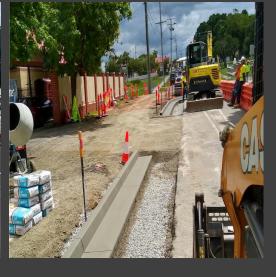
IED Capital Portfolio Update Report

Trevor St (LRCI 2 Grant)

- Total forecast for November was \$25k versus actuals of \$34k
- The cost of the completed works to date are substantially over the current approved budget of \$830k
- The remaining works with the installation of stairs down the embankment, to access the fire trail walking track on the lower parcel of land has been completed
- There is a short section of concrete footpath remaining to be completed, that is associated with the stairs. Completion of this has been delayed due to recent wet weather
- Completion of all works is currently scheduled for mid-December







IED Capital Portfolio Update Report

Eastern Ipswich Bikeway Link (CNLGGP Grant)

- Total forecast for November of \$279k versus actuals of \$276.5k
- The scope of works is to provide a shared pathway from corner of Milford / Limestone St's to corner of Thorn / South St's
- Permanent redirection of traffic to one way has occurred along Milford Street between Limestone St and South St, as depicted by the arrow in the top photo
- Works are progressing well with a large portion of the new kerb & channel, stormwater drainage and shared pathway already in place
- Works are now scheduled for an earlier completion in late January 2022, due to extra Internal resources currently being allocated on site

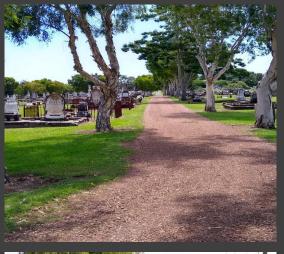


IED Capital Portfolio Update Report

Leichhardt Bridge - Abutment Protection Works

- Total forecast for November of \$75k versus actuals of \$40k
- The scope of works is to carry out slope protection works to repair the undermining to the existing abutment
- Scheduled works have been delayed due to streams rises caused from recent rain events and will not recommence until mid-January
- Works evolving the establishment of bunding for site materials had commenced prior to recent flooding (RH Photo)
- Works are scheduled for completion in late March 2022









IED Capital Portfolio Update Report

Ipswich Cemetery

- Total forecast for November of \$1.8k versus actuals of \$35.7k, due to works being brought forward this month
- Scope of works was to rehabilitate the existing internal roads and to address minor drainage issues
- The remaining bitumen surfacing works are scheduled to be completed mid-December

Hill St KC 18

- Total forecast for November of 130k versus actuals of \$208.2k
- Scope of works includes installation of new kerb and channel and road gully units and pavement resurfacing
- Road asphalt surfacing and turfing are the final works to be completed
- Works are currently scheduled for completion in mid-December



IED Capital Portfolio Update Report

South Station Rd LR 20

- Total forecast for November of \$200k versus actuals of \$140.2k, down marginally due to further rain delays
- Scope of works is rehabilitation of the existing road pavement and portions of the kerb and channel
- Works are scheduled for completion in late February 2022

Queens Park Bowls Club Embankment

- Total forecast for November of \$160k versus actuals of \$3.8k, due to site being to wet to access from recent wet weather
- The construction of the rock retaining wall is nearing completion
- Works are scheduled to be completed in mid December



IED Capital Portfolio Update Report

Rosewood SG Amenities

- Total forecast for November of \$00k versus actuals of \$5.3k
- The scope of works is to demolish the existing camp kitchen and construct a new amenities building in the same location
- The contractor has established on site and completed the demolition works of the existing camp kitchen
- Works are scheduled to be completed in late April 2022

Doc ID No: A7847188

ITEM: 16.11

SUBJECT: NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS

REPORT JANUARY 2022

AUTHOR: COMMUNICATIONS, EVENTS AND ENGAGEMENT MANAGER

DATE: 18 JANUARY 2022

EXECUTIVE SUMMARY

This is a report concerning the communications, engagement and events activity undertaken and planned for the Nicholas Street Precinct in January 2022.

RECOMMENDATION/S

That the Nicholas Street Precinct Communications, Engagement and Events Monthly Report be received and the contents noted.RELATED PARTIES

The General Manager of Infrastructure and Environment has declared a conflict of interest in relation to the Handmade Expo Markets operation. The conflict of interest has been declared to the Chief Executive Officer and the General Manager and has not been involved in relation to this aspect of the program.

IFUTURE THEME

Safe, Inclusive and Creative

January Events

The first Ipswich Twilight Market was held on Friday, 6 January. Slightly lower visitation than usual owing to the holiday period and rainy weather however a great range of food trucks, market stalls and entertainment from local musician, Paulina. The next market is scheduled for Friday, 4 February.

Tulmur Place is set to the host the Australia Day 2022 celebration with a family friendly day set to the backdrop of live music from Aussie cover band Chester, waterplay activities for children, food and beverage offerings and performance from the Nunukul Yuggera Aboriginal Dance Company. The event will be complimentary to the community with free parking.

Food trucks in the precinct are currently on pause until further notice owing to the reduced CBD workforce.

Handmade Expo Markets are currently on pause and scheduled to return on Saturday, 12 March.

The Easter school holiday calendar of events will be released shortly and will feature stage performances and interactive activities for children.

All events continue to follow the Government Covid guidelines with appropriate signage and QR codes in place.

Marketing

Priority projects of the marketing and activations team continue to focus efforts on delivering an updated Nicholas St Precinct website, the rollout of wayfinding and signage, procurement of the Social and Economic Impact and Retail Trade Analysis Study, preparation of onboarding new tenants and delivery of a clear framework of permits, fees and charges for use of the precinct to support increased visitation, engagement and awareness in 2022.

LEGAL/POLICY BASIS

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

RISK MANAGEMENT IMPLICATIONS

Comprehensive COVID-19 plans are in place for all events utilising the dedicated QLD Checkin app and appropriate signage. In addition, the enforcement of the issues and crisis plan, emergency plan and engagement of 1800-medics to support as appropriate.

HUMAN RIGHTS IMPLICATIONS

RECEIVE AND NOTE REPORT

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

FINANCIAL/RESOURCE IMPLICATIONS

A budget for 2021-2022 for the delivery of the communications, engagement and activation program has been approved by Council.

COMMUNITY AND OTHER CONSULTATION

Internal and external consultation during August included key precinct stakeholders (landlords and business owners), West Moreton Health, project partners and contractors (Ranbury, Hutchinsons, event organisers, etc).

CONCLUSION

This report features a summary of the communications, engagement and event activity undertaken throughout January to support the Nicholas Street Precinct with the goal of

creating awareness, enlivening the space and encouraging the community to 'come and explore'.

Karyn Sutton

COMMUNICATIONS, EVENTS AND ENGAGEMENT MANAGER

I concur with the recommendations contained in this report.

Sean Madigan

GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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

Doc ID No: A7800205

ITEM: 16.12

SUBJECT: NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE

DECEMBER 2021

AUTHOR: PROJECT MANAGER

DATE: 18 JANUARY 2022

EXECUTIVE SUMMARY

This is a report concerning the December 2021 report from the Retail Sub-Project Steering Committee on the status of the leasing program and associated developments with the retail component of the Nicholas St Precinct redevelopment.

RECOMMENDATION/S

That the December 2021 Retail Sub-Project Steering Committee Report be received and the contents noted.

RELATED PARTIES

Ranbury Management Group - Program Management PartnerRanbury Property Services - Retail Leasing Agent

Councillor Fechner may have a potential conflict of interest in relation to this matter. Councillor Madsen may have a potential conflict of interest in relation to this matter.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

The Retail Sub-Project Steering Committee (RSPSC) supports the Ipswich Central Redevelopment Committee (ICRC) in delivering the Nicholas St Precinct redevelopment. The RSPSC reports monthly to the ICRC on the planning, development, delivery and operations of the Nicholas St Precinct's retail and commercial assets.

The December 2021 RSPSC meeting considered the status of retail leasing and the cinema tender process, refurbishment works, wayfinding and permit and licencing issues associated with Tulmur Place. Refer Attachment 1 for the draft RSPSC December 2021 minutes.

The table below identifies the status of tenancy negotiations as of Monday 17 January 2022. Since the previous report, three new and one revised Heads of Agreement were submitted for Council's consideration, the commercial terms of which have now been assessed by

Council's independent commercial advisor. The agreement for lease for Metro B kiosk 2BK1 was executed by Council in December 2021.

Whilst there was some momentum gained in December 2021, the outbreak of the Omicron COVID-19 variant over Christmas and New Year is likely to hamper efforts moving forward. It is expected that the Omicron outbreak will at the very least prolong current negotiations as retailers struggle to cope with staffing and supply chain issues. Whilst there has been no government mandated lockdown, anecdotal evidence suggests many customers are choosing to self-isolate, adding further pressure to retailer's balance sheets.

Deal Status	December 2021	Change from November 2021
HOA Signed (non-legally binding) #	15	-
Pending Approval by Council	3	+3
Lease Documents Issued	15	+3
Lease Documents Being Prepared	2	-1
Leases Executed by Lessee	2	+1
Leases Executed by Lessor (Council)	2	+1

In December 2021, Council endorsed entering into an AFL/lease with the preferred operator for the cinema (Tenderer A). A three-month exclusivity period has commenced with Council to finalise the AFL/Lease, tenant fit-out design and wider Venue design, cost and value impacts.

Practical completion of the refurbishment works to the Eats building is forecast to be achieved on 31 January 2022. Works are continuing on the Metro B building, the Metro A façade and streetscape works to both Nicholas Street and Union Place, with completion now likely to occur by the end of March 2022. The subsequent completion of associated landlord works will allow for tenant fit-out for the planned opening in Easter 2022. In December 2021, development approval was received for a change of use for the first floor of the Eats Building floor to accommodate a gym/yoga usage. That Dumpling Place has experienced continued fit out delays over the Christmas period which primarily relate to shortage in both trade, materials and on boarding of future hospitality staff.

At its December 2021 meeting, Council also approved a material change of use (extension to business use) for the Commonwealth Hotel. Negotiations with the preferred operator for the hotel continue to advance and it is currently anticipated that an AFL for the future operation of the hotel will be executed by the lessee in late January 2022. As conditioned by Council, the delivery of the extension is subject to an executed AFL. Preparations for the procurement of a contractor to deliver the design and construct contract continue to progress. Alternative delivery options are also being considered; this could result in the tenant undertaking a larger proportion of the building extension build. This is not uncommon with longer lease terms and could help de-risk Council's position and exposure to the construction process.

Due to the timing of the December 2021 Ipswich Central Redevelopment Committee' meeting, the November 2021 Executive Report is included in this report (refer Attachment 2). Refer Attachment 3 for the December 2021 Executive Report.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions: Local Government Act 2009 Local Government Regulation 2012

RISK MANAGEMENT IMPLICATIONS

Challenges to retail leasing continue including but not limited to COVID-19 impacts, the pace of the retail market rebound, the securing of anchor and other tenants and the attractiveness of the offer from the lessor (Council) in the current market conditions.

The conversion of endorsed HOA's into legally binding AFLs/leases remains a critical outcome given the progress of refurbishment works on both the Eats and Metro B buildings.

The extension to the Commonwealth Hotel and the refurbishment of the Venue building are both contingent on the execution of AFL with their prospective tenants.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS

RECEIVE AND NOTE REPORT

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

FINANCIAL/RESOURCE IMPLICATIONS

The retail precinct's short-term commercial success remains dependent on identifying, attracting and securing a commercially viable tenancy mix through executed leases. Commercial success in the medium to longer term will require a comprehensive and ongoing activation and management strategy to support tenants and deliver a revitalised and activated precinct.

Development of the 2022-2023 precinct operational and supporting capital budget and business plan has commenced.

COMMUNITY AND OTHER CONSULTATION

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

CONCLUSION

The process to secure key anchor tenants for both the cinema and the Commonwealth Hotel continues as does the conversion of HOA's into AFL's/leases. Achieving executed leases for

the cinema and the hotel remains a critical focus given the upcoming opening of both the Eats and Metro B buildings.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

Greg Thomas

PROJECT MANAGER

I concur with the recommendations contained in this report.

Sean Madigan

GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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

Itam 16 12 / Attachment 1



IPSWICH CITY COUNCIL

MINUTES - RETAIL SUB-PROJECT STEERING COMMITTEE

Meeting:
Venue:
Date:

Retail Sub-Project Steering Committee – No 18
Claremont Room, Level 8 - 1 Nicholas Street
15 December 2021 (11:00 AM – 12:35 PM)

Members:		James Hepburn (Chair) (JH); Sean Madigan (GM I&E) (SM); Greg Thomas (Project Manager) (GT)			
Observers:		Cr Marnie Doyle, Cr Kate Kunzelmann, Karyn Sutton (KS), Brent McKay (BM)			
Apologies:		Sean Madigan (GM I&E); Nicole Denman, Cr Nicole Jonic			
Chair / I	Minutes:	Chair – James Hepburn Minutes – Greg Thomas			
No.	OFFICER	DESCRIPTION			
1	JH	Attendance / Apologies			
2	JH	Previous Minutes & Actions Arising			
3	JH	Workshops ■ QTC Venue presentation 14.12.21 – outcomes and actions			
4	JH	Retail Leasing Retail PCG meeting outcomes 7.12.21 Leasing – 10.12.21 leasing status report circulated and discussed Leasing – HOA endorsements/ongoing negotiations/prospecting/new interest Cinema status			
5 GT		Retail Redevelopment Metro B/Eats status ACTION: detail proposed actions to complete works by the end of January 2022 Commonwealth Hotel status – presentation of proposed design concepts Venue			
6 KS		Precinct Activation and Events • 2021 School holiday and 2022 activation/event calendar • ACTION: Establish a working group to resolve issues around Tulmur Place permits, licences etc.			
7	JH/KS	Precinct Management Wayfinding – status update provided, departmental briefing held on look, scope and timing Outdoor dining – update on Council' requirements for Eats and Metro B assets			
8	GT	Procurement • Meeting with Corporate Procurement management re NSP upcoming procurement requirements			
9	JH	Financials • Preparations for 2022/23 operational/capital budget build and supporting business plan			
10	GT	27 January 2022 Council Reports (No January 2022 ICRC Meeting/Report) • December 2021 RSPSC report and Communications Engagement and Events Report			
11 GT		Retail Ministerial Exemption December 2021 quarterly report prepared December 2021 half-yearly report due late January 2022			
12	JH	 General Business Bell Street pedestrian crossing widening – opportunity and benefits Ellenborough Street option – proposal for a Deed of Variation to extend the Option Expiry Date (of the original 2011 option) WMH licence LG Venue – ACTION: Commence discussions with WMH of alternate options 			
13	JH	Next Meeting – 18 January 2022			

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Nicholas Street, Ipswich Central

Executive Report No.32
To 4 November 2021





DOCUMENT INFORMATION

Title: Nicholas Street, Ipswich Central

Subtitle: Executive Report

VERSION	DATE	PREPARED BY
1	10 November 2021	CBD Redevelopment Project Team

Distribution

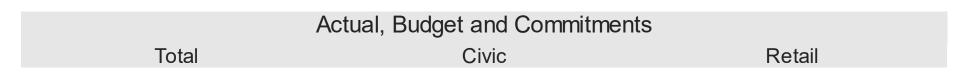
Ipswich City Council

IPSWICH CENTRAL - RETAIL - DASHBOARD - NOV 2021

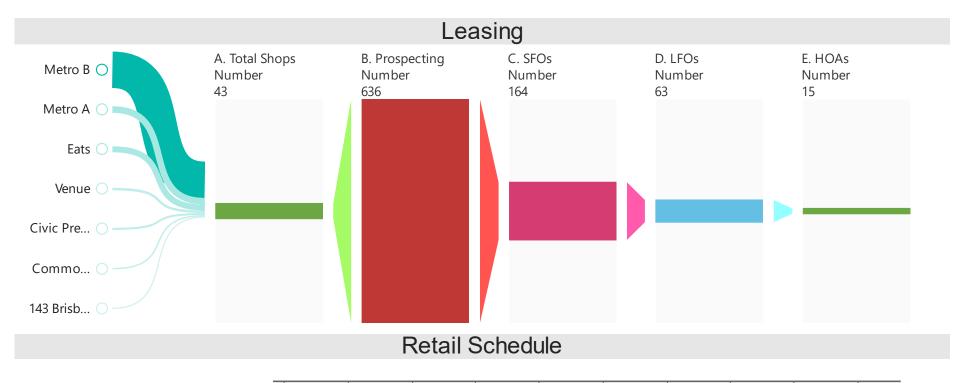
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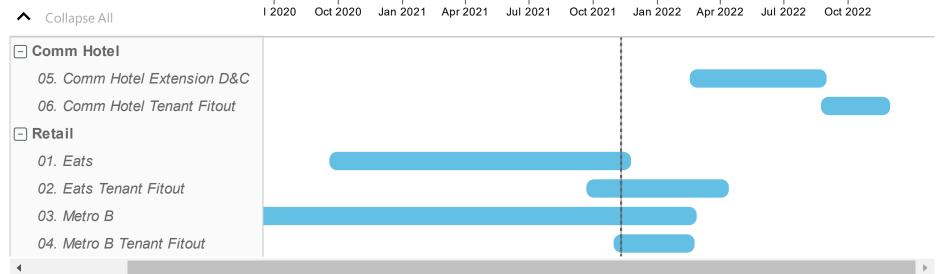


Description	Budget	Committed Costs	Forecast Costs	Total Forecast Cost	Actual
Commonwealth Hotel	\$11,987,570	\$6,439,077	\$5,548,493	\$11,987,570	\$6,439,077
Retail Project	\$54,555,349	\$26,851,785	\$9,223,637	\$36,075,423	\$19,252,198
Civic Project	\$188,020,704	\$182,564,420	\$5,456,284	\$188,020,704	\$182,468,953
Total	\$254,563,623	\$215,855,283	\$20,228,414	\$236,083,697	\$208,160,228









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1. Program

1.1 SUMMARY

The report format focuses on the Retail Redevelopment given the Civic Project has now reached Practical Completion and Council moved into the building on 28 June 2021.

The program has been updated as of 4 November 2021. A summary Gantt chart is included at **Appendix A** of this Report which reflects target completion dates summarised in the table below.

Note that Hutchinson Builders were instructed to proceed with Pre-agreed Variation 2 - Internal Works to Metro B (Landlord works) on 1 June 2021 and the below summary includes this.

Table 1 - Program Status Summary

Ref	Project	Current Status	Target Completion
SP6	Eats Façade & Streetscape	Completed	Q4 2020
	Eats Landlord Works	In Construction	Q4 2021
	Eats Tenant Fit-out	In Design	Q2 2022
SP8	Metro B Façade & Streetscape	In Construction	Q4 2021
	Metro B Landlord Works	In Construction	Q1 2022
	Metro B Tenant Fit-out	In Design	Q2 2022
SP7	Metro A Façade & Streetscape	In Construction	Q4 2021
	Metro A Landlord Works	On Hold	TBD
	Metro A Tenant Fit-out	On Hold	TBD
TBC	Venue Façade & Streetscape	On Hold	Q4 2022
	Venue Landlord Works	On Hold	Q4 2022
	Venue Tenant Fit-out	On Hold	Q2 2023
TBC	Commonwealth Hotel Façade & Streetscape	Completed	Q2 2021
	Commonwealth Hotel Extension	Developing Concept	Q3 2022
	Commonwealth Hotel Tenant Fit-out	Developing Concept	Q4 2022



2. Financial

2.1 FINANCIAL SUMMARY

The table below summarises the current budget and forecast final cost. Final forecast costs are within the budget.

Table 3 - Financial Summary

	Project	Current Budget	Committed Contracts and Variations	Forecast Contracts and Variations	Forecast Final Cost
1	Civic Project	\$188,020,704	\$182,564,420	\$5,456,284	\$188,020,704
2	Commonwealth Hotel	\$11,987,570	\$6,439,077	\$5,548,493	\$11,987,570
3	Retail Project	\$54,555,349	\$26,851,785	\$9,223,637	\$36,075,423
	TOTAL	\$254,563,623	\$215,855,283	\$20,228,414	\$236,083,697

The Civic Project has absorbed the cost of General & Administrative expenses and other excluded costs that had been allocated to the project.

An increase of \$5m was approved by Council and added to the Commonwealth Hotel budget in the table above.

2.2 CASH FLOW

Following the opening of the Administration Building on 28 June 2021 the cashflow for the Civic component of the project has reduced significantly.

The Retail cashflow is forecast to remain at a similar level to previous months until the end of this calendar year.

Table 4 - Cash Flow

Month	Monthly Expenditure	Project Cumulative Total
Oct 2021	Retail: \$1,346,492 Civic: \$321,864	\$208,160,228



3. Design & Construction

3.1 CIVIC PROJECT

The official opening of the Admin Building and Children's Library occurred on 28 June 2021.

The Defects Liability Period runs until 18 March 2022 and all outstanding defects are being worked through with Hutchinson Builders.

3.2 COMMONWEALTH HOTEL

The proposed extension to the Commonwealth Hotel has been approved by Council as has its budget. The DA application has been lodged and is currently going through the state referral agencies review process.

Lease negotiations with the prospective tenant are well progressed with a view to receiving a signed AFL in late 2021.

3.3 RETAIL

The project's first retail tenant to accept handover is well underway with their fitout works and completion is now forecast for early December to open for Christmas trade. An incremental handover to remaining tenants will take place as individual tenancies start their fitout works.

Eats Practical Completion is now forecast for 19 November 2021, however, there are additional landlord works instructed by Council that Hutchinson will continue to undertake past this date. These are referred to as 'Day 2' works and can be completed by Hutchinson whilst they are still in attendance onsite with the adjacent Metro B works.

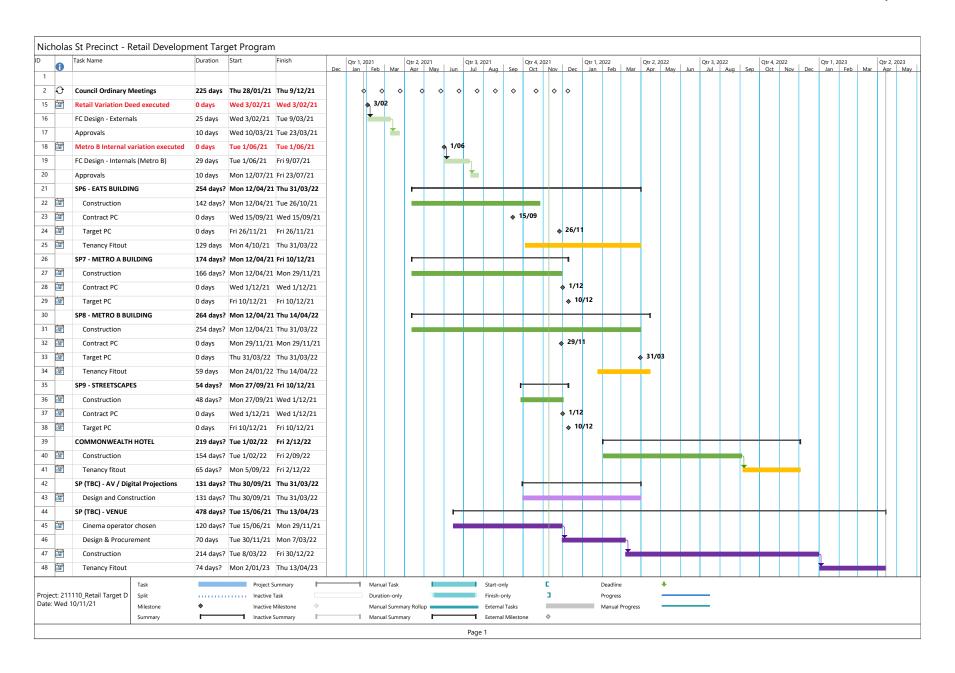
Metro B's date for Practical Completion is currently forecast to extend into the first quarter of 2022 due to extended lead times for materials and client-instructed variations. For example, the lead time for delivery and installation of the new PWD lift to the Metro B entry off Bell St is targeting March 2022.

This is not materially impacting forecast precinct opening dates which have been reset to Easter 2022 due to protracted timeframes with closing leasing deals in the current economic climate.

Metro A and B external façade works are forecast for completion in December 2021, pending delivery of awning glazing is as scheduled. The project team is targeting the opening of Nicholas St frontages to coincide with Council's public Christmas installations across the precinct from 10 December.



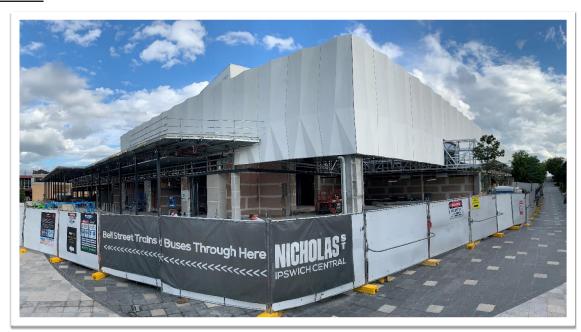
APPENDIX A – MASTER PROGRAM



NICHOLAS \$ IPSWICH CENTRAL

APPENDIX B - SITE PHOTOS

Metro B



Corner of Nicholas St & Union Place



Awning over Union Place external dining area, and crazy pave cladding to garden beds

NICHOLAS P



Internal mall taking shape

Metro A



Awning ready for installation of new cladding and glazing



Nicholas Street, Ipswich Central

Executive Report No.33
To 10 January 2022





DOCUMENT INFORMATION

Title: Nicholas Street, Ipswich Central

Subtitle: Executive Report

VERSION	DATE	PREPARED BY
1	10 January 2022	CBD Redevelopment Project Team

Distribution

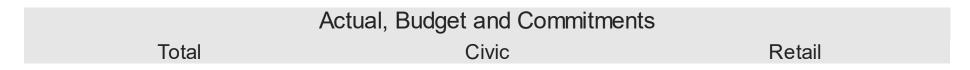
Ipswich City Council

IPSWICH CENTRAL - RETAIL - DASHBOARD - DEC 2021

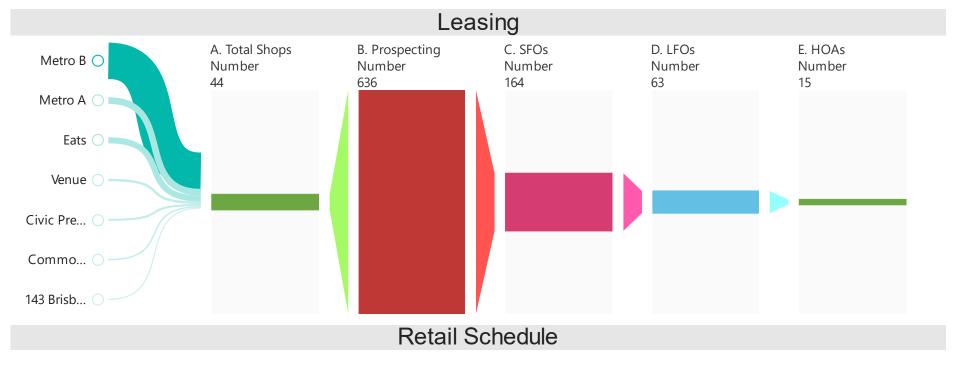
2022

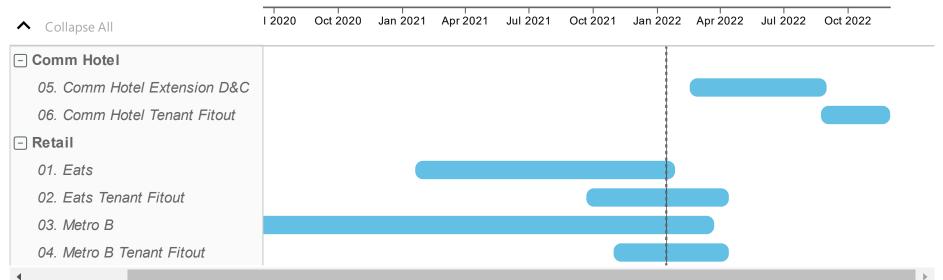


Description	Budget	Committed Costs	Forecast Costs	Total Forecast Cost	Actual
Commonwealth Hotel	\$11,987,570	\$6,483,243	\$5,504,327	\$11,987,570	\$6,483,243
Retail Project	\$54,555,349	\$27,684,554	\$28,127,545	\$55,812,099	\$22,793,955
Civic Project	\$188,020,704	\$183,638,484	\$4,382,220	\$188,020,704	\$183,259,791
Total	\$254,563,623	\$217,806,281	\$38,014,092	\$255,820,374	\$212,536,989









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1. Program

1.1 SUMMARY

The report format focuses on the Retail Redevelopment given the Civic Project reached Practical Completion in early 2021 and Council moved into the building on 28 June 2021.

The Retail delivery program has been updated as of 10 January 2022. A summary Gantt chart is included at **Appendix A** of this Report which reflects target completion dates summarised in the table below.

Table 1 - Program Status Summary

Ref	Project	Current Status	Target Completion
SP6	Eats Façade & Streetscape	Completed	Q4 2020
	Eats Landlord Works	In Construction	Q1 2022
	Eats Tenant Fit-out	In Construction / Design	Q1 2022
SP7	Metro A Façade & Streetscape	In Construction	Q1 2022
	Metro A Landlord Works	On Hold	TBD
	Metro A Tenant Fit-out	On Hold	TBD
SP8	Metro B Façade & Streetscape	In Construction	Q1 2022
	Metro B Landlord Works	In Construction	Q2 2022
	Metro B Tenant Fit-out	In Design	Q2 2022
TBC	Venue Façade & Streetscape	On Hold	Q4 2022
	Venue Landlord Works	On Hold	Q4 2022
	Venue Tenant Fit-out	On Hold	Q2 2023
TBC	Commonwealth Hotel Façade & Streetscape	Completed	Q2 2021
	Commonwealth Hotel Extension	Developing Concept	Q3 2022
	Commonwealth Hotel Tenant Fit-out	Developing Concept	Q4 2022



2. Financial

2.1 FINANCIAL SUMMARY

The table below summarises the current budget and forecast final cost. Final forecast costs are within the budget.

Table 3 - Financial Summary

	Project	Current Budget	Committed Contracts and Variations	Forecast Contracts and Variations	Forecast Final Cost
1	Civic Project	\$188,020,704	\$183,638,484	\$4,382,220	\$188,020,704
2	Commonwealth Hotel	\$11,987,570	\$6,483,243	\$5,504,327	\$11,987,570
3	Retail Project	\$54,555,349	\$27,684,554	\$28,127,545	\$55,812,099
	TOTAL	\$254,563,623	\$217,806,281	\$38,014,092	\$255,820,374

2.2 CASH FLOW

Following the opening of the Administration Building on 28 June 2021 the cashflow for the Civic component of the project has reduced significantly, however some subsequent variations are yet to be claimed.

The Retail cashflow is lower in December than previous months due to a shorter working month due to the Christmas holiday break.

Table 4 - Cash Flow

Month	Monthly Expenditure	Project Cumulative Total
Dec 2021	Retail: \$870,007 Civic: \$0	\$212,536,989



3. Design & Construction

3.1 CIVIC PROJECT

The official opening of the Admin Building and Children's Library occurred on 28 June 2021.

The Defects Liability Period runs until 18 March 2022 and all outstanding defects are being worked through with Hutchinson Builders.

3.2 COMMONWEALTH HOTEL

The proposed extension to the Commonwealth Hotel has been approved by Council as has its budget. The Development Application was approved by Council December 2021.

Lease negotiations with the prospective tenant are well progressed with a view to receiving a signed AFL in Q1 2022. Following this it is forecast that the tender for the landlord construction works will be released in March 2022.

3.3 RETAIL

The project's first retail tenant is well underway with their fitout works within the Eats Building and completion is now forecast for February 2022. The proposal to open for Christmas was impacted by construction- and Covid-related delays. An incremental handover to remaining tenants will take place as individual tenancies start their fitout works.

Practical Completion for the Eats Building is now forecast for 31 January 2022, to allow additional landlord works requested by Council to be completed. These include CCTV camera installations, door access control works, and will be completed by Hutchinson Builders whilst they are still in attendance onsite with the adjacent Metro B works.

Metro A façade and awning works are also forecast to reach Practical Completion on 31 January 2022.

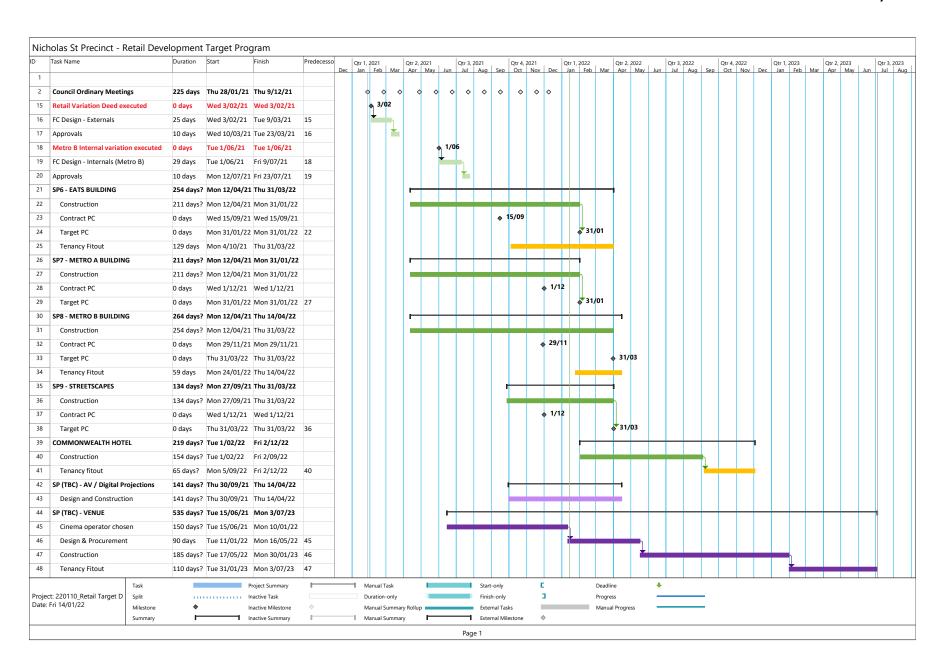
Metro B's date for Practical Completion is currently forecast for 31 March 2022 due to extended lead times for materials and client-instructed variations. The biggest impacts to program have been caused by delays with utilities' approvals for critical infrastructure upgrades, and lead times for delivery and installation of the new PWD lift to the Metro B entry off Bell St.

These delays are not materially impacting forecast precinct opening dates which have been reset to Easter 2022 due to protracted timeframes with closing leasing deals in the current economic/Covid climate.

Streetscape works around Metro B are also forecast for Practical Completion by 31 March 2022.



APPENDIX A – MASTER PROGRAM



NICHOLAS \$ IPSWICH CENTRAL

APPENDIX B – SITE PHOTOS

Metro B



Corner of Nicholas St & Union Place



Soffit being sheeted to awning over Union Place dining area.





Feature brick columns underway



Metro A



First sections of awning glazing installed